



CITY OF TEXARKANA

CITY COUNCIL

AGENDA • JULY 9, 2018

Council Chambers

Regular Meeting

6:00 PM

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

Mayor

Bob Bruggeman

Ward 1

Jean H. Matlock

Ward 3

Betty Williams

Ward 5

Bill Harp

Ward 2

Mary Hart

Ward 4

Christie Alcorn

Ward 6

Josh Davis



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

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

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

- I. CALL TO ORDER, ROLL CALL, ESTABLISHMENT OF QUORUM**
- II. INVOCATION AND PLEDGE BY COUNCIL MEMBER JOSH DAVIS**
- III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST**

Upcoming City Council Meetings:

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

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

Upcoming Special Joint City Council Meeting:

The City Council will meet with the respective Boards of Directors of the Sulphur River Basin Authority and the Riverbend Water Resources District on Tuesday, July 17, 2018 at 1:00 p.m. The meeting will be held at the Texarkana Convention Center in Meeting Room #1, located at 4610 Cowhorn Creek Road, Texarkana, Texas. The discussion will include updates regarding projects in the Sulfur River Basin. The meeting will be open to the public.

Upcoming Special City Council Meeting:

The City Council will hold a second public hearing regarding Annexation Service Plans on Wednesday, July 18, 2018 at 6:00 p.m. The meeting will be held at the PGISD Central Services Office, located at 8500 No. Kings Highway, Texarkana, Texas. The meeting will be open to the public.

Parks & Recreation Events:

None scheduled at this time.

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

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

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

July 14th - Healthy Living Series

July 21st - 8th Annual Biggest Tomato Contest sponsored by MidSouth Bank & Kid's Day sponsored by TMS Texarkana Discovery Place

July 28th - 9th Annual Best Salsa in the Ark-La-Tex contest sponsored by Farmer's Bank & Trust

Farmer's Market Night Market:

July 14th - 5:00 p.m. - 8:00 p.m.

Special Presentation

"Texarkana Recycling Program" - Doug Sims, Waste Management

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 June 11, 2018 at 6:00 PM.
2. Ordinance No. 2018-063 calling for a General Election to be held on Tuesday, November 6, 2018 for the purpose of electing a Mayor, a Council Member for Ward 1, a Council Member for Ward 4, and a Council Member for Ward 6.

Public Hearing:

Council Vote: July 9, 2018

3. Resolution No. 2018-078 authorizing the City Manager to execute a lease purchase agreement with Dell Financial Services LLC for replacement computers and equipment for City of Texarkana, Texas departments.

Public Hearing:

Council Vote: July 9, 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".

Action Items

4. Resolution No. 2018-083 reaffirming support of the Hotel Grim redevelopment project, authorizing use of committed funds to any person or entity allying with Sari and Company for the project, and authorizing the City Manager to execute any and all loan documents or other documents necessary for the project.

Public Hearing:

Council Vote: July 9, 2018

5. Resolution No. 2018-084 authorizing a Texas Department of Housing and Community Affairs (TDHCA) housing tax credit development application for the Hotel Grim redevelopment project.

Public Hearing: July 9, 2018

Council Vote: July 9, 2018

V. FIRST BRIEFINGS

1. Ordinance No. 2018-076 amending the budget estimate of the revenues and expenditures for the fiscal year ending September 30, 2018 and adopting the budget and appropriating resources for the fiscal year beginning October 1, 2018 and ending September 30, 2019.

Public Hearing: August 13, 2018

Council Vote: September 10, 2018

2. Resolution No. 2018-077 adopting the FY19 Master Fee List.

Public Hearing: August 13, 2018

Council Vote: August 13, 2018

3. Ordinance No. 2018-079 granting a Specific Use Permit to allow the application of permanent cosmetics/microblading on an approximate 1.757 acre tract of land in the George Brinlee HRS, A-18, located in a tenant space at 4140 McKnight Road. Bill King, applicant. Shelly Brown, agent.

Public Hearing: August 13, 2018
Council Vote: August 13, 2018

4. Ordinance No. 2018-080 granting a Specific Use Permit to allow the location of a double wide HUD code manufactured home on Lots 10-12, Block 7, Grandview Addition, located at 3102 Alexander Avenue. D'Neishia Bruce, applicant.

Public Hearing: August 13, 2018
Council Vote: August 13, 2018

5. Ordinance No. 2018-081 rezoning Lots 16 & 17B, Bob Phillips 2nd Addition, located at 2405 Phillips Lane. Single Family-1 to Single Family-3. Anderson Riser, applicant.

Public Hearing: August 13, 2018
Council Vote: August 13, 2018

6. Ordinance No. 2018-082 granting a Specific Use Permit to allow the location of a triple wide HUD code manufactured home on Lots 16 & 17B, Bob Phillips 2nd Addition, located at 2405 Phillips Lane. Anderson Riser, applicant.

Public Hearing: August 13, 2018
Council Vote: August 13, 2018

VI. PUBLIC HEARINGS

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

5. Proposed annexation of Study Area 1 being north of McKnight Road and southwest of Richmond Road; and being bounded on the north, east and south by existing Texarkana, Texas city limits.
6. Proposed annexation of Study Area 2 being west of Kings Highway and south of Hughes Road and south of Arnold Drive and east of Old Red Lick Road, being bounded on the east side by existing Texarkana, Texas city limits and being east and south of Red Lick city limits.
7. Proposed annexation of Study Area 3 being bounded on the south by Findley Street, west of S. Bishop Road and north of U.S. Hwy 59.
8. Proposed annexation of Study Area 4 being bounded on the east by the Union Pacific Railroad and on the west by the existing Texarkana, Texas city limits and on the south by Bariod Road.
9. Proposed annexation of Study Area 5 being bounded on the south by North Kings Highway and on the north, east and southeast by the Texarkana, Texas city limits.
10. Proposed annexation of Study Area 6 located on both sides of Richmond Road, south of Stonevale Addition and surrounded by the existing Texarkana, Texas city limits with the portion east of Richmond Road being the Herbert Boyer property (Protest Petition Received).

11. Proposed annexation of Study Area 7 being all the properties along Leggett Drive and Pine Ridge Circle, and all property known as the Texarkana Golf Ranch LLP and city property northwest of Bringle Lake (Protest Petition Received).

VII. ITEMS FOR DISCUSSION

Staff Updates - Annexation Service Plans: Emergency Services Districts

Council discussion on proposed annexation areas. REMINDER - the second public hearing is scheduled as follows:

Wednesday, July 18, 2018

PGISD Central Services Office
8500 No. Kings Highway
Texarkana, Texas 75503

Meeting begins at 6:00 p.m. and is open to the public

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).



CITY OF TEXARKANA

CITY COUNCIL

MINUTES • JUNE 11, 2018

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

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

Name	Title	Status	Arrived
Aggeman	Mayor	Present	
Matlock	Ward 1	Present	
art	Ward 2	Present	
Williams	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, Sherry Jackson Hawkins, Dusty Henslee, Robby Robertson, Lisa Thompson, Betsy Freeman, David Orr, Karey Parker, Rea Donna Jones, and J.D. Phillips.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE BY COUNCIL MEMBER JEAN MATLOCK

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

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

Minutes Acceptance: Minutes of Jun 11, 2018 6:00 PM (Consent Items)

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

Mayor Bruggeman said the summer season in Texarkana is busy with many activities as he recently umpired a Texarkana Twins game at Spring Lake Park.

The Mayor reminded citizens of an article in last week's newspaper of the need to cooperate with the instructions for placing the appropriate items in the recycling cart to avoid jeopardizing the recycling program hosted by Waste Management.

Greg Bischoff, a reporter for the Texarkana Gazette, was congratulated for his upcoming recognition to receive a chaplain award on June 14th.

Citizens were encouraged to fly a flag on Thursday June 14th - National Flag Day.

Proclamation Presentation

Men's Health Month - June 2018

Mayor Bruggeman read the proclamation.

Appointments to Boards & Commissions

Council Member Davis recommended the reappointments of Fred Meisenheimer and Denis Washington to the Housing Finance Corporation.

Council Member Harp recommended the reappointments of Patton Tidwell and Steve Mayo to the Industrial Development Corporation.

1. Motion to make reappointments to various boards or commissions.

(6:20 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Betty Williams, Ward 3
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

IV. ITEMS FOR CONSIDERATION

Consent Items

(6:22 p.m.)

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

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

Matt Keil, of Keil & Goodson, PA, is the local counsel representing both Texarkana cities. Mr. Keil briefed this agenda item and provided background information pertaining to this case.

(6:29 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Josh Davis, Ward 6
SECONDER:	Bill Harp, Ward 5
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

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

There were no public comments made at Open Forum.

Closed Session

The City Council convened 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.

Reconvened 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

Mayor Bruggeman thanked Judge Sherry Jackson Hawkins for her continued service to the city.

(6:58 p.m.)

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

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

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 7/9/2018 6:00 PM
----------------	----------------------	-------------------------------

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

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 7/9/2018 6:00 PM
----------------	----------------------	-------------------------------

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

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 7/9/2018 6:00 PM
----------------	----------------------	-------------------------------

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

David Orr introduced Community Development Block Grant Consultant Paula Harper to brief this agenda item.

RESULT: MOVED FORWARD

Next: 7/9/2018 6:00 PM

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

There were no public comments made at this hearing.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jean H. Matlock, Ward 1
SECONDER: Betty Williams, Ward 3
AYES: Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED: Bruggeman

VII. ITEMS FOR DISCUSSION

Staff Updates - Annexation Service Plans

David Orr provided an update to council on the service plans for future annexation in various parts of the city.

Annexation Supporting Documents

VIII. ADMINISTRATIVE COMMENTS

1. City Council
 Council had no administrative comments for staff.
2. City Staff
 Staff had no administrative comments for council.

IX. ADJOURNMENT

A motion was made to adjourn the meeting.
(7:17 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Christie Alcorn, Ward 4
SECONDER:	Jean H. Matlock, Ward 1
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 6/5/2018 6:06 PM

Lead Department: City Manager **Action Officer:** Jennifer Evans, City Secretary
Subject: Ordinance No. 2018-063 calling for a General Election to be held on Tuesday, November 6, 2018 for the purpose of electing a Mayor, a Council Member for Ward 1, a Council Member for Ward 4, and a Council Member for Ward 6.

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

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Calling a General Election to be held on Tuesday, November 6, 2018 to elect a Mayor, a Council Member for Ward 1, a Council Member for Ward 4, and a Council Member for Ward 6.

Potential Options:

- None Available
-

Fiscal Implications:

Funds associated with the conducting of this election are budgeted.

Staff Recommendation:

Staff recommends approval of this ordinance pursuant to state law (Texas Election Code, Section 3.005(c)).

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- 2018-063 ORD Calling General Election for MYW1W4W6 (jcl rev) (DOC)
- 2018-063 EXH 'A' Interlocal Agreement with Bowie County (DOC)

City of Texarkana, Texas

- c. 2018-063 Appendix A App for Place on Ballot (2018) (PDF)
- d. 2018-063 Goals & Perspectives (DOCX)

Staff Coordination

City Manager	Jennifer Evans	Department Head Review	Completed	
	06/25/2018 1:01 PM			
City Attorney	Jeffery C. Lewis	City Attorney Review	Completed	06/25/2018
	1:22 PM			
Deputy City Manager -	Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	06/27/2018 3:47 PM		
Public Information Officer		Lisa Thompson	PIO Review	Completed
	06/27/2018 4:07 PM			
City Manager	Shirley Jaster	City Manager Review	Completed	06/29/2018
City Council	Vicky Coopwood	Meeting	Pending	07/09/2018
	6:00 PM			

Meeting History

ORDINANCE NO. 2018-063

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, CALLING FOR A GENERAL CITY ELECTION TO BE HELD ON TUESDAY, THE 6TH DAY OF NOVEMBER, 2018 FOR THE PURPOSE OF ELECTING A MAYOR AND COUNCILMEMBER FOR WARD ONE, A COUNCILMEMBER FOR WARD FOUR AND A COUNCILMEMBER FOR WARD SIX FOR THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS; PRESCRIBING THE TIME, PLACE, MANNER, AND FORM FOR THE HOLDING OF SAID ELECTION; PROVIDING INSTRUCTIONS FOR THE HOLDING OF SAID ELECTION IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, THE CITY CHARTER, AND ORDINANCES OF THE CITY OF TEXARKANA, TEXAS; PROVIDING FOR A LOYALTY OATH; DIRECTING THE CITY SECRETARY TO PROVIDE FOR TIMELY PRINTING OF BALLOTS; PROVIDING FOR EARLY VOTING; DIRECTING THAT POLLS BE OPENED FROM 7:00 A.M. TO 7:00 P.M. ON ELECTION DAY; PROVIDING FOR PUBLICATION OF PUBLIC NOTICE OF THIS ELECTION; PROVIDING FOR CANVASS OF THE ELECTION RESULTS BY THE CITY COUNCIL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Texas Election Code Chapter 3, Section 3.005(c) an election to be held on a uniform election date shall be ordered not later than the 78th day before election day; and

WHEREAS, the 84th Texas Legislature enacted Senate Bill 733, amending Texas Election Code Section 41.0052(a), authorizing a city, by resolution, to change the date that the City holds its general election for municipal officers from the May uniform election date to the November uniform election date; and

WHEREAS, the City Council adopted Resolution No. 2015-118 changing the General Election date for members of the City Council from the May Uniform Election date to the November Uniform Election date as authorized by Texas Election Code Section 41.0052(a); and

WHEREAS, the Texas Election Code, Section 41.005 General Election of Political Subdivision other than County, requires the City to set its election on a date which complies with the Uniform Election Date which is November 6, 2018.

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

SECTION 1: That an election is hereby called and ordered to be held in the City of Texarkana, Texas, at the respective voting places listed in the Interlocal Agreement (**Exhibit "A"**) with Bowie County, Texas and said joint election to be held on the **1st Tuesday after the 1st Monday**

Publish

in November 2018, the same being the 6th **day of November, 2018**, for the purpose of electing a Mayor, a Councilmember for Ward One, a Councilmember for Ward Four and a Councilmember for Ward Six of the City of Texarkana, Texas.

SECTION 2: That said election shall be held in accordance with the Interlocal Agreement with Bowie County, Texas, laws of the State of Texas, the provisions of the Texas Election Code, the Charter of the City of Texarkana, Texas, and city ordinances unless otherwise specified herein.

SECTION 3: In accordance with revisions to the City Charter as approved by voters of the City in a Special Election on November 12, 1983, and as canvassed by Ordinance 309-83, enacted on November 21, 1983, the Councilmember to be elected from Wards One, Four and Six, respectively, shall be voted on solely by the voters of each of their respective Wards.

SECTION 4: Candidates for Mayor and Councilmember in this election must meet the qualifications for candidacy as set forth in the Texas Election Code, the City Charter, and Ordinances of the City of Texarkana, Texas.

SECTION 5: That any eligible and qualified person may have his or her name printed upon the official ballot as a candidate for the office of Mayor, Councilmember of **Ward One**, Councilmember of **Ward Four** or Councilmember of **Ward Six** by filing the appropriate sworn application with the City Secretary between **July 23, 2018** through 5:00 p.m. on **August 20, 2018**, and by complying with the provisions of the Texas Election Code and applicable Statutes and Ordinances. The application shall be in the form as set forth in **Appendix "A"** which is attached hereto and made a part hereof as if fully set forth herein. Each candidate must also complete the Loyalty Affidavit as is set forth on the lower portion of **Appendix "A"** and the City Secretary is hereby directed to refuse any application for which the said affidavit has not been completed and sworn to by the candidate. The City Secretary shall provide a blank copy of **Appendix "A"** to those persons requesting same.

SECTION 6: That the specimen ballot shall be made available for public inspection in the office of the City Secretary and on the bulletin board in City Hall as soon as practicable after the official ballots have been prepared for the election, as required by Section 52.007, Texas Election Code.

SECTION 7: That the City Secretary be and is hereby ordered and directed to ensure that the official ballots are printed and on hand so that early voting by personal appearance may commence fifteen (15) days before the date of election (**October 22, 2018**). All early balloting shall be conducted in accordance with Title 7 and other applicable portions of the Texas Election Code. Each qualified voter who desires to cast an early voting ballot and who is qualified in accordance with Chapter 82 of the Texas Election Code shall be entitled to an official early voting ballot and the right to cast such ballot. All completed early voting ballots voted by personal appearance must be in the hands of the Bowie County Elections Administrator not later than the fourth (4th) day prior to the election (i.e. by 5:00 p.m. on **November 2, 2018**).

Publish

The deadline for receipt of applications for mail ballot shall be at 5:00 p.m. on **October 26, 2018** in the Bowie County Elections Administrator's Office in accordance with Section 84.007 of the Texas Election Code.

Unless overseas or military voter deadlines apply (see Sections 86.007, 101.001 and 101.057 of the Texas Election Code), the deadline for completed mail ballots shall be as follows: **November 6, 2018** (Election Day) at 7:00 p.m. in the Bowie County Election Administrator's Office if carrier envelope is not postmarked; OR Wednesday, **November 7, 2018** (next business day after Election Day) at 5:00 p.m. in the Bowie County Election Administrator's Office if carrier envelope is postmarked by 7:00 p.m. at the location of the election on Election Day. Early voting ballots shall be delivered to and counted by an early voting board to be appointed by Bowie County.

SECTION 8: That the City Secretary shall give notice of this election by causing said notice to be published one time in the Texarkana Gazette, the official newspaper of the City. The said publication shall be not more than 30 days or less than 10 days prior to **November 6, 2018**. Such publication meets the requirements set forth in Section 1 of Article V of the Charter of the City of Texarkana, Texas, and the requirement set forth in Texas Election Code, Section 4.003. The City Secretary shall attach the returned certificate of publication from the newspaper editor to the original of this Ordinance on file.

SECTION 9: That the City Council shall, not later than the fourteenth day after Election Day, as set forth in Texas Election Code, Section 67.003(c), canvass the returns, investigate the qualifications of the candidate, and declare the official results of the election. The returns of the election shall be recorded in the Minutes of the Council by precinct totals, and the qualified person receiving the highest number of votes cast for each office shall thereupon be declared by said Council to have been elected.

SECTION 10: Ward lines for all Wards affected by this election shall be as set forth in **Chapter 12, Section 12-1 "City wards – Designated and defined by ordinance."** of the Code of Ordinances of the City of Texarkana, Texas.

SECTION 11: Precinct lines for all precincts affected by this election shall be as set forth in Texas Election Code **Chapter 42, "Election Precincts", Section 42.002(a)(5) "Required Use of County Precincts."**

SECTION 12: That the polling places for said election shall be as set forth in Texas Election Code **Chapter 43 "Polling Places", Section 43.004(b) "Designation of Location: Elections of Other Political Subdivisions."**

SECTION 13: That all polling places specified in the Interlocal Agreement (**Exhibit "A"**) with Bowie County, Texas, or as otherwise specified by Bowie County, Texas, shall be open for voting from 7:00 a.m. to 7:00 p.m. on Election Day, **November 6, 2018**.

Attachment: 2018-063 ORD Calling General Election for MYW1W4W6 (jcl rev) (1853 : 2018-063 ORD Calling Gen Election MYW1W4W6)

Publish

SECTION 14: That all alleged criminal violations of the election laws of the State of Texas which are noted by election officials in the course of this election shall be examined by the City Attorney, who shall refer appropriate criminal complaints for prosecution to the Criminal District Attorney of Bowie County, Texas, in accordance with the laws of the State of Texas.

SECTION 15: That, by approving and signing this Ordinance, the Mayor officially confirms as his action all matters recited in the Ordinance which by law come within his jurisdiction.

SECTION 16: 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

INTERLOCAL AGREEMENT

This Interlocal Agreement for a joint election, effective upon approval by the Texarkana, Texas City Manager and the Bowie County Commissioners Court is entered into by and between the City of Texarkana, Texas, and Bowie County, Texas.

Whereas, Texas Election Code Chapter 41, Section 41.001(a)(3) states than the election must be held on a uniform election date which is the **6th of November 2018**.

Whereas, the City of Texarkana, Texas, and Bowie County, Texas, find and determine that the City's General Election and the County's General Election within the municipality of the City of Texarkana, Texas, should be held jointly in the election precincts that can be served by common polling places.

City of Texarkana, Texas, and Bowie County, Texas, agree as follows:

1. For the November 2018 General Election, the City election shall be held jointly with the County's General Election on **November 6, 2018** at the polling locations established by Bowie County for November general elections. Those locations currently are:

Precinct	Location
1A / 4E	Academic Learning Center 3201 Lincoln St. - Texarkana
2A/1B	St. Paul's Missionary Baptist Church 2921 Norris Cooley Drive - Texarkana
2B / 4D / 5A	Westlawn Elementary School 410 Westlawn Dr. - Texarkana
2C	Theron Jones Early Literacy Center 2600 W. 15th St. - Texarkana
2D	<i>(With 4C)</i>
3A	Collins Memorial Building 3000 Texas Blvd. - Texarkana
3B	Texarkana City Hall – Municipal Building 220 Texas Blvd. - Texarkana
4A	<i>(With 4C)</i>
4B	Spring Lake Park School 4324 Ghio-Fish Blvd. - Texarkana

- 4C /4A /2D /5B **Texarkana College**
2500 N Robison Rd. - Texarkana
- 4D *(With 2B)*
- 4E *(With 1A)*
- 5A *(With 2B)*
- 5B *(with 4C)*
- 5C **Pleasant Grove High School**
5406 McKnight Road - Texarkana
- 6A **First Baptist Church**
3015 Moores Ln. - Texarkana
- 6B **Pleasant Grove Middle School**
5605 Cooks Ln. - Texarkana
- 10 **Pleasant Grove Volunteer Fire Department**
3123 FM 559 - Texarkana

2. The City of Texarkana, Texas, and Bowie County, Texas, will conduct joint early voting by personal appearance at the times and locations as established by Bowie County for the November general election.
3. Bowie County will conduct voting by mail for the 'General Election' and applications for voting by mail must be submitted to:

Elections Administrator
710 James Bowie Dr.
New Boston, TX 75570-0248

4. Bowie County will provide locked ballot boxes for all precincts for the joint election.
5. Bowie County will appoint and compensate the respective election officials (Polling Judges and Alternates, Early Voting Clerks, etc.) for time and services provided as allowed by law.
6. The City of Texarkana, Texas, and Bowie County, Texas, will post the election results for the City's election.
7. The City of Texarkana, Texas, and Bowie County, Texas, will each be responsible for the cost of any published legal notices required by law.
8. The City of Texarkana, Texas, and Bowie County, Texas, will share electronic voting machines at common polling places. Bowie County will bear the cost of the rental of these machines.

9. Bowie County will timely provide the necessary information to the City Secretary for the City Council to conduct the canvass of the City of Texarkana, Texas' election returns.
10. Any further expenditures to be incurred pertaining to the joint elections not specifically addressed above will each be paid by the respective party incurring the expenditure.
11. For the November 2018 General Election, the City of Texarkana, Texas, agrees to pay Bowie County, Texas: Six Thousand Dollars (\$6,000).

Both parties agree and acknowledge that these sums fairly and accurately estimate the City of Texarkana, Texas' share of joint election costs for the respective ballot measure and elections listed; provided, however, that upon the cancellation as allowed by law of any City elections, no sum shall be owed for the respective election that is cancelled.

CITY OF TEXARKANA, TEXAS

Attest:

By: _____
Shirley Jaster
City Manager

Jennifer Evans
City Secretary

COUNTY OF BOWIE, TEXAS

Attest:

By: _____
James Carlow
County Judge

Tina Petty
County Clerk

ALL INFORMATION IS **REQUIRED** TO BE PROVIDED UNLESS INDICATED OPTIONAL

APPLICATION FOR A PLACE ON THE _____				GENERAL ELECTION BALLOT	
TO: City Secretary/Secretary of Board					
I request that my name be placed on the above-named official ballot as a candidate for the office indicated below.					
OFFICE SOUGHT (Include any place number or other distinguishing number, if any.)				INDICATE TERM ☐ FULL ☐ UNEXPIRED	
FULL NAME (First, Middle, Last)			PRINT NAME AS YOU WANT IT TO APPEAR ON THE BALLOT ¹		
PERMANENT RESIDENCE ADDRESS (Do not include a P.O. Box or Rural Route. If you do not have a residence address, describe the address at which you receive personal mail and location of residence.)			PUBLIC MAILING ADDRESS (Campaign mailing address, if available.)		
CITY	STATE	ZIP	CITY	STATE	ZIP
PUBLIC EMAIL ADDRESS (If available)		OCCUPATION (Do not leave blank)		DATE OF BIRTH / /	VOTER REGISTRATION VOID NUMBER (Optional) ²
TELEPHONE CONTACT INFORMATION (Optional) Home: Work: Cell:		LENGTH OF CONTINUOUS RESIDENCE AS OF DATE APPLICATION SWORN IN STATE ____ year (s) ____ month(s) IN TERRITORY FROM WHICH THE OFFICE SOUGHT IS ELECTED³ ____ year (s) ____ month(s)			
If using a nickname as part of your name to appear on the ballot, you are also signing and swearing to the following statements: I further swear that my nickname does not constitute a slogan nor does it indicate a political, economic, social, or religious view or affiliation. I have been commonly known by this nickname for at least three years prior to this election.					
Before me, the undersigned authority, on this day personally appeared (name) _____, who being by me here and now duly sworn, upon oath says: "I, (name) _____, of _____ County, Texas, being _____ candidate for the office of _____, swear that I will support and defend the Constitution and law of the United States and of the State of Texas. I am a citizen of the United States eligible to hold such office under the constitution and laws of this state. I have not been finally convicted of a felony for which I have not been pardoned or had my full rights of citizenship restored by other official action. I have not been determined by a final judgment of a court exercising probate jurisdiction to be totally mentally incapacitated or partially mentally incapacitated without the right to vote. I am aware of the nepotism law, Chapter 573, Government Code. I further swear that the foregoing statements included in my application are in all things true and correct."					
X SIGNATURE OF CANDIDATE					
Sworn to and subscribed before me at _____, this the ____ day of _____, _____.					
SEAL					
Signature of Officer Administering Oath ⁴			Title of Officer Administering Oath		
TO BE COMPLETED BY CITY SECRETARY OR SECRETARY OF BOARD:					
(See Section 1.007)					
Voter Registration Status Verified ☐		Date Received		Signature of Secretary	

INSTRUCTIONS

An application to have the name of a candidate placed on the ballot for any general election may not be filed earlier than 30 days before the deadline prescribed by this code for filing the application. An application filed before that day is void. All fields **must** be completed unless specifically marked optional.

The general election filing deadline is 5:00 p.m. 78 days prior to election day for any uniform election date.

If you have questions about the application, please contact the Secretary of State's Elections Division at 800-252-8683.

NEPOTISM LAW

The candidate must sign this statement indicating his awareness of the nepotism law. The nepotism prohibitions of chapter 573 Government Code, are summarized below:

No officer may appoint, or vote for or confirm the appointment or employment of any person related within the second degree by affinity (marriage) or the third degree by consanguinity (blood) to himself, or to any other member of the governing body or court on which he serves when the compensation of that person is to be paid out of public funds or fees of office. However, nothing in the law prevents the appointment, voting for, or confirmation of anyone who has been continuously employed in the office or employment for the following period prior to the election or appointment of the officer or member related to the employee in the prohibited degree: six months, if the officer or member is elected at the general election for state and county officers.

No candidate may take action to influence an employee of the office to which the candidate is seeking election or an employee of an officer of the governmental body to which the candidate is seeking election regarding the appointment or employment of a person related to the candidate in a prohibited degree as noted above. This prohibition does not apply to a candidate's action with respect to a bona fide class or category of employees or prospective employees.

Examples of relatives within the third degree of consanguinity are as follows:

- (1) First degree: parent, child;
- (2) Second degree: brother, sister, grandparent, grandchild;
- (3) Third degree: great-grandparent, great-grandchild, uncle, aunt, nephew, niece.

These include relatives by blood, half-blood, and legal adoption. Examples of relatives within the second degree of affinity are as follows:

- (1) First degree: spouse, spouse's parent, son-in-law, daughter-in-law;
- (2) Second degree: brother's spouse, sister's spouse, spouse's brother, spouse's sister, spouse's grandparent.

Persons related by affinity (marriage) include spouses of relatives by consanguinity, and, if married, the spouse and the spouse's relatives by consanguinity. These examples are not all inclusive.

FOOTNOTES

¹For rules concerning the form of a candidate's name or nickname on the ballot, see Subchapter B, Chapter 52 of the Texas Election Code.

²Inclusion of a candidate's VUID is optional. However, many candidates are required to be registered voters in the territory from which the office is elected at the time of the filing deadline. Please visit the Elections Division of the Secretary of State's website for additional information. <http://www.sos.state.tx.us/elections/laws/hb484-faq.shtml>

³This refers to the length of residence inside the district or territory from which the office is elected. For example, length of residence in a school district, for a school trustee office elected at large. This field **MUST BE COMPLETED**.

⁴All oaths, affidavits, or affirmations made within this State may be administered and a certificate of the fact given by a judge clerk, or commissioner of any court of record, a notary public, a justice of the peace, city secretary (for a city office), and the Secretary of State of Texas.

DEBE PROPORCIONARSE LA INFORMACIÓN REQUERIDA A MENOS QUE SE INDIQUE QUE ES OPCIONAL

SOLICITUD PARA FIGURAR EN LA BOLETA DE _____ ELECCIÓN GENERAL									
A: Secretario(a) de la Ciudad/ Secretario del Consejo									
Solicito que mi nombre figure en la boleta oficial indicada más arriba como candidato/a al cargo a continuación.									
PUESTO OFICIAL SOLICITADO (Incluya cualquier número de cargo u otro número distintivo, si el cargo lo tiene.)				INDIQUE TÉRMINO ☐ TÉRMINO COMPLETO ☐ TÉRMINO INCOMPLETO					
NOMBRE COMPLETO (Primer nombre, segundo nombre, apellido)			ESCRIBA SU NOMBRE COMO DESEA QUE FIGURE EN LA BOLETA ¹						
DIRECCIÓN RESIDENCIAL PERMANENTE (No incluya una casilla postal o una ruta rural. Si usted no tiene una dirección residencial, describa el lugar en que recibe correspondencia personal y la ubicación de su residencia.)			DIRECCIÓN POSTAL PÚBLICA (Dirección en la que recibirá correspondencia relacionada a su campaña, si es disponible.)						
CIUDAD	ESTADO	CÓDIGO POSTAL	CIUDAD	ESTADO	CÓDIGO POSTAL				
CORREO ELECTRÓNICO PÚBLICO (Si está disponible.)		EMPLEO (No deje este espacio en blanco.)		/ /	VUID – NÚMERO UNICO DE IDENTIFICACION DE VOTANTE (Opcional) ²				
INFORMACIÓN DE CONTACTO (Opcional) Tel. residencial: Tel. laboral: Tel. celular:			DURACIÓN DE RESIDENCIA CONTINUA AL MOMENTO DE JURAMENTAR ESTA SOLICITUD <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="padding: 5px;">EN EL ESTADO</th> <th style="padding: 5px;">EN EL TERRITORIO POR EL CUAL SERIA ELECTO/A³</th> </tr> <tr> <td style="padding: 5px; text-align: center;"> ____ año(s) ____ mes(es) </td> <td style="padding: 5px; text-align: center;"> ____ año(s) ____ mes(es) </td> </tr> </table>			EN EL ESTADO	EN EL TERRITORIO POR EL CUAL SERIA ELECTO/A ³	____ año(s) ____ mes(es)	____ año(s) ____ mes(es)
EN EL ESTADO	EN EL TERRITORIO POR EL CUAL SERIA ELECTO/A ³								
____ año(s) ____ mes(es)	____ año(s) ____ mes(es)								
En caso de usar un apodo como parte de su nombre en la boleta, usted también firma y jura lo siguiente: Asimismo, juro que mi apodo no constituye un lema político ni tampoco es una indicación de mis creencias o afiliaciones políticas, económicas, sociales o religiosas. Se me ha conocido por este apodo durante al menos tres años antes de esta elección.									
Ante mí, la autoridad suscrita, compareció (nombre) _____, quien frente a mí y bajo juramento debido, declara: “Yo, (nombre) _____, del condado de _____, Texas, siendo candidato para el cargo oficial de _____, juro solemnemente que apoyaré y defenderé la Constitución y las leyes de los Estados Unidos y del Estado de Texas. Soy ciudadano de los Estados Unidos elegible para ocupar tal cargo oficial bajo la Constitución y las leyes de este Estado. No se me ha condenado por un delito mayor por el cual no haya sido absuelto o por el cual no se me hayan restituido enteramente mis derechos de ciudadanía por medio de otra acción oficial. No existe un fallo final de un tribunal testamentario que me declare total o parcialmente incapacitado mentalmente sin derecho a votar. Yo tengo conocimiento de la ley sobre nepotismo según el Capítulo 573 del Código de Gobierno. Además, juro que las declaraciones anteriores que incluyo en mi solicitud son verdaderas y correctas”.									
X FIRMA DEL CANDIDATO									
Jurado y suscrito ante mí en _____, este día ____ de _____, _____. SELLO									
Firma del oficial que administra el juramento ⁴ _____ Título del oficial que administra el juramento _____									
TO BE COMPLETED BY CITY SECRETARY OR SECRETARY OF BOARD:									
(See Section 1.007) Date Received _____ Signature of Secretary _____									
Voter Registration Status Verified ☐ Packet Pg. 27									

INSTRUCCIONES

La solicitud para que el nombre de un candidato figure en la boleta para cualquier elección general no deberá registrarse antes de los treinta (30) días previos a la fecha límite para registrar la solicitud, según lo prescribe este código. Cualquier solicitud registrada antes de esa fecha se declarará inválida. Todos los campos **deben ser completados** a menos que se indique específicamente marcados como opcional.

El último día para registrarse es a las 5 de la tarde setenta y ocho (78) días antes del día de la elección en el caso de elecciones uniformes.

Si tiene alguna pregunta sobre la solicitud, por favor póngase en contacto con la división de elecciones del Secretario de Estado al 800 252-8683.

LEY SOBRE EL NEPOTISMO

El candidato deberá firmar esta declaración para indicar que tiene conocimiento sobre la ley sobre el nepotismo. A continuación figuran las prohibiciones del nepotismo según el capítulo 573 de Código Gobierno:

Ningún funcionario podrá nombrar, votar por o confirmar el nombramiento o empleo de ninguno de sus parientes en segundo grado por afinidad (matrimonio) o en tercer grado por consanguinidad (sangre), o de los parientes de cualquier otro integrante del cuerpo directivo o tribunal en que el funcionario celebre sesión cuando la compensación para esa persona se pague con fondos públicos u honorarios de su puesto oficial. Sin embargo, la ley no prohíbe el nombramiento, el votar por o la confirmación de ninguna persona que haya trabajado en la oficina de manera continua o el empleo para el siguiente período antes de la elección o el nombramiento de funcionario o miembro emparentado con el empleado en el grado prohibido: seis meses, si el funcionario o miembro se elige en una elección general de funcionarios de estado y condado.

Ningún candidato podrá influir sobre un empleado relacionado al puesto oficial al cual el candidato aspira o un empleado o funcionario del cuerpo fiscal al cual el candidato aspira respecto del nombramiento o el empleo de un pariente del candidato en un grado prohibido según se indica arriba. Esta restricción no se dirige a las acciones de un candidato respecto de una clase o categoría de empleados o posibles empleados de buena fe.

Los ejemplos de parentesco en tercer grado por consanguinidad son los siguientes:

- (1) Primer grado: padre, madre, hijo(a);
- (2) Segundo grado: hermano(a), abuelo(a), nieto(a);
- (3) Tercer grado: bisabuelo(a), bisnieto(a), tío(a), sobrino(a).

Los siguientes incluyen parentescos de consanguinidad, medios hermanos y adopción legal. Los ejemplos de parentescos en segundo grado por afinidad son los siguientes:

- (1) Primer grado: cónyuge, suegro(a), yerno, nuera;
- (2) Segundo grado: cuñado(a), abuelo(a) del cónyuge.

Las personas que están emparentadas por afinidad (matrimonio) incluyen los cónyuges de parientes emparentados por consanguinidad y, si casados, el cónyuge y los parientes del cónyuge por consanguinidad. No todos estos ejemplos son inclusivos.

NOTAS

¹Para reglas sobre la forma del nombre de un candidato o apodo en la boleta electoral, vea el subcapítulo B, Capítulo 52 del Código Electoral de Texas.

²La inclusión del número único de identificación de votante (VUID, por sus siglas en Inglés) es opcional. Sin embargo, para muchos candidatos, es un requisito estar registrados como votantes en el territorio por el cual serían electos a partir de la fecha límite de la solicitud. Puede encontrar información adicional sobre el requisito de registro de votante en nuestra página: <http://www.sos.state.tx.us/elections/laws/hb484-faq.shtml>

³Esto se refiere a la duración de la residencia dentro del distrito o territorio de que se elige la oficina. Por ejemplo, la duración de la residencia en un distrito escolar, para una oficina del consejero escolar elegida en general. Este campo **DEBE SER COMPLETADO**.

⁴Los juramentos, las declaraciones juradas o las afirmaciones que se efectúen dentro de este Estado podrán ser administradas por un juez, escribano o comisionado de alguna corte de registro, por un notario público, un juez de paz, un secretario de la ciudad o el Secretario de Estado de Texas, quienes cuentan con la capacidad de proporcionar un certificado del hecho.

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: 2018-063 Goals & Perspectives (1853 : 2018-063 ORD Calling Gen Election MYW1W4W6)

City of Texarkana, Texas

Briefing Sheet

Version: A

Update Date: 7/6/2018 8:57 AM

Lead Department: Information Technology **Action Officer:** Kevin Davenport, Supervisor
Subject: Resolution No. 2018-078 authorizing the City Manager to execute a lease purchase agreement with Dell Financial Services LLC for replacement computers and equipment for City of Texarkana, Texas departments.

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

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The City's IT Department has developed a computer replacement schedule to continuously replace outdated equipment in the City over a five-year period. The schedule of equipment to be replaced is to be financed by a new five (5) year lease purchase agreement with Dell Financial Services LLC. This proposed agreement will finance City of Texarkana, TX department computers that were on the schedule for replacement in fiscal year 2018.

Potential Options:

- Approve
- Decline

Fiscal Implications:

Funds are included in the City budget for the first of five payment years and are available. The source of funding is the Computer Technology Fund. Payments for the remaining three years of this agreement are anticipated to be budgeted from the same fund in future 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

City of Texarkana, Texas

Attachments

- a. 2018-078 RES DFS Lease Purchase Agreement (DOC)
- b. 2018-078 RES Goals & Perspectives (DOCX)
- c. 2018-078 EXH 'A' Dell Server Quote from UDI (PDF)
- d. 2018-078 EXH 'B' Dell PC Quote from DellEMC (PDF)
- e. 2018-078 EXH 'C' DFS Lease Quote (PDF)

Staff Coordination

Information Technology	Completed	Kevin J. Davenport	Department Head Review	06/28/2018 3:45 PM
Water Utilities	Kevin J. Davenport	Water Utilities Review	Skipped	06/28/2018 3:48 PM
TWU Finance	Jim Cornelius	TWU Finance Review	Completed	06/28/2018 4:13 PM
Purchasing and Contracting	Completed	Sharon Moore	Purchasing Review	06/29/2018 10:00 AM
Finance Department	Kristin Peebles	Finance Review	Completed	06/29/2018 11:39 AM
Deputy City Manager - Kyle Dooley	Completed	Kyle Dooley	Deputy City Manager	07/02/2018 4:50 PM
Public Information Officer	07/02/2018 5:02 PM	Lisa Thompson	PIO Review	Completed
City Manager	Shirley Jaster	City Manager Review	Completed	07/03/2018 4:09 PM
City Council	Vicky Coopwood	Meeting	Pending	07/09/2018 6:00 PM

Meeting History

RESOLUTION NO. 2018 – 078

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT A LEASE/PURCHASE PROPOSAL FROM DELL FINANCIAL SERVICES LLC, OF ROUND ROCK, TEXAS, FOR DELL COMPUTERS, SERVERS, AND RELATED EQUIPMENT, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE A FINAL LEASE/PURCHASE AGREEMENT AT A TOTAL COST, INCLUDING INTEREST, OVER A FIVE-YEAR PERIOD NOT TO EXCEED \$73,151.35; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the IT Division of Texarkana Water Utilities budgets and requests replacement of existing outdated computer equipment on a five-year disciplined technology refresh cycle; and

WHEREAS, utilizing a lease/purchase program to finance the purchase of this equipment will allow immediate replacement of all equipment while remaining within current budget constraints; and

WHEREAS, the lease/purchase of this equipment will replace computers in the current system that are at the end of their useful lives; and will result in the installation of new computers which provide the latest in technology improvements and support functions available from Dell Computers; and

WHEREAS, the type and number of Dell servers and associated hardware to be acquired through this lease/purchase agreement from Unique Digital, an authorized Dell reseller, are shown on the attached document marked as **Exhibit "A"**; and

WHEREAS, the type and number of Dell computers and associated hardware to be acquired through this lease/purchase agreement directly from Dell/EMC are shown on the attached document marked as **Exhibit "B"**; and

WHEREAS, the City of Texarkana, Texas, has received a proposed lease/purchase agreement from Dell Financial Services of Round Rock, Texas, for Dell computers and servers, a copy of which is attached hereto as **Exhibit "C"**; and

WHEREAS, the proposed lease/purchase agreement from Dell Financial Services LLC of Round Rock, Texas, is for a proposed term of five (5) years, and will be paid in annual payments of an amount not to exceed \$14,630.27 per year for a total cost not to exceed \$73,151.35; and

WHEREAS, the funds for the first year payment have been appropriated in the City's Technology Fund, account number 115-0000-55820; and funds for future payments are anticipated to be appropriated in the same fund.

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

SECTION 1: That the City Manager be and is hereby authorized to execute a Lease/ Purchase Agreement with Dell Financial Services LLC of Round Rock, Texas, for computers and servers, over a five (5) year period, that will be at an amount not to exceed \$14,630.27 per year for a total cost not to exceed \$73,151.35.

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

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: Low

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:



Quote

Date	Quote #
28-Jun-18	CityofTexarkana_062818_Servers

Bill To:
 City of Texarkana

Ship To:
 City of Texarkana

Account Executive:
 Maggie Ihrig
 10595 Westoffice Drive
 Houston, TX 77042
 (713) 777-0447

Item SKU	Description	Qty	Unit List Price (USD)	Total List Price (USD)
Poweredge R730XD				
210-AKZR	PowerEdge R740XD Server		\$27,049.00	\$27,049.00
329-BDKH	PowerEdge R740/R740XD Motherboard		Included	Included
461-AADZ	No Trusted Platform Module		Included	Included
321-BCPT	Chassis with Up to 12 x 3.5 Hard Drives for 1 CPU Configuration		Included	Included
340-BLBE	PowerEdge R740XD Shipping		Included	Included
343-BBFU	PowerEdge R740 Shipping Material		Included	Included
338-BLUR	Intel Xeon Silver 4112 2.6G, 4C/8T, 9.6GT/s, 8.25M Cache, Turbo, HT (85W) DDR4-2400		Included	Included
374-BBBX	No Additional Processor		Included	Included
370-ADPF	Blank for 1CPU Configuration		Included	Included
412-AAIQ	Standard 1U Heatsink		Included	Included
370-ADNU	2666MT/s RDIMMs		Included	Included
370-AAIP	Performance Optimized		Included	Included
780-BCDI	No RAID		Included	Included
405-AAQU	PERC H730P RAID Controller, 2GB NV Cache, Mini card		Included	Included
619-ABVR	No Operating System		Included	Included
421-5736	No Media Required		Included	Included
385-BBKT	iDRAC9 Enterprise		Included	Included
379-BCQV	iDRAC Group Manager, Enabled		Included	Included
379-BCSF	iDRAC Factory Generated Password		Included	Included
330-BBGZ	Riser Config 1, 4 x8 slots		Included	Included
555-BCKP	Intel X710 Quad Port 10Gb DA/SFP+ Ethernet, Network Daughter Card		Included	Included
384-BBPZ	6 Performance Fans for R740/R740XD		Included	Included
450-ADWS	Dual, Hot-plug, Redundant Power Supply (1+1), 750W		Included	Included
325-BCHU	PowerEdge 2U Standard Bezel	1	Included	Included
389-BTTO	PE R740XD Luggage Tag		Included	Included
350-BBJU	Quick Sync 2 (At-the-box mgmt)		Included	Included
750-AABF	Power Saving Dell Active Power Controller		Included	Included
800-BBDM	UEFI BIOS Boot Mode with GPT Partition		Included	Included
770-BBBQ	ReadyRails Sliding Rails Without Cable Management Arm		Included	Included
631-AACK	No Systems Documentation, No OpenManage DVD Kit		Included	Included
332-1286	US Order		Included	Included
813-6068	Dell Hardware Limited Warranty Plus On-Site Service		Included	Included
813-6076	ProSupport: Next Business Day On-Site Service After Problem Diagnosis, 5 Years		Included	Included
813-6090	ProSupport: 7x24 HW/SW Technical Support and Assistance, 5 Years		Included	Included
900-9997	On-Site Installation Declined		Included	Included
980-3634	Keep Your Hard Drive, 5 Year		Included	Included
973-2426	Declined Remote Consulting Service		Included	Included
370-ADNI	4 x 8GB RDIMM, 2666MT/s, Single Rank		Included	Included
400-ASEL	2x 400GB SSD SAS Mix Use 12Gbps 512e 2.5in Hot-plug Drive, 3.5in HYB CARR, PM1635a, 3 DWPD, 2190 TBW		Included	Included
400-AXLN	6 x 12TB 7.2K RPM Self-Encrypting NLSAS 12Gbps 512n 3.5in Hot-plug Hard Drive, FIPS140		Included	Included
470-AAGR	2 x Dell Networking, Cable, SFP+ to SFP+, 10GbE, Copper Twinax Direct Attach Cable, 5 Meter		Included	Included
492-BBDH	2 x C13 to C14, PDU Style, 12 AMP, 2 Feet (.6m) Power Cord, North America		Included	Included
Subtotal				\$27,049.00

Configuration Total	\$27,049.00
DISCOUNT	-\$13,010.00
Shipping	Will Invoice
Tax	Will Invoice
Total Price	\$14,039.00

SIGNATURE

** Leasing Options Available
 ** Restocking Fees May Apply if Purchase Order Cancelled
 ** 4% Credit Card Fee Applicable
 ** Terms: Net 30

Attachment: 2018-078 EXH 'A' Dell Server Quote from UDI (1872 : 2018-078 RES Dell Financial Services Lease Purchase Agreement)



A quote for your consideration!

Total: \$52,392.78

Based on your business needs, we put the following quote together to help with your purchase decision. Please review your quote details below, then contact your sales rep when you're ready to place your order.

Quote number:	Quote date:	Quote expiration:	Deal ID:
3000026421939.1	Jun. 27, 2018	Jul. 27, 2018	16200632
Company name:	Customer number:	Phone:	
CITY OF TEXARKANA	5748463	(903) 798-3178	
Sales rep information:	Billing Information:		
Jennifer Bray	CITY OF TEXARKANA		
Jennifer_Bray@Dell.com	PO BOX 1967		
(800) 456-3355	TEXARKANA		
Ext: 5139135	TX 75504-1967		
	US		
	(903) 798-3178		

Pricing Summary

Item	Qty	Unit Price	Subtotal
OptiPlex 7050 SFF	28	\$1,030.43	\$28,852.04
Dell 22 Monitor - P2217H	28	\$179.00	\$5,012.00
Dell USB SoundBar - AC511	28	\$24.00	\$672.00
Dell KB522 Multimedia Keyboard	4	\$21.00	\$84.00
Precision Workstation T3620 Mini Tower	4	\$1,428.38	\$5,713.52
Dell Latitude 5590	3	\$1,499.00	\$4,497.00
Dell Urban Briefcase 15	3	\$29.59	\$88.77
Dell USB Slim DVD +/- RW Drive - DW316	3	\$44.39	\$133.17
Latitude 14 Rugged 5414	3	\$2,446.76	\$7,340.28
		Subtotal:	\$52,392.78
		Shipping:	\$0.00
		Environmental Fees:	\$0.00
		Non-Taxable Amount:	\$52,392.78
		Taxable Amount:	\$0.00
		Estimated Tax:	\$0.00
		Total:	\$52,392.78

Attachment: 2018-078 EXH 'B' Dell PC Quote from Dell EMC (1872 : 2018-078 RES Dell Financial Services Lease Purchase Agreement)

Special lease pricing may be available for qualified customers. Please contact your DFS Sales Representative for details.

Dear Customer,

Your Quote is detailed below; please review the quote for product and information accuracy. If you find errors or desire certain changes please contact me as soon as possible.

Regards,
Jennifer Bray

Order this quote easily online through your [Premier page](#), or if you do not have Premier, using [Quote to Order](#)

SKU	Description	Qty	Unit Price	Subtotal
	OptiPlex 7050 SFF	28	\$1,030.43	\$28,852.04
	Estimated delivery date: Jul. 11, 2018			
	Contract No: 75AHH			
	Customer Agreement No: DIR-TSO-3763			
210-AKOK	OptiPlex 7050 Small Form Factor XCTO	28	-	-
338-BKYY	Intel Core i5-7500 (QC/6MB/4T/3.4GHz/65W); supports Windows 10/Linux	28	-	-
619-AHKN	Win 10 Pro 64 English, French, Spanish	28	-	-
630-AAPK	No Productivity Software	28	-	-
329-BDHJ	OptiPlex 7050 SFF with 180W up to 85% efficient Power Supply (80Plus Bronze)	28	-	-
490-BBFG	Intel Integrated Graphics, Dell OptiPlex	28	-	-
370-ADJQ	8GB 2x4GB 2400MHz DDR4 Memory	28	-	-
631-ABGK	Intel vPro Technology Enabled	28	-	-
400-AOZR	M.2 256GB PCIe NVMe Class 40 Solid State Drive	28	-	-
412-AAIL	Thermal Pad	28	-	-
401-AANH	2nd Hard Drive: not included	28	-	-
631-ABGL	Intel Ready Mode Technology	28	-	-
817-BBBN	NO RAID	28	-	-
325-BBRJ	DVD+/-RW Bezel, Small Form Factor	28	-	-
429-AAJV	Tray load DVD Drive (Reads and Writes to DVD/CD)	28	-	-
658-BBTV	CMS Essentials DVD no Media	28	-	-
555-BBKH	No Bcom required	28	-	-

Attachment: 2018-078 EXH 'B' Dell PC Quote from Dell EMC (1872 : 2018-078 RES Dell Financial Services Lease Purchase Agreement)

555-BBFO	No Wireless LAN Card	28	-	-
385-BBCR	No Media Card Reader	28	-	-
580-AFW	Dell KB522 Business Multimedia Keyboard for US (English)	28	-	-
570-AACQ	Dell USB Laser 6-Button Mouse	28	-	-
817-BBBB	No FGA	28	-	-
575-BBKX	No Hard Drive Bracket for Small Form Factor, Dell OptiPlex	28	-	-
450-ABHX	No Power Cord	28	-	-
340-ABJI	No Diagnostic/Recovery CD media	28	-	-
525-BBCL	SupportAssist	28	-	-
640-BBLW	Dell(TM) Digital Delivery Cirrus Client	28	-	-
658-BBMR	Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps)	28	-	-
658-BBRB	Waves Maxx Audio	28	-	-
658-BCUV	Dell Developed Recovery Environment	28	-	-
340-AGIK	Safety/Environment and Regulatory Guide (English/French Multi-language)	28	-	-
332-1286	US Order	28	-	-
340-ABKW	No Quick Reference Guide	28	-	-
461-AABF	No CompuTrace	28	-	-
329-BBJL	TPM Enabled	28	-	-
575-BBBI	No Integrated Stand option	28	-	-
470-AAJL	NO ADAPTER	28	-	-
387-BBLW	Energy Star	28	-	-
620-AALW	OS-Windows Media Not Included	28	-	-
340-BKFK	Ship Material for Opti 5050 SFF	28	-	-
389-BBUU	Shipping Label for DAO	28	-	-
461-AABV	No Accessories	28	-	-
389-BRPU	MOD,LBL,REG,SFF,MEX,EPA,7050	28	-	-
389-BCGW	No UPC Label	28	-	-
555-BBFO	No Wireless LAN Card	28	-	-

Attachment: 2018-078 EXH 'B' Dell PC Quote from DellEMC (1872 : 2018-078 RES Dell Financial Services Lease Purchase Agreement)

389-BREQ	Intel Core i5 vPRO Label	28	-	-
817-BBBC	Not selected in this configuration	28	-	-
812-3886	Dell Limited Hardware Warranty Plus Service	28	-	-
812-3900	ProSupport: 7x24 Technical Support, 5 Years	28	-	-
812-3910	ProSupport: Next Business Day Onsite 5 Years	28	-	-
989-3449	Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport or call 1-866-516-3115	28	-	-
980-7554	Keep Your Hard Drive, 5 Year	28	-	-

SKU	Description	Qty	Unit Price	Subtotal
	Dell 22 Monitor - P2217H	28	\$179.00	\$5,012.00
	Estimated delivery date: Jul. 6, 2018 Contract No: 75AHH Customer Agreement No: DIR-TSO-3763			
210-AIIF	Dell 22 Monitor - P2217H	28	-	-
814-9381	Dell Limited Hardware Warranty	28	-	-
814-9384	Advanced Exchange Service, 5 Years	28	-	-

SKU	Description	Qty	Unit Price	Subtotal
	Dell USB SoundBar - AC511	28	\$24.00	\$672.00
	Estimated delivery date: Jul. 5, 2018 Contract No: 75AHH Customer Agreement No: DIR-TSO-3763			
318-2885	Dell Stereo USB Monitor Soundbar AC511	28	-	-

SKU	Description	Qty	Unit Price	Subtotal
	Dell KB522 Multimedia Keyboard	4	\$21.00	\$84.00
	Estimated delivery date: Jul. 3, 2018 Contract No: 75AHH Customer Agreement No: DIR-TSO-3763			
331-9653	Dell KB522 Multimedia Keyboard	4	-	-

SKU	Description	Qty	Unit Price	Subtotal
	Precision Workstation T3620 Mini Tower	4	\$1,428.38	\$5,713.52

Attachment: 2018-078 EXH 'B' Dell PC Quote from Dell EMC (1872 : 2018-078 RES Dell Financial Services Lease Purchase Agreement)

Estimated delivery date: Jul. 10, 2018 Contract No: 75AHH Customer Agreement No: DIR-TSO-3763			
210-AFLI	Dell Precision Tower 3620 XCTO BASE	4	-
338-BLQE	Intel Xeon E3-1240 v6 (Quad Core 3.7GHz, 4.1Ghz Turbo, 8MB)	4	-
389-BLMH	Label, Non Active Port, T3620	4	-
631-AARS	Dell Precision Tower 3620 Heatsink (80W)	4	-
630-AAPK	No Productivity Software	4	-
634-BENZ	No DDP ESS Software	4	-
338-BLOJ	Dell Precision Tower 3620 Up to 90% efficient 365W Chassis, v2	4	-
490-BDVM	Radeon Pro WX 4100, 4GB, 4 mDP (Precision 3620)	4	-
370-ADQM	16GB (2X8GB) 2400MHz DDR4 UDIMM Non-ECC	4	-
631-AATX	Intel(R) vPro Technology Enabled	4	-
400-AJXD	M.2 256GB PCIe NVMe Class 40 Solid State Drive	4	-
412-AAHM	Thermal pad for NVMe SSD	4	-
401-AADF	No Additional Hard Drive	4	-
401-AADF	No Additional Hard Drive	4	-
401-AADF	No Additional Hard Drive	4	-
401-AADF	No Additional Hard Drive	4	-
411-XXYD	Raid Configuration not over 2 TB	4	-
449-BBKC	C5 M.2 SSD	4	-
403-BBCE	Integrated Intel SATA Controller	4	-
780-BBCJ	No Raid	4	-
580-AADS	Keyboard not included	4	-
570-AACP	Dell USB Laser 6-Button Mouse	4	-
555-BBJO	No Additional Network Card Selected (Integrated NIC included)	4	-
555-BBNG	Thank You for Choosing Dell	4	-
817-BBBC	Not selected in this configuration	4	-

Attachment: 2018-078 EXH 'B' Dell PC Quote from Dell EMC (1872 : 2018-078 RES Dell Financial Services Lease Purchase Agreement)

817-BBBC	Not selected in this configuration	4	-	-
492-BBFF	No PCIe add-in card	4	-	-
429-AAVR	16x Half Height DVD-/+RW	4	-	-
429-AAWK	ODD config MOD for HH ODD only or MCR only	4	-	-
658-BBTV	CMS Essentials DVD no Media	4	-	-
450-AAFS	US/Philippines Power Cord	4	-	-
340-AGIK	Safety/Environment and Regulatory Guide (English/French Multi-language)	4	-	-
340-ASPH	Placemat Documentation	4	-	-
430-XXYU	Resource DVD not Included	4	-	-
620-AALW	OS-Windows Media Not Included	4	-	-
387-BBBE	No Energy Star	4	-	-
313-2198	No External Speaker	4	-	-
340-AEYP	SHIP,PWS,LNK,NO,NO,AMF	4	-	-
340-AUOO	Shipping Material for System, Mini Tower, DAO	4	-	-
555-BBNI	No Wireless LAN	4	-	-
389-BHVV	Tower 3620 Regulatory Label DAO	4	-	-
817-BBBC	Not selected in this configuration	4	-	-
389-BDCE	No UPC Label	4	-	-
409-BBCF	No Intel Rapid Start or Smart Connect	4	-	-
389-BHJY	Intel XEON Processor Label	4	-	-
575-BBCH	No Stand included	4	-	-
989-3449	Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport or call 1-866-516-3115	4	-	-
997-2808	Dell Limited Hardware Warranty Plus Service	4	-	-
997-2838	ProSupport: 7x24 Technical Support, 5 Years	4	-	-
997-6784	ProSupport: Next Business Day Onsite, 5 Years	4	-	-
332-1286	US Order	4	-	-
340-AJFC	Kickstart Product Registration	4	-	-
525-BBCL	SupportAssist	4	-	-

Attachment: 2018-078 EXH 'B' Dell PC Quote from Dell EMC (1872 : 2018-078 RES Dell Financial Services Lease Purchase Agreement)

640-BBES	Dell Precision Optimizer	4	-	-
640-BBLW	Dell(TM) Digital Delivery Cirrus Client	4	-	-
658-BBMQ	Enable Low Power Mode	4	-	-
658-BBMR	Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps)	4	-	-
658-BBNH	Waves Maxx Audio	4	-	-
658-BCUV	Dell Developed Recovery Environment	4	-	-
619-AMUB	Windows 10 Pro for Workstations (up to 4 Cores) Multi - English, French, Spanish	4	-	-
SKU	Description	Qty	Unit Price	Subtotal
	Dell Latitude 5590	3	\$1,499.00	\$4,497.00
	Estimated delivery date: Jul. 10, 2018			
	Contract No: 75AHH			
	Customer Agreement No: DIR-TSO-3763			
210-ANMI	Dell Latitude 5590 BTX	3	-	-
379-BCXF	Intel® Core™ i5-8250U Processor (Quad Core, 6M Cache, 1.6GHz,15W)	3	-	-
619-AHKN	Win 10 Pro 64 English, French, Spanish	3	-	-
658-BCSB	Microsoft(R) Office 30 Days Trial	3	-	-
338-BNGU	Intel(R) Core(TM) i5-8250U Processor Base, Integrated UHD Graphics 620	3	-	-
631-ABNR	No Out-of-Band Systems Management	3	-	-
370-ADIB	8GB, 1x8GB, 2400MHz DDR4 Memory	3	-	-
400-AOTF	M.2 256GB SATA Class 20 Solid State Drive	3	-	-
575-BBKU	M.2 SSD SATA Hard Drive Bracket	3	-	-
320-BCJO	Non-Touch LCD Back Cover with WLAN/WWAN antenna	3	-	-
325-BCTN	Non-Touch LCD bezel+RGB(HD) camera+Mic	3	-	-
391-BDKE	15.6" FHD (1920 x 1080) Non-Touch LCD	3	-	-
583-BEFD	Dual Pointing English Qwerty Keyboard with Backlit	3	-	-
570-AADK	No Mouse	3	-	-
555-BDUH	Intel Dual-Band Wireless-AC 8265 Driver	3	-	-

Attachment: 2018-078 EXH 'B' Dell PC Quote from DellEMC (1872 : 2018-078 RES Dell Financial Services Lease Purchase Agreement)

555-BDGD	Intel Dual Band Wireless AC 8265 (802.11ac) 2x2 + Bluetooth 4.2	3	-	-
362-BBBB	No Wireless WWAN Card	3	-	-
451-BBXV	Primary 4-cell 68W/HR Battery	3	-	-
492-BBXF	65W AC Adapter, 3-pin	3	-	-
346-BCPD	Dual Point Palmrest with No Security	3	-	-
650-AAAM	No Anti-Virus Software	3	-	-
620-AAOH	No Media	3	-	-
998-CTQY	Fixed Hardware Configuration	3	-	-
450-AAEJ	US Power Cord	3	-	-
525-0131	Dell Command Power Manager (DCPM)	3	-	-
525-BBCL	SupportAssist	3	-	-
640-BBLW	Dell(TM) Digital Delivery Cirrus Client	3	-	-
658-BBMR	Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps)	3	-	-
658-BBRB	Waves Maxx Audio	3	-	-
658-BCUV	Dell Developed Recovery Environment	3	-	-
658-BDTQ	Dell Latitude 5590 SRV	3	-	-
460-BBEX	No Carrying Case	3	-	-
429-AATO	No Removable CD/DVD Drive	3	-	-
340-ACQQ	No Option Included	3	-	-
332-1286	US Order	3	-	-
430-XXYG	No Resource DVD / USB	3	-	-
340-BYSK	MOD,PLCMT,QSG,WIN10,559X,DAO	3	-	-
387-BBLZ	Energy Star 6.1	3	-	-
800-BBGW	Smart Selection Shipment (S)	3	-	-
452-BBSE	No Docking Station	3	-	-
389-CGBB	8th Gen Intel Core i5 processor label	3	-	-
340-AGIK	Safety/Environment and Regulatory Guide (English/French Multi-language)	3	-	-

Attachment: 2018-078 EXH 'B' Dell PC Quote from DellEMC (1872 : 2018-078 RES Dell Financial Services Lease Purchase Agreement)

389-BKKL	EAN label	3	-	-
389-BEYY	Regulatory Label included	3	-	-
340-AAPP	Direct ship Info Mod	3	-	-
340-BYSD	Smart Select MIN SHIP (DAO)	3	-	-
975-3461	Dell Limited Hardware Warranty Extended Year(s)	3	-	-
997-8317	Dell Limited Hardware Warranty	3	-	-
997-8366	ProSupport Plus: Next Business Day Onsite, 1 Year	3	-	-
997-8367	Thank you for choosing Dell ProSupport Plus. For tech support, visit www.dell.com/contactdell or call 1-866-516-3115	3	-	-
997-8392	ProSupport Plus: Keep Your Hard Drive, 5 Years	3	-	-
997-8393	ProSupport Plus: Next Business Day Onsite, 4 Year Extended	3	-	-
997-8394	ProSupport Plus: Accidental Damage Service, 5 Years	3	-	-
997-8395	ProSupport Plus: 7x24 Technical Support, 5 Years	3	-	-

SKU	Description	Qty	Unit Price	Subtotal
	Dell Urban Briefcase 15	3	\$29.59	\$88.77

Estimated delivery date: Jul. 3, 2018

Contract No: 75AHH

Customer Agreement No: DIR-TSO-3763

460-BBYM	Kit - Dell Urban Briefcase 15 - Fits up to 15" Dell Notebooks	3	-	-
----------	---	---	---	---

SKU	Description	Qty	Unit Price	Subtotal
	Dell USB Slim DVD +/- RW Drive - DW316	3	\$44.39	\$133.17

Estimated delivery date: Jul. 3, 2018

Contract No: 75AHH

Customer Agreement No: DIR-TSO-3763

429-AAUX	Dell External USB Slim DVD +/-RW Optical Drive- DW316	3	-	-
----------	---	---	---	---

SKU	Description	Qty	Unit Price	Subtotal
	Latitude 14 Rugged 5414	3	\$2,446.76	\$7,340.28

Estimated delivery date: Jul. 23, 2018

Contract No: 75AHH

Customer Agreement No: DIR-TSO-3763

Attachment: 2018-078 EXH 'B' Dell PC Quote from Dell EMC (1872 : 2018-078 RES Dell Financial Services Lease Purchase Agreement)

210-AJRP	Dell Latitude 5414 Rugged, XCTO	3	-	-
338-BJIR	Intel Core i5-6300U Processor (Dual Core, 3M Cache, 2.40 GHz)	3	-	-
619-AHCR	Windows 10 Pro (64bit) English	3	-	-
630-AAXE	No Productivity for Federal and Premier	3	-	-
631-AAZD	Intel vPro Technologys Advanced Management Features	3	-	-
370-ACDD	8GB (1x8GB) 2133MHz DDR4 Memory	3	-	-
400-ANBI	256GB Solid State Drive	3	-	-
340-AJPV	TPM Enabled	3	-	-
490-BDCP	Intel Integrated HD Graphics 520	3	-	-
391-BCRV	14.0" FHD(1920 x 1080) Outdoor-readable, Touch, with Camera with Privacy Shutter and Microphone	3	-	-
580-ABYR	Sealed Internal RGB Backlit English Keyboard	3	-	-
570-AADK	No Mouse	3	-	-
555-BCZH	Intel Dual-Band Wireless-AC 8260 Driver	3	-	-
555-BCMT	Intel Dual Band Wireless 8260 (802.11ac) W/ Bluetooth	3	-	-
362-BBBB	No Wireless WWAN Card	3	-	-
451-BBWF	6-cell (65Wh) Lithium Ion Battery With ExpressCharge	3	-	-
492-BBEM	65W AC Adapter, 3-pin	3	-	-
817-BBBB	No FGA	3	-	-
450-AAEJ	US Power Cord	3	-	-
429-AAYC	Tray load DVD Drive (Reads and Writes to DVD/CD)	3	-	-
340-AGIK	Safety/Environment and Regulatory Guide (English/French Multi-language)	3	-	-
340-BICE	Quick Setup Guide (English)	3	-	-
332-1286	US Order	3	-	-
387-BBFE	Energy Star	3	-	-
389-BDCE	No UPC Label	3	-	-
620-AAOH	No Media	3	-	-
340-ACQQ	No Option Included	3	-	-

Attachment: 2018-078 EXH 'B' Dell PC Quote from DellEMC (1872 : 2018-078 RES Dell Financial Services Lease Purchase Agreement)

340-AFRW	ODM Info	3	-	-
340-BIRL	Shipping Material for Latitude 14 Rugged (5414)	3	-	-
575-BBCH	No Stand included	3	-	-
389-BKKW	Regulatory label	3	-	-
389-BJUF	Intel Core i5 Vpro Processor Label	3	-	-
800-BBGF	BTO Standard shipment Air	3	-	-
340-ADFZ	Dell Power Manager	3	-	-
525-BBCL	SupportAssist	3	-	-
640-BBLW	Dell(TM) Digital Delivery Cirrus Client	3	-	-
640-BBQK	System Driver, Dell Rugged Latitude 5414	3	-	-
658-BBMR	Dell Client System Update (Updates latest Dell Recommended BIOS, Drivers, Firmware and Apps)	3	-	-
658-BBNF	Waves Maxx Audio Royalty	3	-	-
658-BCUV	Dell Developed Recovery Environment	3	-	-
460-BBEX	No Carrying Case	3	-	-
540-BBLW	No PCMCIA Card or ExpressCard Reader	3	-	-
590-TEVW	Docking connector for Rugged Docking Station only	3	-	-
429-AAGQ	PowerDVD Software not included	3	-	-
590-TEVT	No Additional Ports	3	-	-
340-ACQQ	No Option Included	3	-	-
389-BKNC	Regulatory Label for Non Rubber Keyboard with WLAN	3	-	-
808-6796	ProSupport Plus: Next Business Day Onsite, 2 Years Extended	3	-	-
808-6797	ProSupport Plus: Next Business Day Onsite, 3 Years	3	-	-
808-6805	Dell Limited Hardware Warranty Initial Year	3	-	-
808-6826	ProSupport Plus: Accidental Damage Service, 5 Years	3	-	-
808-6827	ProSupport Plus: Keep Your Hard Drive, 5 Years	3	-	-
808-6845	ProSupport Plus: 7X24 Technical Support, 5 Years	3	-	-
975-3461	Dell Limited Hardware Warranty Extended Year(s)	3	-	-
997-8367	Thank you for choosing Dell ProSupport Plus. For tech	3	-	-

Attachment: 2018-078 EXH 'B' Dell PC Quote from Dell EMC (1872 : 2018-078 RES Dell Financial Services Lease Purchase Agreement)

support, visit www.dell.com/contactdell or call 1-866-516-3115

Subtotal:	\$52,392.7
Shipping:	\$0.0
Environmental Fees:	\$0.0
Estimated Tax:	\$0.0
Total:	\$52,392.7

Attachment: 2018-078 EXH 'B' Dell PC Quote from Dell EMC (1872 : 2018-078 RES Dell Financial Services Lease Purchase Agreement)

Unless you have a separate written agreement that specifically applies to this order, your order is subject to [Dell's Terms of Sale](#) (for consumers the terms include a binding arbitration provision). Please see the legal disclaimers below for further information.

Important Notes

Terms of Sale

Unless you have a separate written agreement that specifically applies to this order, your order will be subject to a governed by the following agreements, each of which are incorporated herein by reference and available in hardcopy from Dell at your request: Dell's Terms of Sale (www.dell.com/learn/us/en/uscorp1/terms-of-sale), which include binding consumer arbitration provision and incorporate Dell's U.S. Return Policy (www.dell.com/returnpolicy) and Warranty (for [Consumer warranties](#) ; for [Commercial warranties](#)).

If this purchase includes services; in addition to the foregoing applicable terms, the terms of your service contract will apply ([Consumer](#); [Commercial](#)). If this purchase includes software: in addition to the foregoing applicable terms, your use of the software is subject to the license terms accompanying the software, and in the absence of such terms, then use of the Dell-branded application software is subject to the Dell End User License Agreement - Type A (www.dell.com/AEULA) and use of the Dell-branded system software is subject to the Dell End User License Agreement - Type S (www.dell.com/SEULA).

If your purchase is for Mozy, in addition to the foregoing applicable terms, your use of the Mozy service is subject to the terms and conditions located at <https://mozy.com/about/legal/terms>.

If this purchase is for (a) a storage product identified in the DELL EMC Satisfaction Guarantee Terms and Conditions located at

http://www.emc.com/collateral/sales/dellemc-satisfaction-guarantee-terms-and-conditions_ex-gc.pdf ("Satisfaction Guarantee") and (ii) three (3) years of a ProSupport Service for such storage product, in addition to the foregoing applicable terms, such storage product is subject to the Satisfaction Guarantee.

You acknowledge having read and agree to be bound by the foregoing applicable terms in their entirety. Any terms and conditions set forth in your purchase order or any other correspondence that are in addition to, inconsistent or in conflict with, the foregoing applicable online terms will be of no force or effect unless specifically agreed to in a writing signed by Dell that expressly references such terms.

Pricing, Taxes, and Additional Information

All product, pricing, and other information is valid for U.S. customers and U.S. addresses only, and is based on the latest information available and may be subject to change. Dell reserves the right to cancel quotes and orders arising from pricing or other errors. Please indicate any tax-exempt status on your PO, and fax your exemption certificate, including your Customer Number, to the Dell Tax Department at 800-433-9023. Please ensure that your tax-exemption certificate reflects the correct Dell entity name: **Dell Marketing L.P.**

Note: All tax quoted above is an estimate; final taxes will be listed on the invoice.

If you have any questions regarding tax please send an e-mail to Tax_Department@dell.com.

For certain products shipped to end-users in California, a State Environmental Fee will be applied to your invoice. Dell encourages customers to dispose of electronic equipment properly.



Prepared For:

City of Texarkana

June 28, 2018

Thank you for giving Dell Financial Services L.L.C. ("DFS") the opportunity to provide a technology financing solution. Enclosed is a financing proposal for your new technology needs. We look forward to discussing this opportunity in further detail with you. If you have any questions, please contact me at the phone number or email address below.

Dell Quote Number	Summary Product Description	Product Price	Quantity	Extended Price	Term Option	60 TELP
CityofTexarkana_062818_Servers	PowerEdge R730xd	\$ 14,039.00	1	\$14,039.00	Payments:	Annual
3000026421939.1	Dell Client	\$ 52,392.78	1	\$52,392.78	Consolidation:	Monthly
					Payments Due:	Advance
					Interim Rent:	None
					Rate Factor	5 Payments
	TOTALS			\$66,431.78		\$14,630.27

Proposal Expiration Date:

July 28, 2018

Leasing and financing provided by Dell Financial Services L.L.C. or its affiliate or designee ("DFS") to qualified customers. Offers may not be available or may vary in certain countries. Where available, offers may be changed without notice and are subject to product availability, credit approval, execution of documentation provided by and acceptable to DFS, and may be subject to minimum transaction size. Offers not available for personal, family or household use. Dell and the Dell logo are trademarks of Dell Inc. Proposal is property of DFS, contains confidential information and shall not be duplicated or disclosed in whole or part. Proposal is not a firm offer of financing. Pricing and rates based upon the final amount, configuration and specification of the supplied equipment, software, services or fees. Prorata payment may be due in the first payment cycle. Proposal excludes additional costs to customer such as shipping, maintenance, filing fees, applicable taxes, insurance and similar items. Proposal valid through the expiration date shown above, or if none is specified, for 30 calendar days from date of presentation.

End of Term Options:**Tax Exempt Lease Purchase (TELP):**

- Exercise the option to purchase the products for \$1.00.
- Return all products to lessor at the lessee's expense.

Caren Wright

FSR

Dell | Financial Services

office + 512-728-6628

caren_wright@dell.com**Additional Information:**

LEASE QUOTE: The Lease Quote is exclusive of shipping costs, maintenance fees, filing fees, licensing fees, property or use taxes, insurance premiums and similar items which shall be for Lessee's account. Lessee will pay payments and all other amounts without set-off, abatement or reduction for any reason whatsoever. Additionally, Lessee shall declare and pay all sales, use and personal property taxes to the appropriate taxing authorities. **If you are sales tax exempt, please provide a copy of your Exemption Certificate with the Lease Contract.** If Lessee provides the appropriate tax exemption certificates to DFS, sales and use taxes will not be collected by DFS. However, if your taxing authority assesses a **personal property tax** on leased equipment, and if DFS pays that tax under your lease structure, **Lessee must reimburse DFS for that tax expense in connection with the Lessee's lease.**

PURCHASE ORDER: The Purchase Order must be made out to Dell Financial Services L.L.C., One Dell Way, RR8-23, Round Rock, TX 78682. The Purchase Order will need to include the quote number, quantity and description of the equipment. Please be sure to indicate that the PO is for a lease order and shows the type of lease, the term length, and payment frequency. The date of the lease quote referenced should be included. Please be sure to include any applicable shipping costs as a line item and include your address as the SHIP TO destination.

INSURANCE: The risk of loss on the equipment is borne solely by the Lessee. Lessee shall be required to purchase and maintain during the Term (i) comprehensive public liability insurance naming Lessor as additional insured; and (ii) "all-risk" physical damage insurance in a minimum amount of the Purchase Price, naming DFS as first loss payee.

APPROPRIATION COVENANT: The Lease will contain an appropriation of funds clause. The Lessee will covenant that it shall do all things legally within its power to obtain and maintain funds from which the payments may be paid.

DOCUMENTATION: In addition to a duly executed Agreement, other documents as reasonably requested by DFS may be required, such as but not limited to, opinions of counsel, IRS tax exemption forms (if applicable), and audited financials.

PROPOSAL VALIDITY / APPROVALS: This is a proposal based upon market conditions and is valid for 30 days, is subject to final credit approval, review of the economics of the transaction, and execution of mutually acceptable documentation.

Attachment: 2018-078 EXH 'C' DFS Lease Quote (1872 : 2018-078 RES Dell Financial Services Lease Purchase Agreement)

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 7/5/2018 3:17 PM

Lead Department: Planning and Community Development **Action Officer:** David Orr, Planning & Community Development Director

Subject: Resolution No. 2018-083 reaffirming support of the Hotel Grim redevelopment project, authorizing use of committed funds to any person or entity allying with Sari and Company for the project, and authorizing the City Manager to execute any and all loan documents or other documents necessary for the project.

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

Item Schedule

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

Updates/History of Briefing:

Resolution No. 2015-080 by the City Council of the City of Texarkana, Texas supported the Hotel Grim redevelopment project and committed CDBG funding, EPA Revolving Loan funding and other funding municipal loan funds to Sari and Company for the redevelopment of the Grim Hotel.

Resolution No. 2017-068 by the City Council authorized the City Manager to enter into loan agreements with Grimm Lofts, LLC for the purpose of redeveloping the Grim Hotel.

Executive Summary and Background Information:

The 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 built, was the second tallest structure in Texarkana. The iconic building is strategically located on State Line Avenue on the Texas and Arkansas border. The proposed project will preserve the historic elements of the building while completely updating the property.

The goal is to redevelop the hotel with commercial space on the first level and residential apartment units throughout the remaining floors. The financing plan is to use 108 funds from HUD along with federal and state historic credits, an EPA cleanup loan, conventional debt, and any other eligible sources.

Recent developments over the past several years included a Phase 1 of an EPA Brownfield assessment completed in the Summer of 2014. The property was added to the National Historic Registry in May of 2015, making it eligible for historic tax credits, and Phase II of the Brownfields assessment was completed in June of the same year, making the project eligible for EPA Revolving Loan funds.

In June 2015, Texarkana was selected as one of four cities nationwide for a site visit from the Council of Development Finance Agencies (CDFA). A Project Response Team comprised of CDFA staff and technical assistance partners provided expert advice and recommended a redevelopment strategy detailed in the report titled Grim Hotel: Roadmap to Redevelopment. The visit was made possible

City of Texarkana, Texas

through CDFA's Brownfields Technical Assistance Program, funded by the U.S. Environmental Protection Agency.

In July 2016, the Grim Lofts, LLC was officially formed by developer Jim Sari and an EPA Brownfields Revolving Loan Fund Application was submitted for cleanup funds.

In November 2016, the Hotel Grim Lofts project team presented at the Council of Development Finance Agencies National Development Finance Summit in New Orleans, Louisiana November 2-4th. The session was titled "Hotel Revitalization in the Heartland" and featured the Texarkana project along with another historic hotel project in Green Bay, Wisconsin.

On January 30th, 2017, the City of Texarkana, Texas recently received approval from the U.S. Department of Housing and Urban Development for Section 108 loan guarantee assistance in the amount of \$1,429,000 for the Hotel Grim Lofts Project.

On March 13th, 2017, after a 30 day public comment period, Texarkana, Texas City Council approved acceptance of HUD 108 Loan in the amount of \$1,429,000 for the Hotel Grim Lofts Project and approved substantial amendment to the City's Consolidated Plan for the project.

On May 24th, 2017, the development team for the Hotel Grim Lofts announced plans to purchase additional properties for redevelopment in downtown Texarkana. The new properties will add additional market rate apartment units and office space. The plan includes purchasing property at 301 Pine St that will include approximately 20 market rate residential apartments and purchasing property at 317 North State Line Avenue for conversion to renovated office space.

On July 12th, 2017 the Council of Development Finance Agencies released their second report offering strategies for financing that follow up on the original comprehensive financing recommendations.

In December 2017, the Hotel Grim Lofts project was selected to present at 2017 National Brownfields Training Conference held on December 4-7, 2017 in Pittsburgh, PA. The presentation was titled "CDFA Brownfields Toolbox: Revitalization of the Iconic Hotel Grim."

On December 20, 2017, the City receives approval from the Texas Attorney General's Office for the HUD 108 Loan Guarantee Program Note for the Hotel Grim Lofts.

March 13th, 2018, members of the Hotel Grim development team visit Texarkana along with historic preservationists from Ogee Historic Preservation based in Austin, Texas work on historic tax credit documentation for the Hotel Grim Lofts.

On July 9th, 2018 members of the Hotel Grim development team visit Texarkana to provide a project update and timeline to the City Council.

Potential Options:

- Approve
- Deny

Fiscal Implications:

City of Texarkana, Texas

\$1,429,000 HUD 108 Loan Guarantee (less 2.59% HUD fee)

\$650,000 EPA Cleanup Loan

\$260,000 City Housing Fund Loan

\$2,339,000 Total Loan Package

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2018-083 RES Hotel Grim Lofts Expand Approval (DOCX)
- b. 2018-083 ATTH 01 HUD rvsd clean (DOCX)
- c. 2018-083 ATTH 02 EPA Loan rvsd v3 (DOCX)
- d. 2018-083 ATTH 03 Development Agrmt v7 rvsd clean (DOCX)
- e. 2018-083 ATTH 04 City Promissory Note rvsd final clean (DOCX)
- f. 2018-083 ATTH 05 DOT City Loan revised final clean (DOC)
- g. 2018-083 ATTH 06 Cohen-Esrey Grim SLP LLC Ks Filing Ltr (PDF)
- h. 2018-083 ATTH 06 Cohen-Esrey Grim SLP LLC Ks Filing Ltr (PDF)
- i. 2018-083 ATTH 07 Cohen-Esrey Grim SLP Texas Application (PDF)
- j. 2018-083 ATTH 07 Cohen-Esrey Grim SLP Texas Application (PDF)
- k. 2018-083 ATTH 08 GrimPresentation_762018 (PDF)
- l. 2018-083 ATTH 08 GrimPresentation_762018 (PDF)
- m. 2018-083 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review	
Completed	07/02/2018 3:12 PM		
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	07/02/2018 4:57 PM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	07/02/2018 5:02 PM		
City Manager	Shirley Jaster	City Manager Review	Completed 07/05/2018
8:07 AM			
City Council	Vicky Coopwood	Meeting	Pending 07/09/2018
6:00 PM			

City of Texarkana, Texas

Meeting History

RESOLUTION NO. 2018 - 083

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, REAFFIRMING APPROVAL AND SUPPORT OF THE PROJECT TO REDEVELOP THE GRIM HOTEL, EXPANDING PRIOR APPROVAL FOR USE OF COMMITTED FUNDS TO ANY PERSON OR ENTITY ALLYING WITH SARI AND COMPANY FOR THE PROJECT, AND AUTHORIZING THE CITY MANAGER TO SIGN ANY AND ALL LOAN DOCUMENTS OR OTHER DOCUMENTS NECESSARY FOR THE PROJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 2015-080, the City Council of the City of Texarkana, Texas supported the Hotel Grim redevelopment project and committed CDBG funding, EPA Revolving Loan funding and other funding municipal loan funds to Sari and Company for the redevelopment of the Grim Hotel; and

WHEREAS, by Resolution No. 2017-068, the City Council authorized the City Manager to enter into loan agreements with Grimm Lofts, LLC for the purpose of redeveloping the Grim Hotel; and

WHEREAS, the City Council intends by this resolution to reaffirm its approval and support of the redevelopment project, expanding prior approval to authorize use of the previously committed funds to include any person or entity allying with Sari and Company on the project, and authorizing the City Manager to execute any and all loan documents or other documents necessary for the project.

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

SECTION 1: The City Council reaffirms its approval and support of the project to redevelop the Grim Hotel and expands such approval to authorize use of the previously committed funds in Resolution No. 2015-080 to include any entity allying with Sari and Company on the project.

SECTION 2: The City Council expands the authority delegated to the City Manager in Resolution No. 2017-068 to execute any and all loan documents or other documents necessary for the project.

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

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

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

**THE CITY OF TEXARKANA, TEXAS
LOAN AGREEMENT WITH
GRIMM LOFTS, LLC
FOR ASSISTANCE WITH THE REMEDIATION AND RENOVATION OF THE GRIM PROJECT UNDER
SECTION 108 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS
AMENDED, 42 U.S.C. § 5308**

This Loan Agreement ("Agreement") is made this ____ day of _____, 2018, between The City of Texarkana, Texas ("Lender") or ("City"), a Texas home-ruled municipality having its principal place of business at 220 Texas Blvd, Texarkana, Texas 75501, and **Grimm Lofts, LLC** ("Borrower") or ("Developer"), a Texas limited liability company in good standing with the State of Texas, having its principal place of business at _____.

Definitions. Unless specifically provided otherwise or the context otherwise requires, when used in this Loan Agreement the following terms shall have the meaning ascribed. Capitalized terms that are not defined below shall have the meaning as defined in the Act or Regulations:

1. "Act" means the House and Community Development Act of 1974 and regulations promulgated there under.
2. "HUD" means the United States Department of Housing and Urban Development.
3. "Regulation(s)" or CDBG Regulation(s)" means the Community Development Block Grant Rules at 24 CFR Part 570 with guidance as provided, and or other federal regulations as specified.
4. "CDBG" or "CDBG Program" means the Community Development Block Grant Program.
5. "CDBG Funds" means funds provided to the City by HUD through the CDBG program pursuant to the Act.
6. "City" means the City of Texarkana, Bowie County, Texas.
7. "Section 108" or "Section 108 Program" means Section 108 of the Act conforming to CDBG Regulations at 24 CFR Part 570 Subpart M.
8. "Funds" or "Loan Funds" means the loan funds guaranteed by HUD in the maximum amount of \$1,429,000.00, loaned by HUD to the CITY then re-loaned by the CITY to Borrower in accordance with requirements of the Section 108 Program.

9. "Loan Amount" or "Loan" means the Section 108 Loan to Borrower in an amount not to exceed One Million Four Hundred Twenty-Nine Thousand and 00/100 dollars (\$1,429,000.00).
10. "Project" means the Grim Hotel redevelopment, remediation and renovation into commercial and residential use.
11. "Property" means the Project building, improvements to the building and all Project furnishings, fixtures, operating supplies and equipment, as well as the land consisting of the Project Site.
12. "Project Site" means where the Project is located as identified by legal description attached in **Schedule "____"** to this Agreement.
13. "Project Activities" means the construction, renovation and procurement of equipment and other components of the Project applied for by Borrower and tentatively approved by staff of the Lender in the form incorporated herein by reference and attached to this Agreement as **Schedule "A-1."** The Lender and Borrower acknowledge the items and associated costs listed on Schedule A-1 are estimates and are subject to change upon approval by staff of Lender, however, the value of all equipment and components purchased for the Project shall not change in any material manner as required by this Agreement.
14. "Appropriate Draw Request" means a complete and accurate invoice submitted to Lender by the appropriate representative of the Borrower as described in **Schedule "B"** of this Agreement, as applicable.
15. "Plans and Specifications" refers to those plans and specifications for the Project submitted to the City's Planning Department on _____, in written and digital form, together with such additional plans and specifications and all amendments and modifications thereof approved in accordance with the terms of this Agreement.
16. "Low-and-Moderate" refers the beneficiary or household income categories established by the CDBG program, which categories correspond to 50% or less of area median income (AMI) for "Low" income beneficiaries or households, and 51-80% of AMI for Moderate income beneficiaries.
17. "Low-and-Moderate Income Persons" ("L/M Income Persons") means the National Objective to be met by the Project as required by the CDBG Program. The Act provides in Section 104(b)(3) that the National Objective is to be achieved in the CDBG program by ensuring that each funded activity meets one of three named national objectives. Those three objectives are identified as: Benefiting Low-and-Moderate Income Persons;

Preventing or Eliminating Slums or Blight; and Meeting Urgent Needs. Section 102(a)(20) of the Act defines the term “low-and-moderate income persons” as families and individuals whose incomes are no more than 80 percent of the median income of the area involved. The “area involved” is determined for the CDBG program the same way it is determined for the Section 8 Housing program. The 80% of median income figure is determined by HUD based on a four-person family and is adjusted upward or downward for larger or smaller families.

18. “Low and Moderate Income Housing” or “LMI Housing” means housing provided for L/M Income Persons as defined above.
19. “Initial Project Completion” means funds have been expended for approved Project Activities, the Project is complete, and the Borrower has submitted to Lender documentation to meet the covenant requirements of this Agreement.
20. “Loan Documents” means and include the following documents:
 - (i) This Section 108 Loan Agreement;
 - (ii) The Deed of Trust and a collateral assignment thereof to HUD;
 - (iii) The Assignment of leases and rents to Lender and collateral assignment thereof to HUD ;
 - (iv) A title policy in a form acceptable to the Secretary;
 - (v) An appraisal of the Property as further described in this Agreement;
 - (vi) Other collateral document or security instrument executed or delivered as part of making the Loan to Borrower, for securing Borrower, for securing Borrower’s indebtedness to Lender, for ensuring Borrower’s performance under this Agreement and to secure the Lender’s financial investment in the Project and thereby the Lender’s upstream indebtedness to HUD.
21. “Note” or “Promissory Note” means the Section 108 – City of Texarkana, Texas and Grimm Lofts, LLC Variable/Fixed Rate Promissory Note executed by the Borrower, as further defined in this Agreement.
22. “Mortgage” means the instrument executed by Borrower in favor of the Lender evidencing the loan and security for repayment of the Loan which may also be referenced as a Deed of Trust, which shall be collaterally assigned to HUD, as further defined in this Agreement.
23. “UCC Filing” means filing of a UCC-1, Financing Statement in accordance with Article 9 of the Uniform Commercial Code, and using the proper form prescribed by UCC Section 1-9-521, which shall be filed of record at the office of the Bowie County Clerk in order to perfect the Lender’s security interest in the furnishings, fixtures, operating supplies and equipment purchased with the Loan Funds.

24. "LIBOR" (London Interbank Offered Rate) means (except in the case of manifest error) the rate of interest per annum based on US Dollars, which appears on the 2 Month Libor for the Date of Determination reported at Bankrate.com or if such rate does not appear, then the LIBOR Rate published in the Wall Street Journal (one-line or printed version) in the section titled the London Interbank Offered Rates – three months – (or any successor page or section); provided, if such LIBOR rate is not available on the Date of Determination, then the published 3 month LIBOR rate two London Banking Days before December 15.
25. "Program Income" is defined as gross income received by the CITY directly generated from the use of Loan Funds. For the purposes herein, revenue generated by activities financed by a loan guaranteed under Section 108 is not defined as program income at §570.705(b)(1) unless CDBG funds are used to repay any part of the guaranteed loan. When such a guaranteed loan is partially repaid with CDBG funds, the amount generated shall be prorated to reflect the percentage of CDBG funds used.
26. "Project Opening" means the official date that the Project is open for business to the general public and/or begins leasing residential lofts and commercial space.
27. "Project Stabilization" means when the residential component of the Project achieves a 65% or greater monthly rate of room occupancy for at least two consecutive months.
28. "Mortgaged Property" is the property covered by the required Mortgage or Deed of Trust and the personal property to be purchased and installed on the Property with the Loan Funds.
29. "Architect" shall mean **Name of Architect and address.**
30. "Permitted Liens" shall mean any mortgage, pledge, security interest, encumbrance, lien, charge, or other matter set forth in the lender's policy of title insurance to be issued to Lender insuring its interest in the Property arising under the Mortgage, and statutory liens which arise in the ordinary course of business and secure obligations of Borrower which are not yet due and not in default.

RECITALS

WHEREAS, Borrower has requested and Lender has approved the Loan; and

WHEREAS, the Loan is being provided to Borrower by the CITY solely upon the terms and conditions set forth herein; and

WHEREAS, the Funds for the Loan are provided to the CITY through the U.S. Department of Housing and Urban Development (HUD) Section 108 Loan Guarantee Program (Section 108 or Section 108 Program) and from no other source; and

WHEREAS, Section 108 is a subpart of the CDBG Program which allows the CITY to borrow private funds guaranteed by HUD subject to certain requirements provided for herein, with security provided by the CITY through a pledge of its current and future CDBG allocations as well as additional security provided by the Borrower, as defined herein under Article I, Section 1.6 of this Agreement; and

WHEREAS, the CITY shall be obligated to provide Loan Funds to Borrower only as the CITY receives Funds through the Section 108 program; and

WHEREAS, Lender has agreed to provide the Loan to Borrower exclusively for economic development of the Project, with the expectation that a minimum number of 20 residential lofts shall be leased to LMI qualified applicants; and

WHEREAS, Borrower is required to submit annual reports on the leasing of LMI housing in a manner and format satisfactory to the CITY as defined in **Schedule "C"** of this Agreement until such a time as the Low-and-Moderate Income Housing Requirement is met; and

WHEREAS, the Project Area meets the "special economic development" public benefit test that qualifies for Section 108 assistance pursuant to 24 CFR 570.209(b)(2)(v)(F) and (G); and

WHEREAS, Lender has agreed to provide a Loan to Borrower based on Borrower committing 20 of its residential lofts for LMI Housing, and the condition that the Loan funds are used specifically for construction, renovation and remediation of the Project;

WHEREAS, except as expressly set forth in this Agreement, Lender makes no commitment to provide additional financial assistance and assumes no obligation for other financing of the Project; and

WHEREAS, subject to the terms, provisions, covenants and agreements hereinafter set forth, the Lender has agreed to make the requested Loan to Borrower.

NOW, THEREFORE, in consideration of the mutual covenants contained here, and the Loan to be made hereunder, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Lender and the Borrower hereby covenant and agree as follows:

Scope of Work. As part of the CITY'S CDBG Program (CDBG), the Borrower shall undertake and complete the activities described in **Schedule "A"** attached hereto and incorporated as a part hereof by reference.

Grim/380 Loan Agrmt/final 180529

Duration of Agreement. The term of this Agreement shall correspond to the term of the loan provided by this Agreement, which is here established as **beginning on _____**, and extending through the maturity date (as defined below). Provisions of this Agreement subject to any federal or state requirements shall remain in effect for the loan term with record retention applicable for the designated period as described herein.

ARTICLE I THE LOAN

1.1.1 The Loan. The Lender agrees to lend to the Borrower, and the Borrower agrees to borrow from the Lender, the Loan Amount (as defined above) in one or more disbursements, subject to the conditions set forth in this Agreement. Borrower shall have the right to receive Loan Funds only pursuant to the terms and conditions of this Agreement and in accordance with the Act and applicable Regulations. If for any reason, the anticipated sources of Loan Funds from HUD should become unavailable to Lender, Lender shall, within a reasonable period of time not to exceed ten (10) Business Days, notify Borrower in writing, and Lender shall be released from all liability for that portion of the Loan Funds to be provided to Borrower by Lender under this Agreement. This Loan shall be evidenced by the Note. This Loan Agreement and the Note shall be in a form acceptable to the Secretary. The amount of principal and/or interest payable under the Note during the twelve-month period beginning July 1 of each year and ending on June 30 of the next succeeding year shall be equal to or greater than the amount of principal and/or interest payable under the Lender's Note with HUD for the corresponding period. The Note shall not be subject to redemption or repayment earlier than the earliest possible redemption date under the terms of the Lender's Note with HUD.

1.1.2 Loan Term. The Loan shall be for a term of twenty (20) years, with the initial five (5) years consisting of payments of interest only and the remaining 15 years of the term consisting of payments of principal and interest on a cash flow basis.

1.2 Amortization Term. The calculation for the payment of Principal and Interest during the Loan Term shall be based on a term of twenty (20) years.

1.3 Payment Frequency. Monthly payments of interest only for the first five (5) years shall be paid, with the remaining fifteen (15) years consisting of monthly payments of principal and interest.

1.4 Variable Rate of Interest. From and including the date of each Advance to but excluding the earlier of (i) the Conversion Date, and (ii) the date of redemption or prepayment of such Advance pursuant to Section I.D. below (each such date of redemption or prepayment, a "Prepayment Date") interest shall be paid quarterly at a variable interest rate (as set forth below) on the unpaid principal balance of each Advance on the first day of each February, May, August and November

(each, an "Interim Payment Date"), commencing on the first Interim Payment Date after the initial Advance is made under this Note. Interest also shall be paid on each applicable Conversion Date, Prepayment Date or Principal Due Date. The amount of interest payable on each Interim Payment Date will represent interest accrued during the three-month period ending immediately prior to such Interim Payment Date, or in the case of the first Interim Payment Date following each Advance that is not made on an Interim Payment Date, the period from and including the date of such Advance to but excluding the first Interim Payment Date following such Advance. The amount of interest payable on this Note's Conversion Date, Prepayment Date, or on any Principal Due Date that precedes such Conversion Date will represent interest accrued during the period from the last Interim Payment Date to such Conversion Date, Prepayment Date, or Principal Due Date, respectively.

The initial variable interest rate for each Advance will be set on the date of such Advance and will be equal to 20 basis points (0.2%) above the Applicable LIBO Rate (as hereinafter defined) and thereafter will be adjusted monthly on the first day of each month (each, a "Reset Date") to a variable interest rate equal to 20 basis points (0.2%) above the Applicable LIBO Rate (such interest rate, as reset from time to time, the "Standard Note Rate"). If the Conversion Date for this Note has not occurred by the March 1 following the initial Advance under this Note, then the terms of Appendix A shall be used to set the variable interest rate. If the Fiscal Agent does not receive notice of either a Negotiated Special Interest Rate or Holder Determined Special Interest Rate (as defined in Appendix A attached hereto) from the Secretary or Holder, respectively, by the times specified in Appendix A to this Note, then the Standard Note Rate shall apply for the period to which such Negotiated Special Interest Rate or Holder Determined Special Interest Rate would otherwise apply. The Fiscal Agent may conclusively rely on any such notice as to the correctness of any matters set forth therein. Appendix A shall be inapplicable to this Note on or after the Conversion Date.

"LIBO Rate" for any given Business Day means, except in the case of manifest error, the interest rate per annum published on that day in the Eastern Edition of The Wall Street Journal or any successor publication ("WSJ"), published by Dow Jones & Company, Inc., in the section titled "Money Rates" (or any successor section) and opposite the caption "London Interbank Offered Rates (LIBOR) -- three months" (or any successor caption). If such rate does not appear in WSJ on a given Business Day, for each interest period, the LIBO Rate shall be the interest rate, converted to a bond-equivalent yield basis, for deposits in U.S. dollars for three months which appears on Telerate Page 3750 or such other page as may replace Page 3750 on that service or such other service or services as may be nominated by the British Bankers' Association for the purpose of displaying such rate (together, "Telerate Page 3750") as of 11:00 a.m., London time, on the day (the "Determination Date") that is two London Banking Days preceding the relevant Reset Date or Advance. If such rate does not appear on Telerate Page 3750 on such Determination Date, such rate shall be obtained from the Reuters Screen ISDA Page as of 11:00 a.m., London time, on such Determination Date. If, in turn, such rate does not appear on the Reuters Screen ISDA Page on such Determination Date, the offered quotation from each of four reference banks (expressed as a percentage per annum) as of approximately 11:00 a.m., London time, on such Determination Date for deposits in U.S. dollars to prime banks on the London interbank market for a 3-month period,

commencing on the Reset Date or date of such Advance, shall be obtained. If at least two such quotations are provided, the LIBO Rate for such Reset Date or date of such Advance will be the arithmetic mean of the quotations, rounded to five decimal places. If fewer than two such quotations are provided as requested, the LIBO Rate for that Determination Date shall be the rate for the most recent day preceding such Determination Date for which the LIBO Rate shall have been displayed on Telerate Page 3750. The LIBO Rate for any interest period shall be converted to a bond-equivalent yield basis by multiplying such rate by the actual number of days in such interest period and dividing that number by 180.

"Applicable LIBO Rate" means: (1) with respect to the initial interest rate for the first Advance hereunder, the LIBO Rate two London Banking Days before the date of such first Advance; (2) with respect to the initial interest rate for any subsequent Advance made before the first Reset Date, the interest rate borne by the first Advance; (3) with respect to the initial interest rate for any subsequent Advance made after the first Reset Date, the LIBO Rate two London Banking Days before the immediately preceding Reset Date; and (4) with respect to the subsequent interest rate at any Reset Date for any Advance, the LIBO Rate two London Banking Days before such Reset Date.

"London Banking Day" means any day in which dealings in deposits in United States dollars are transacted in the London interbank market. Interest payable on or before the Conversion Date shall be calculated on the basis of a 360-day year and the actual number of days lapsed."

- 1.5 **Repayment.** Borrower hereby promises to pay to Lender all unpaid principal, accrued and unpaid interest and any other amounts due hereunder. On or before the anniversary date of execution of this agreement, during the first five (5) years of the Loan Term, Borrower shall make annual payments of interest only. Beginning with the sixth (6th) year of the Loan Term, the Borrower will be obligated to pay annual payments of accrued interest and principal payments over the amortization schedule as determined on an annual basis subject to the variable interest rate described in paragraph 1.4 above. Payments shall be amortized over a twenty year period starting on the date of even date herewith.
- 1.6 Notwithstanding anything to the contrary, principal shall be payable solely from Borrower's "Operating Cash Flow" remaining after payment of Borrower's operating expenses ("Remaining Cash Flow"). The amount of each particular annual payment required for a particular annual payment date hereunder shall be equal to Remaining Cash Flow computed for the calendar year immediately preceding such particular annual payment date. The final payment shall be for the balance of principal and interest due and unpaid.
- 1.7 Borrower's failure to pay any sum when due under this Loan Agreement and the continuation of such failure for ten (10) days after Borrower's receipt of written notice

from Lender shall constitute a default under this Loan Agreement. Upon such occurrence, this Loan Agreement and the Loan Documents shall be considered in default and Borrower shall work with Lender to remedy the default per provisions of this Loan Agreement and shall be subject to any penalties and interest levied upon the Lender by HUD.

During the existence of any such default, Lender may apply payments received on any amount due under this Loan or under the terms of the Agreement or any instrument now or hereafter evidencing or securing such indebtedness as Lender may determine. Borrower agrees to pay a late charge in an amount equal to three percent (3%) of each monthly payment of principal and/or interest, which is not received by Lender within fifteen (15) days after each due date for the purpose of deferring Lender's additional costs and expenses of collection. Lender agrees that if, and as often as, this Loan Agreement is placed in the hands of an attorney for collection or to defend or enforce any of the Lender's rights under this Loan Agreement, or under any instrument securing payment of this Loan, Borrower shall pay Lender's reasonable attorney's fees and all court costs and other reasonable expenses incurred in connection therewith.

1.8 Other Financing. Lender acknowledges that Borrower is obtaining other financing secured by a mortgage on the Property for the purchase, renovation and remediation of the development of the Project, including a purchase of fixtures, furnishings and equipment, and the expenditure of certain soft-costs to be purchased with the Loan Funds.

1.9 Documents and Security for the Loan. HUD has required the Lender to obtain certain security and related documents for this Loan. Borrower shall provide the following as documents as security for this Loan.

1.9.1 Mortgage ("Mortgage"). Borrower shall mortgage the Property to Lender, which Mortgage shall only be subordinate to a Mortgage of primary lender. The Mortgage shall be in the form of Exhibit A. The Mortgage shall include all buildings, structures, fixtures, additions, accessions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on such real property (collectively the "**Property**"). Pursuant to the Mortgage, Borrower shall pledge the Property, and all other rights of Mortgagor relating to the Property, all building materials and supplies, improvements, fixtures and other equipment located from time to time on, under or about the Property, together with any alterations, additions and improvements thereto and all restorations and replacements thereof hereafter made from time to time; all estates, easements, interests, licenses, tenements, hereditaments, appurtenances, rights and rights of way, public or private, pertaining, belonging or otherwise relating to the Property; all insurance proceeds and any judgments, settlements, awards and other payments, including interest thereon, which may

be made in respect of the Property, as a result of damage to or destruction of the Property, the exercise of the right of condemnation or eminent domain over any interest in the Property, or any other injury to or decrease in the value of the Property; all franchises, permits, licenses and other rights therein respecting the use, occupation or operation of the Property or the activities conducted thereon or thereabout; all rents, income, deposits and other benefits arising out of or otherwise related to the Property and all leases on or affecting the Property, and any security deposits, contract rights, general intangibles, actions, rights of action, and unearned insurance premiums relating to such leases or the Property; and all accessions to, substitutes for, and all modifications, replacements, renewals, products and proceeds of any of the foregoing.

- 1.9.2 Collateral Assignment of Leases and Rents.** Borrower shall provide to Lender a collateral assignment of any and all rights, titles and interests of the Borrower (a Collateral Assignment of Leases and Rents) in and to any leases of commercial and residential space in the Property. The collateral assignment of such rights, titles, and interests of the Borrower shall be in a form acceptable to the Secretary of HUD and shall be subject to a collateral assignment to HUD.
- 1.9.3 Mortgage Title Policy.** Borrower shall provide at its expense a mortgage title policy, issued by a company and in a form acceptable to the Secretary of HUD, naming the Lender and HUD as insured parties. The policy must either include in the definition of the insured each successor in ownership of the indebtedness secured by the mortgages or be accompanied by an endorsement of the policy to the Secretary of HUD and to the Lender.
- 1.9.4 Appraisal.** Borrower shall provide at its expense an appraisal of the Property specifying a fair market value of the completed Project that is not less than one-hundred twenty-five percent (125%) of the principal balance of the outstanding balance on other indebtedness secured by a mortgage lien of senior or equal priority on the Property. The appraisal shall be completed by an appraiser who is certified by the state and has a professional designation (such as "SRA" or "MAI") and shall conform to the standards of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 ("FIRREA"). Subject to the approval of HUD, Lender acknowledges that in compliance with this provision, the Borrower has submitted an appraisal that meets the minimum criteria set forth above.
- 1.9.5 Survey.** Borrower shall submit a certified survey with a legal description of the real property.
- 1.10 Instruments of Indebtedness.** Borrower shall execute and deliver to Lender the following documents: (i) a Promissory Note; and (ii) Mortgage in the form of **Exhibit A**, attached hereto, covering the Project and Project Site and, at its own expense, file said mortgage of at the office of the Bowie County Clerk, delivering the original to Lender.

- 1.11 Performance Requirements.** Borrower shall perform all covenants and agreements contained herein. Borrower shall timely make repayment of Borrower's indebtedness to Lender, and shall ensure that performance of Borrower's obligations under this Agreement be secured by the Note, Mortgage, and other documents required by HUD as executed and delivered as part of making the Loan.
- 1.12 Priority.** Borrower agrees that at all times, until full repayment of the Loan, the Lender shall maintain no less than a second priority mortgage on the Property, subordinate only to a first lien by Borrower's primary lender, its assigns or successors in interest.
- 1.13 Call Provision.** In addition to Lender's right to demand repayment of the Loan per other provisions of this Article I, Lender may also call the Loan immediately due and payable if at any time during the term of the Loan, without Lender's prior written approval:
- (a) Borrower conveys, sells, transfers or assigns all or any substantial part of its interest in the Property or Development, whether voluntarily or involuntarily, or by the operation of law, unless otherwise excepted in this Agreement.
 - (b) There occurs any default under the Note and Mortgage, this Agreement or the Loan Documents which is not remedied in full within any curative period provided.
- 1.14 Indemnity – Hold Harmless.** Except to the extent caused by the gross negligence or willful misconduct of Lender, Borrower shall indemnify and hold Lender, its elected and appointed officials and any employees, attorneys, or representatives harmless from all claims and actions of any person or entity against Lender cause by any acts of omissions of Borrower and arising out of or connected with the Loan Documents, the Project Site and/or Project Development or arising out of Borrower's breach of this Loan Agreement or any of the Loan Documents, including the cost of defense using counsel approved by Lender. Notwithstanding anything contained herein to the contrary, the foregoing indemnification given by Borrower to Lender shall not be effective or enforceable against Borrower unless: 1) Lender gives Borrower written notice of any such claims or actions of said person or entity made against Lender within ten (10) working days of Lender's written notice of such claims or actions, and 2) Lender does not commence or enter into any settlements or negotiations of settlement with any person or entity relating to the matters covered by Borrower's indemnification without Borrower's prior written consent. If Borrower fails to defend or perform its obligations under this indemnification within ten (10) days after written request by Lender, Lender may settle, commence, appear in or defend any action or proceeding purporting to affect the rights, duties or liabilities of the parties to the Loan Documents, or the Project Site or the Project and Borrower shall pay all of Lender's costs and expense incurred on demand. This section shall survive execution, delivery and performance of the Loan Documents.

No approved assignment of any interest or other agreement shall place the responsibility for the control, care, management or repair of the Property upon Lender, nor make Lender liable for any negligence or other tortious conduct, whether by Lender or any

other Person, with respect to the management, operation, upkeep, repair or control of the Property resulting in injury, death, property or other damage or loss of any nature whatsoever.

ARTICLE II EXECUTION AND CONDITIONS

- 2.1 Closing.** Execution of the Loan and Loan Documents, by both parties subject to this Agreement, shall serve as an informal loan closing unless counsel for the parties agree in writing to a location, date and time for a formal loan closing.
- 2.2 Conditions Precedent to Closing.** Lender's obligations to enter into and perform its duties under this Agreement or the Loan Documents shall be to the full and complete satisfaction of the following conditions:
- 2.2.1 Documents.** Lender shall have reviewed and approved of each of the following documents which shall be duly authorized, executed (and where appropriate, acknowledged), and all delivered by the parties thereto: this Loan Agreement, the Note, the Mortgage, and any and all other documents as Lender may deem reasonably necessary regarding the Loan.
- 2.2.2 Evidence of Authority.** Borrower agrees to provide to Lender evidence satisfactory to Lender that Borrower and the persons signing for Borrower have the capacity and authority to execute and deliver the Loan Documents for Borrower.
- 2.2.3 Liability Insurance.** Borrower shall, for so long as the Loan Documents remain in effect, at its own cost and expense, carry and maintain general public liability insurance against claims for bodily injury, personal injury, death or damage occurring, arising out of or in connection with the occupancy of the Project. The limits of liability insurance shall not be less than Five Million Dollars (\$5,000,000.00) combined single limit personal injury and property damage insurance or aggregate insurance in a total amount sufficient to cover damages to all property held by Borrower. The insurance required above shall be issued by an insurance company or companies authorized to do business within Texas. Lender shall be named as an additional insured on all such policies, and any such policy or policies shall be primary to any other valid and collectible insurance. Borrower shall provide Lender with a certificate of coverage and shall provide copies of policies of property damage and public liability insurance upon request.
- 2.2.4 Hazard Insurance.** Borrower shall maintain in force, at Borrower's expense, fire and extended coverage insurance on the Project Site and all improvements in an amount equal to 100% of the replacement value of the Project Site. Such policy shall name Lender as an additional insured.

ARTICLE III CONDITIONS PRECEDENT TO FUND ADVANCES

3.1 Conditions Precedent to Initial Draw of Funds. Lender's obligation to pay Loan Funds is subject to Borrower submitting the required forms and in the required manner and format as described in **Schedule "B"** (attached hereto) and to Borrower's compliance with the terms of **Article II** above, and said obligation is subject to Lender's receipt of the following documents and satisfaction of the following conditions precedent:

- (a) *Environmental Review.* Lender shall have completed the Environmental Review under 24 CFR Part 58, shall have received Notice of Release of Funds from HUD and shall have completed a site-specific environmental review prior to Borrower starting the Project Activities and prior to the availability of Funds under this Agreement. Availability of Loan Funds is conditioned on the Lender's determination to proceed with, modify or cancel any project activity based on the results of the site-specific environmental review. Borrower does not assume the Lender's environmental responsibilities, if any, but shall be responsible to the Lender for providing sufficient project information to assure compliance with Environmental Review Record regulations and the Lender's Environmental Review Procedures prior to commencing activity. For purposes of this Agreement the Lender has adopted the procedures set forth in 24 CFR Part 58 as its Environmental Review Procedures.
- (b) A final detail budget for all items or services to be purchased with the Funds.
- (c) Receipt by Lender of any other documents and assurances as it may reasonably request which are required by any federal, state or county regulatory agency which requests Lender to provide such documents or assurances;
- (d) Lender shall have received and have in its possession sufficient Funds to fund the draw request of the Borrower;
- (e) No condition of subsequent payments shall be breached regarding the first payment;
- (f) Receipt by Lender of an Appropriate Draw Request covering the sum(s) to be paid, which sum shall be in proportion to other funds secured for the Project completion;
- (g) Borrower shall provide to Lender existing Loan commitments from an institutional or individual lender(s) or equity investor(s) which shall be in a form and in an amount satisfactory to Lender for development of the Project;

3.2 Conditions Precedent to Subsequent Draws. Subsequent draws shall be subject to satisfaction of the conditions of and in the required format as described in **Schedule "B"** attached hereto.

ARTICLE IV BORROWER LOAN COVENANTS

Throughout the term of this Agreement, and for so long as Loan Documents remain in effect, and until the Loan is fully paid or the terms otherwise satisfied, Borrower covenants and agrees:

4.1 General. After the date hereof and for so long as any amount remains unpaid on the Loan, or for so long as any commitment exists to extend credit, or for so long as Loan Documents remain in effect, Borrower covenants and agrees it will comply with the following:

- (a) Promptly pay the amount owed when the same becomes due;
- (b) Have rights to and continuously maintain and operate the Project as commercial space and residential lofts as contemplated;
- (c) Preserve and keep in force and effect its existence as a limited liability company in good standing in Texas;
- (d) Maintain, preserve and keep the property and the Project Site and equipment thereon in good repair, working order and condition, and timely make all needed and proper repairs, renewals, replacements and additions thereto so at all times the efficiency, habitability and use shall be fully preserved and maintained;
- (e) Obtain and maintain the insurance required by this Agreement, and upon written request by Lender, Borrower shall provide to Lender with proof, satisfactory to Lender, that said insurance is in full force and effect;
- (f) Borrower must achieve Initial Project Completion within thirty-six (36) months of the date of this Agreement and shall have submitted, in a form acceptable to the Lender all documentation required by the Lender and HUD to document the Initial Project Completion, and furthermore, the Borrower shall thereafter submit to the Lender documentation required by HUD and the Lender for the Section 108 assistance for which continued compliance and monitoring is required. The documentation shall be in a format satisfactory to Lender;

(g) Borrower acknowledges and agrees with the required certifications set forth in **Schedule G**.

4.2 Payment of Obligations. Borrower shall pay all indebtedness, taxes and other obligations pertaining to the Project or Project Site for which it is liable before they become delinquent.

4.3 Changes to Project. There shall be no material change to the originally approved design as provided in the approved Plans and Specifications, or to the budget of the Project, without at least 30 days' notice by Borrower to Lender and within thirty (30) days after written approval of the Lender is given. If additional approvals are required from HUD, the Secretary or the appropriate governmental authorities, the Borrower shall not make changes to the approved Project design, budget, agreements or security to loan indebtedness until those approvals are obtained.

4.4 Compliance with Laws and Regulations. All work performed in connection with Borrower's development of the Project and Borrower's use of the Loan Funds shall comply with the Act and all other applicable laws, ordinances, rules and regulations of federal, state, county or municipal governments or agencies, in particular, the National Environmental Protection Act and other related authorities, and Section 3 requirements of the Housing and Urban Development Act of 1968 relating to the provisions of opportunities for low-income persons. Borrower shall comply with all cross-cutting requirements applicable to the use of Funds on the Project with particular attention to the following:

4.4.1 Title VI of the Civil Rights Act. No person may be excluded from participation in, denied the benefits of, or subjected to discrimination under any program or activity receiving federal financial assistance on the basis of race, color, or national origin. Borrower shall exercise no action that is contrary to Public Law 88-352 (Title VI) or Public Law 90-284 (Fair Housing Act) with the activities conducted with the federal financial assistance provided under this Loan. Borrower shall maintain complete records on all applicants, and disposition of such applications to assure compliance with this section.

4.4.2 Section 3 Compliance. Borrower shall comply with Section 3 of the Housing and Urban Development Act of 1968, as amended, as applicable. Certain Section 3 provisions are attached and labeled as **Schedule "F"** to this Agreement. Borrower shall apply the Section 3 provisions to employment contracts and shall include the provisions for Section 3 compliance in each subcontract in excess of \$100,000 or more.

4.4.3 Executive Order 12658. The Order requires that the hourly minimum wage paid by contractors or subcontractors to workers performing on federal contracts or

contracts funded with federal funds must be (i) \$10.10 per hour, beginning January 1, 2015; and (ii) beginning January 1, 2016, and annually thereafter, an amount determined by the Secretary of Labor. All contracts, including lower-tier subcontracts, must specify, as a condition of payment, that the minimum wage to be paid to workers, including workers whose wages are calculated pursuant to special certificates issued under 29 U.S.C. 214(c),¹ in the performance of the contract or any subcontractor thereunder, shall be at least \$10.10 per hour beginning January 1, 2015.

4.4.4 Davis-Bacon and Related Acts (DBRA).

- (1) Funds can be used to finance activities other than “construction work” which may not trigger Davis-Bacon requirements. For example, Funds can finance real property acquisition, purchase of equipment, architectural and engineering fees, other services (e.g., legal, accounting, construction management), and non-construction items such as furniture, business licenses, real estate taxes, and tenant allowances for such items.
- (2) Funds used to finance fixtures, furnishings, operating supplies or equipment may trigger Davis-Bacon Requirements if the contract involves both the purchase and installation and such installation involves more than an incidental amount of construction work meaning it is 13% or less of the total contract cost of the purchased/financed equipment.
- (3) Legal, Accounting, Architectural, Design, Engineering or Construction Management services do not trigger Davis-Bacon requirements if obtained under a contract separate from the construction contract.
- (4) Funds used to finance “construction work” may not trigger Davis-Bacon Requirements. For example, all contractors and subcontractors performing “construction work” on federal contracts in excess of two-thousand dollars (\$2,000.00) (and contractors or subcontractors performing on federally assisted contracts under the related Acts) do trigger Davis-Bacon Requirements, except with respect to CDBG funded contracts for the rehabilitation or construction or residential property containing less than eight (8) units.
- (5) Contracts or subcontracts subject to Davis-Bacon must incorporate form HUD-4010 or the explicit language contained in form HUD-4010 within each contract or subcontract.
- (6) Contractors and subcontractors subject to Davis-Bacon must pay their laborers and mechanics not less than the prevailing wage rates and fringe

benefits listed in the contract's DBRA wage determination for corresponding classes of laborers and mechanics employed on similar projects in the area. DBRA labor standard clauses must be included in covered contracts.

- (7) Apprentices may be employed at less than predetermined rates if they are in an apprenticeship program registered with the Department of Labor or with a state apprenticeship agency recognized by the Department. Trainees may be employed at less than predetermined rates they are in a training program certified by the Department.
- (8) Contractors and subcontractors on prime contracts in excess of one hundred thousand dollars (\$100,000.00) are required, pursuant to the Contract Work Hours and Safety Standards Act, to pay employees one and one-half times their basic rates of pay for all hours over forty (40) worked on covered contract work in a workweek. Covered contractors and subcontractors are also required to pay employees weekly and to submit weekly certified payroll records to the contracting agency.
- (9) Every employer performing work covered by the labor standards of the DBRA must post the WH-1321 "Employees Rights Under the Davis-Bacon Act" poster at the site of the work in a prominent and accessible place where it may be easily seen by employees. There is no particular size requirement. The wage determination must be similarly posted.
- (10) Contractors must maintain payroll and basic records for all laborers and mechanics during the course of the work for a period of three years thereafter. Records to be maintained include:
 - (a) Name, address and Social Security Number of each employee;
 - (b) Each employee's work classifications
 - (c) Hourly rates of pay, including rates of contributions or costs anticipated for fringe benefits or their cash equivalents
 - (d) Daily and weekly number of hours worked
 - (e) Deductions made (using deduction approval forms)
 - (f) Actual wages paid
 - (g) If applicable, detailed information regarding various fringe benefit plans and programs, including records that show that the plan or program has been communicated in writing to the laborers and mechanics affected
 - (h) If applicable, detailed information regarding approved apprenticeship or trainee programs.

- 4.5 Inspections.** Lender and its designee or representatives shall have the right at all reasonable times during regular business hours (and any time in the event of an emergency) to enter upon the Project Site and inspect the Project(s) to determine that the same is in conformity with this Agreement, the Act and all laws, ordinances, rules and regulations applicable to the Project and Borrower's use of the Loan Funds. Lender and its designee or representatives may examine and copy all books, records and other papers relating to the Project and Borrower's use of the Loan Funds to ensure Borrower's compliance with the Act and applicable regulations.
- 4.6 Audits and Financial Reports.** Under federal regulations at 1 CFR 200.501, Non-federal entities that expend \$750,000 or more in federal awards in any year shall have a single or program audit conducted by a public accountant, which meets the general standards specified in generally accepted governmental auditing standards (GAGAS).
- 4.7 Notification to Lender of Litigation or Complaints.** Borrower shall immediately notify Lender in writing of all material proceedings, litigation or claims which may adversely affect Borrower's rights to any part of the Project or Project Site, and of all complaints or charges made by governmental authority affecting the Project, Project Site, or Borrower which may require material changes in the development of the Project or use of the dwelling(s) constructed.
- 4.8 Further Assistance.** Borrower shall upon request of Lender take or cause to be taken any action, execute, acknowledge, deliver or record any further documents, opinion, or other instruments or obtain such additional insurance as Lender is required to do or obtain by HUD or other federal, state or county regulatory agency or which Lender reasonably determines are required to carry out the intent of the Secretary, Lender and Borrower under the Loan Documents. Upon the nonoccurrence of any of the foregoing, Lender may declare an Event of Default and exercise its rights and remedies under Article V herein below.

ARTICLE V DEFAULT AND REMEDIES

- 5.1 Event of Default.** The occurrence of any of the following events and failure to cure within stated periods shall constitute an Event of Default:
- (a) Failure to spend Loan Funds for eligible and approved cost items;
 - (b) Failure of Project to produce the required number of LMI housing to qualify for the Loan Funds;
 - (c) Any default by Borrower in the repayment of any indebtedness owed to Lender under the Loan Documents for any purpose or reason, which is not paid in full within thirty (30) days from the date the debt is due and payable;

- (d) Any breach by Borrower of the non-monetary representations, warranties, covenants and conditions of this Agreement or the Loan Documents, which is not cured by Borrower to Lender's reasonable satisfaction within sixty (60) days from the receipt of written notice thereof. If a non-monetary breach or default by Borrower occurs that is outside of the control of Borrower and which cannot be cured within sixty (60) days, Borrower shall have commenced to cure its breach or default within said sixty (60) days and thereafter diligently proceed to cure its breach or default. Notwithstanding anything to the contrary herein, any violation, breach or default by Borrower of the Act or any laws, ordinances, rules or regulations applicable to the Project, the Project Site or Borrower's use of the Loan Funds not cured within the applicable period shall constitute an Event of Default;
- (e) Any breach by Borrower of the non-monetary representations, warranties, covenants and conditions of this Agreement applying to HUD or federal laws and related regulation requirements which cannot be cured by the Borrower within ten (10) working days from receipt of written notice;
- (f) Any written representation, warranty or disclosure made to Lender by Borrower which proves to be materially false or misleading as of the date when made, whether or not such representation or disclosure appears in this Agreement or the Loan Documents;
- (g) Any material deviation in carrying out the Project without the prior written approval of Lender that is not corrected within thirty (30) days after receipt of written notice from Lender to Borrower;
- (h) Filing a petition in bankruptcy or for reorganization under any bankruptcy or insolvency law by or against Borrower or filing an application for receiver or trustee for all or a portion of the Project or the Project Site, which is not dismissed within ninety (90) days, or if Borrower makes an assignment for the benefit of creditors or becomes insolvent or cannot pay its debts as they mature, or any attachment or execution is levied against all or a portion of the Project or the Project Site and is not discharged within ninety (90) days; and/or
- (i) Failure by Borrower to defend, indemnify and/or hold harmless Lender pursuant to this Loan Agreement.

5.2.1 Remedies. Upon the occurrence of an Event of Default, Lender may, besides any other remedies which Lender may have or under the Loan Documents or by law, at its option without prior demand notice, take any or all of the following actions:

- (a) Immediately terminate any further advance of Loan Funds; and/or

- (b) Declare the Note immediately due and commence collection proceedings against Borrower, and/or foreclose the Mortgage. Lender may exercise Lender's rights under the law without first commencing foreclosure proceedings against the Property if Lender so elects. Any such election by Lender to exercise Lender's rights shall not prohibit Lender from simultaneously or thereafter foreclosing upon the Property or exercising any other rights available to lender hereunder or at law or in equity.

5.2.2 All remedies of Lender provided for herein and in any other of the Loan Documents are cumulative and shall be in addition to all other rights and remedies provided by law. The exercise of any right or remedy by Lender shall not constitute a cure or waiver of default hereunder or under any other of the Loan Documents or invalidate any act done under any notice of default, or prejudice the Lender in the exercise of any of its rights hereunder or under any other Loan Documents unless, in the exercise of said rights, the Lender shall solely realize all amounts owed to it.

5.2.3 Notwithstanding anything to the contrary contained in this section, the Lender agrees to look solely to: (i) the Borrower's interest in the Property and/or (ii) the Borrower's interest in the personal property purchased with Loan Funds; all of which are provided for by the Note, the Mortgage, or any other Loan Documents, as security for payment of the indebtedness and for the performance of the provisions required by the Borrower under this Agreement. Nothing contained herein shall impair any lien or security interest securing payment of the indebtedness owing to the Lender or otherwise limit or restrict the rights of the Lender regarding the Lender regarding the Project or any other collateral.

ARTICLE VI NOTICE REQUIREMENTS

Any notice, request, demand, consent, confirmation or other communication hereunder shall be in writing and delivered (a) in person, by messenger or overnight courier; (b) by registered or certified mail, return receipt requested and postage prepaid; or (c) by facsimile, to the applicable party at its address or facsimile number set forth below, or at such other address or facsimile number as such party hereafter may designate as its address for communications hereunder by notice so given. Such notices and communications shall be deemed delivered upon receipt (or refusal to accept delivery); provided that all notices and communications sent by facsimile shall also be evidenced by the facsimile machine's confirmation identifying the recipient's facsimile number and transmission; and provided further that all notices or other communications sent by facsimile shall also be delivered by another means permitted under this Article.

If to Borrower: Grimm Lofts, LLC
 Attn:
 Address
 Address

With a copy to:

To Lender: City of Texarkana, Texas
 Attn:
 Address
 Address

With a copy to:
 Atchley, Russell, Waldrop & Hlavinka LLC
 Attn: Jo Thomason
 1710 Moores Lane
 Texarkana, TX 75503

ARTICLE VII OTHER REQUIREMENTS

- 7.1 24 CFR 570.602 Section 109 of the Act.** Section 109 of the Act requires that no person in the United States shall on the grounds of race, color, national origin, religion, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program receiving federal financial assistance made available pursuant to the Act. Section 109 also directs that the prohibitions against discrimination on the basis of disability under Section 504 shall apply to programs or activities receiving federal financial assistance under Title I programs. The policies and procedures necessary to ensure enforcement of Section 109 are codified in 24 CFR Part 6.
- 7.2 24 CFR 570.608 Lead-based paint.** The Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C 4851-4856), and implementing regulations at part 35, subparts A, B, J, K, and R of this part apply to activities under this Agreement.
- 7.3 24 CFR 570.603 Labor standards.** Section 110(a) of the Act contains labor standards that apply to non-volunteer labor financed in whole or in part with assistance received under the Act. In accordance with Section 110(a) of the Act, the Contract Work Hours and Safety Standards Act (40 U.S.C. 327 *et seq.*) also applies.
- 7.4 DUNS and CCR:** Developer shall comply with requirements of the Office of Management and Budget (OMB) concerning the Dun and Bradstreet Universal Numbering System (DUNS) and the Central Contractor Registration (CCR) database, and the federal Funding Accountability and Transparency Act, including Appendix A to Part 25 of the Financial Assistance use of Universal Identifier and Central Contractor Registration, 75 Fed. Reg. 55671 (Sept. 14, 2010) (to be codified at 2 CFR part 25) and Appendix A to Part 170 of the requirements for federal Funding Accountability and Transparency Act Implementation, 75 Fed. Reg. 55663 (Sept. 14, 2010) (to be codified at 2 CFR part 170).

ARTICLE VIII THE PROPERTY

8.1 Legal Description, Assessor Number and Address:

See **Schedule F** to this Agreement.

8.2 Title to Property and Other Representations and Warranties. Borrower represents and warrants to and covenants with Lender that: (a) Borrower, as Mortgagor of the Mortgage executed in favor of the Lender, possesses an irrevocable interest in the Property and has good and marketable title to the Property, as demonstrated by the title policy; (b) Borrower owns the improvements and personal property purchased with the Loan Funds located on the Property and has good and marketable title to such improvements; (c) the Property is free of all liens, encumbrances, adverse claims and other defects of title whatsoever, except for liens created pursuant to the required Mortgage; (d) Borrower does hereby and shall forever warrant and defend Borrower's title to and interest in the Property and the validity and priority of the lien of the required Mortgage executed as one of the Loan Documents against all claims and demands whatsoever of any Person; (d) any improvements hereafter to be constructed, renovated or rehabilitated on the Property shall be in compliance with all applicable zoning and building codes, ordinances and regulations and shall lie wholly within the boundaries of the Property; (f) there are no actions, suits or proceedings pending or threatened against or affecting Borrower, as Mortgagor of the Mortgage, or the Property; and (g) Borrower has the good and unrestricted right, full power and lawful authority to subject the Property to the required Mortgage.

8.3 Property insurance. Borrower shall furnish Lender, at Borrower's cost and expense, with evidence of builder's risk or comparable property insurance which indemnifies and insures Borrower against damage or theft to the building(s) or personal property while the Project is under development using funds provided by this Agreement. The policy shall contain coverage that protects against physical loss or damage to the building, materials, fixtures and/or equipment being used in rehabilitating/constructing/outfitting the Project. Following construction, and through the term of this Loan Agreement, or any subsequent loan agreement, Borrower shall furnish Lender with evidence of property insurance that covers most common risks to an existing property including furnishings, fixtures, and equipment. Specifically, Borrower shall:

8.3.1 Keep the Property and all personal property insured against loss or damage by fire, lightning, windstorm, tornado, hail, explosion, riot, riot attending a strike, civil commotion, aircraft, vehicles, smoke, vandalism and malicious mischief, all in amounts greater than or equal to the fair market value of the Project and personal property contained therein;

- 8.3.2** Maintain policies of workmen's compensation insurance and such other coverage as might be required of the Borrower under any applicable statute, law or regulation;
- 8.3.3 Incidence of Loss.** Borrower shall notify Lender immediately upon any incidence of loss or damage to the property, materials or equipment related to the Project. Risk of loss shall be upon Borrower and properly insured against risk of loss or damage. Any incidence of damage, loss or theft to the Project Site or its improvements shall be reported by the Borrower to the Texarkana, Texas City Police Department immediately and copy of the policy report shall be submitted to Lender within ten (10) business days from the incident of loss or damage.
- 8.3.4 Liability Insurance.** Borrower shall furnish Lender copies of all licenses and certifications of Public Liability Insurance, upon request, after the execution of this Agreement.
- 8.3.5 Deposits for Impositions and Insurance.** Following an Event of Default (as defined in this Agreement), upon request by Lender, Borrower shall deposit with Lender on the first Business Day of each month an amount equal to one-twelfth of the aggregate annual payments for Impositions as defined in the Mortgage. In addition, upon request by Lender, Borrower shall deposit with Lender such sums of money which, together with such monthly installments, shall be sufficient to pay all of the Impositions at least thirty (30) calendar days prior to the due date thereof. The funds so deposited with Lender pursuant to Lender's request shall be held by Lender without interest and may be commingled with other funds of Lender. Such funds shall be applied in payment of the Impositions as and when due to the extent that Mortgagor shall have deposited funds with Lender for such purpose. Upon the occurrence of an Event of Default, the funds deposited with Lender may, at the option of the Lender, be retained and applied toward the payment of any of the Obligations.
- 8.4 Compliance with Laws: Use of Property.** Borrower shall promptly comply with all present and future laws, statutes, ordinances, rules, regulations and other requirements (including, without limitation, applicable redevelopment restrictions and covenants, regulations of the U.S. Department of Housing and Urban Development, federal and state housing and tax law requirements and local zoning and building requirements) of all governmental and quasi-governmental authorities whatsoever having jurisdiction in respect of the Property. Borrower shall promptly make all changes, alterations and improvements necessary to comply with all such present and future laws, statutes, ordinances, rules, regulations and other requirements. Borrower shall not use or permit the use of the Property in any manner which would tend to impair the value of the Property or materially increase the risk of fire or other casualty. Borrower further agrees that the Borrower shall not initiate, join in or consent to any change in any private

restrictive covenant, zoning ordinance or other public or private restriction limiting or defining the uses which may be made of the Mortgaged Property or any part thereof; or permit any lien or encumbrance of any kind or character (except Permitted Liens) to accrue or remain on the Mortgaged Property or any part thereof.

- 8.5 Reversion of Assets.** Upon termination (not expiration with full compliance) of this Agreement, Borrower shall remit to the Lender any Funds on hand at the time of termination and any accounts receivable attributable to the use of the Funds. In addition, in the case of projects that are incomplete at time of termination, the Borrower shall return to Lender all Funds drawn on the project or convey to Lender any real property under the Borrower's control that was acquired or improved with the Funds.

ARTICLE XI PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER

- 9.1** Borrower represents and agrees for itself, and its successors and assigns, that except for the purpose of providing security to a lender for the purposes of obtaining financing necessary to enable the Borrower, or any authorized successor in interest to the Property, or any part thereof, to perform its obligations with respect to completion and operation of the Project as set forth in the Plan and Specifications, or for purposes required by law for the transfer or historic or new market tax credits, and any other purpose authorized by this Agreement, there shall be no assignment or other transfer of the Borrower's interest in the Property or Project, including transfers to an affiliate of the Borrower or Grim Lofts, LLC, without the express written consent of the Lender.

ARTICLE X FINANCIAL CONTROLS AND REPORTING

- 10.1 Financial reporting.** Accurate, current and complete financial records of financially assisted activities must be kept on file for three (3) years after the Initial Loan Term of this Agreement for audit purposes.
- 10.2 Accounting Records.** Borrower must maintain records which adequately identify the source and use of funds provided for financially-assisted activities. These records must contain information pertaining to assets, liabilities, and expenditures. Such records shall be kept for three (3) years after the Initial Loan Term of this Agreement for audit purposes.
- 10.2.1** A record of all Loan Fund expenditures shall be kept on file by Borrower and reserved for a three (3) year period after the Initial Loan Term of this Agreement for federal audit.
- 10.2.2** Borrower shall submit to the Lender a copy of any audit reports pertaining to the use of Loan funds.

- 10.3 Internal control.** Effective control and accountability must be maintained for all real and personal property, and other assets. Borrower must adequately safeguard all such property and must assure that it is used solely for approved purposes.
- 10.4 Budget control.** Actual expenditures must be compared with budgeted amounts for each cost item or subcategory. Estimates of unit cost data are required, and estimates based on available documentation will be accepted until a true and accurate cost is known.
- 10.5 Fiscal accountability.** Borrower shall employ techniques necessary to insure adequate and proper fiscal accountability of Loan Funds received and disbursed. This shall include but not be limited to separate ledgers for Loan funds and other funds and/or a separate bank account with ledger documentation.
- 10.6 LMI Housing Reports.** Borrower shall retain LMI Housing reports reflecting the residential lofts qualifying under this criteria for a three (3) year period after the Loan Term of this Agreement for audit purposes.

ARTICLE XI PROCUREMENT STANDARDS

- 11.1 MEB-WBE.** Positive efforts shall be made by Developer to utilize small business and minority and woman-owned business sources of supplies and service.
- 11.2 Substantial item records.** Borrower is required to prepare and maintain an inventory, including a reasonably specific location of all personal property or articles purchased over \$500 in value or which personal property is considered fixtures, furnishings, operating supplies, or equipment purchased for the project, and records shall be retained until the Loan Funds have been repaid. The inventory shall be kept up to date and submitted to Lender upon reasonable request.

**COUNTERPART SIGNATURE PAGE FOR GRIMM LOFTS, LLC
LOAN AGREEMENT WITH
GRIMM LOFTS, LLC
FOR ASSISTANCE WITH THE GRIM PROJECT**

IN WITNESS WHEREOF, GRIMM LOFTS, LLC, as Borrower, has **APPROVED** and **EXECUTED** this Agreement this ____ day of _____, _____.

BORROWER

By: _____

**COUNTERPART SIGNATURE PAGE FOR GRIMM LOFTS, LLC
LOAN AGREEMENT WITH
GRIMM LOFTS, LLC
FOR ASSISTANCE WITH THE GRIM PROJECT**

**LENDER
THE CITY OF TEXARKANA, TEXAS**

Shirley Jaster, City Manager

ATTEST:

CITY SECRETARY

APPROVED by the **City Council** and **SIGNED** by the **Mayor of the City of Texarkana, Texas**, this
____ day of _____, _____.

MAYOR

**BROWNFIELD REVOLVING LOAN FUND
LOAN AGREEMENT
BETWEEN THE CITY OF TEXARKANA AND
GRIMM LOFTS, LLC**

I. PARTIES

THIS AGREEMENT is made and entered into on the ____ day of _____, 2018, by and between Grimm Lofts, LLC, hereinafter referred to as the "BORROWER," and the City of Texarkana, Texas, hereinafter referred to as "LENDER."

II. DEFINITIONS

Property – Real property located in the City of Texarkana, Texas at 301 N. Stateline Avenue, the "Hotel Grim" building and site, legally described in Attachment A, and owned by the Borrower.

Project– The remediation of petroleum products and hazardous substances, including petroleum and metal contaminants in soil, and asbestos and lead based paint in the building, from the Property in accord with the selected Cleanup Plan.

Cleanup Plan - Voluntary Cleanup Program Response Action Plan (RAP), Corrective Action Plan (CAP), or another LENDER and Agency approved cleanup plan.

Borrower – Grimm Lofts, LLC, 14755 Preston Road, Suite 600, Dallas TX 75254.

Agency–The Texas Commission of Environmental Quality (TCEQ) Voluntary Cleanup Program (VCP), the Texas Department of State Health Services, or other State or Federal Agency providing remediation oversight in cooperation with the City of Texarkana.

Contractor – The general contractor for remediation or other contractors hired by the Borrower.

Consultant – The environmental consultant hired by the Lender.

CERCLA– Comprehensive, Environmental Response Compensation and Liability Act, Brownfields Revitalization Act (CERCLA 42 U.S.C. § 9601–9675).

BRLF– The City of Texarkana Brownfields Revolving Loan Fund (per Cooperative Agreement No BF00F-62501 between the City of Texarkana and the United State Environmental Protection Agency (USEPA)).

Eligible Expenses – Expenses paid or incurred by the Borrower to complete the Project, but only to the extent such expenses are deemed eligible for reimbursement/disbursement from the Revolving Loan Fund under applicable EPA guidance, agreements, rules, and regulations. Eligible Expenses are discussed in Attachment B and Attachment G.

ABCA – Analysis of Brownfields Cleanup Alternatives

QAPP – Quality Assurance Project Plan

III. REPRESENTATIONS AND WARRANTIES

WHEREAS, the LENDER is the recipient of a USEPA grant to establish a Brownfields Revolving Loan Fund (BRLF) and is authorized to make certain loans from these funds (Loan Fund) pursuant to the Small Business Liability Relief and Brownfields Revitalization Act, Section 104(k) of CERCLA, 42 U.S.C. 9604(k), and as a condition of awarding the Grants, the

USEPA has placed requirements on the use of the Grants as documented in Cooperative Agreement numbered BF00F-62501; and

WHEREAS, the LENDER is responsible for the proper expenditure of loan funds; and

WHEREAS, BRLF funds are to be used to undertake cleanup of Brownfields sites by making loans to parties willing to undertake cleanup of these sites; and

WHEREAS, the BORROWER will own during the life of this agreement by way of fee simple title certain real property located in Texarkana, Texas (Property), which property is more particularly described in Attachment A, attached hereto; and

WHEREAS, the Property is contaminated with petroleum and hazardous substances, including asbestos and lead based paint, as defined by CERCLA; and

WHEREAS, the Project will be undertaken by a general contractor (Contractor) and overseen by an environmental consultant (Consultant) selected by the City; and

WHEREAS, the Property is not listed, or proposed for listing on the National Priorities List of the EPA; is not subject to a unilateral administrative order, a court order, an administrative order on consent or judicial consent decree issues or entered into by parties under CERCLA; is not subject to jurisdiction, custody, or control by the United States government; and

WHEREAS, LENDER has determined in accordance with relevant USEPA grant requirements that the BORROWER is not potentially liable under section 107 of CERCLA for response costs as the site and that the BORROWER has not caused, contributed to, permitted or exacerbated the release of hazardous substances, pollutants or contaminants on, or emanating from the property, and continues to meet its continuing obligations and exercise appropriate care with respect to hazardous substances found at the property;

WHEREAS, EPA has determined that the Property is eligible for BRLF funds; and,

WHEREAS, the BORROWER is not and has never been subject to any penalties resulting from environmental non-compliance at or on the Property nor is the BORROWER, or its Project contractors or subcontractors currently suspended, debarred, or otherwise declared ineligible for participation in this Federal program or from the receipt of these funds.

IV. CERTIFICATIONS

NOW THEREFORE, in consideration of the covenants and promises contained herein, it is mutually agreed by and between the parties as follows:

1. The BORROWER agrees to carry out the Project and shall use Loan Funds only for eligible activities in accordance with all applicable state, local and federal laws, regulations, orders, writs, judgments, injunctions, decrees or awards, including but not limited to the following, CERCLA § 104 (k); the Uniform Administrative Requirements of Grants and Cooperative Agreements to States and Local Governments (40 CFR Part 31); all applicable cross-cutting requirements, including those federal requirements agreed between the USEPA and the City defined by the Cooperative Agreement Number (B F-00E45801), OSHA Worker Health & Safety Standard 29 C.F.R. 1910.120; the Uniform Relocation Act, Historic Preservation Act, Endangered Species Act; and Permits required by Section 404 of the Clean Water Act; Contract Work Hours and Safety Standards Act, as amended (40 U.S.C. 327333), the Anti-Kickback Act (40 U.S.C. 276c) and Section 504 of the Rehabilitation Act of 1973 as implemented by Executive Orders 11914 and 11250; including the applicable laws and regulations set forth on the attached Attachment G incorporated herein.

2. The BORROWER shall ensure that the cleanup is protective of human health and the environment is in accordance with EPA, TCEQ and all other applicable regulations. The LENDER may change cleanup activities as necessary based on comments from the public or new information acquired.
3. The BORROWER agrees to assist the LENDER in conducting Community Involvement activities, which may include providing documents for the Community Involvement Plan, and attending public meetings at the LENDER's request.
4. The BORROWER understands and agrees that all Loan Funds provided by the LENDER shall be used to clean up the Property identified in Attachment A and that Loan Funds shall not be used for the payment of any cost or expense related to site assessments, except for confirmation testing and sampling in conjunction with cleanup of the site, nor for building demolition, site improvements or infrastructure unless such activities are approved and necessary to conduct the Agency approved Cleanup Plan. See Attachment B of this agreement for a list of eligible and ineligible costs and activities.
5. The BORROWER agrees to enter into and conduct cleanup activities in accordance with the terms of the TCEQ Voluntary Cleanup Program (VCP) or other TCEQ oversight authority as approved and/or required by the LENDER.
6. The BORROWER agrees to perform the Project in accordance with the selected Cleanup Plan after consideration of public comment on an Analysis of Brownfields Cleanup Alternatives (ABCA).
7. The BORROWER agrees to prepare the following Project Documents, as requested: a Cleanup Plan with detailed design and construction activities, a Project Budget and Work Schedule, a Quality Assurance Project Plan (QAPP) setting forth the manner and method of collecting samples, Project Completion Reports as required, and submitted same to the LENDER and the Agency Project Manager, for approval.
8. All changes or modifications to the Project Documents, Work Plan, Budget and/or Work Schedule initiated by the BORROWER shall be approved in writing by the Agency and LENDER and concurred by USEPA as appropriate, prior to such change or modification becoming effective. All additional costs incurred as a result of any such change orders shall be the responsibility of the BORROWER. In the event that unforeseen conditions are discovered during the Project implementation, the LENDER reserves the right to revise the Project Documents.
9. The BORROWER agrees to submit a Health and Safety Plan in accordance with Occupational Safety and Health Administration (OSHA), 29 CFR 1910.120, to the LENDER for review with the Project Documents.
10. Site security will be provided by the Contractor(s). The BORROWER agrees to allow the Lender to erect a sign on the Property stating that the Project is being financed in part by U.S. EPA RLF Funds, and providing the appropriate contacts for obtaining information on activities being conducted at the Property and for reporting suspected criminal activities.
11. The BORROWER shall carry out (and cause Contractor and any subcontractor employed in connection with the Project to carry out) the Project in accordance with the Davis Bacon Act of 1931 (CERCLA 104(g) (1), 40 U.S.C. 276a to 276a-5 and 42 U.S.C. 3222 as set forth in CERCLA 104(g)). Compliance with the Davis Bacon Act requires payment of federal prevailing wage rates. Contractor must obtain recent and applicable wage rates from the U.S. Department of Labor and incorporate them into the construction contract.

12. The BORROWER shall document how funds are used. Separate records will be maintained for costs incurred for petroleum-contaminated and hazardous substance-contaminated areas.
13. The BORROWER further understands and agrees that any and all work performed on the Property for which Loan Funds are used and the receipt of any Loan Funds under this Agreement is conditioned upon the BORROWER's full compliance with the Project Documents and this Agreement.
14. The BORROWER agrees to follow EPA and City regulations for the competitive bid process. The BORROWER agrees to consult with the City to prepare a bid scoring criteria that meets the historic preservation needs of this project and award solicitations that are the most advantageous based on price, quality, and other factors considered in the bid specifications.
15. The BORROWER has supplied the LENDER with a redevelopment plan for the property.
16. The BORROWER confirms that the Loan Application previously delivered by Loan Applicant to the LENDER fairly represents the financial condition of BORROWER; has been prepared by a certified public accountant in accordance with generally accepted accounting principles consistently applied; and, as of the date of such financial statement, and since such date, no materially adverse change in the condition or operation of BORROWER has occurred.
17. The BORROWER acknowledges and agrees that **Cooperative Agreement No. BF00F-62501** between the LENDER and the USEPA is the source of BRLF Loan Capital and regulates the use of loan funds. The BORROWER further agrees to comply with the terms and conditions (Attachment G) of the Cooperative Agreement as stipulated in this agreement.

V. LOAN TERMS AND CONDITIONS

18. **Loan Period.** The period of the loan shall be from the Loan Approval Date of _____ LOAN AGREEMENT DATE until the _____ LOAN END DATE, a period of THREE HUNDRED AND SIXTY MONTHS (360) MONTHS.
19. **Loan Amount and Rate.** Subject to the terms and conditions of this Agreement, the LENDER agrees to lend to the BORROWER the principal sum of SIX HUNDRED FIFTY THOUSAND Dollars (\$650,000). The interest rate of the loan shall utilize the 10-year Treasury Rate, currently 1.7%, adjustable every 5 years, as a non-assumable loan.
20. **Origination Fee and Closing Costs.** The BORROWER shall pay origination fees in the amount of zero percent (0%) of the principal amount, not to exceed \$-0-. BORROWER shall pay a non-refundable application fee of \$500.00. The BORROWER shall pay all costs necessary to close the loan, including but not limited to, recording fees, title fees, and legal fees.
21. **Promissory Note.** The BORROWER's obligation to repay the Loan Proceeds shall be evidenced by the **Loan Promissory Note as included in Attachment C** and incorporated herein. The BORROWER shall not exceed any of the costs enumerated in the approved Project Budget without the prior written approval of the LENDER.
22. **Project Cost Share.** The BORROWER agrees that the Project Budget shall reflect at least twenty percent (20%) of Project Costs attributed as cost share funds, which may be in the form of a contribution of money, labor, material, or services from a non-federal source to be

spent for eligible project costs. It is the intent that this match will be met by City staff in kind services.

23. **Disbursement.** The Loan Funds shall be payable to the BORROWER as reimbursement for eligible activities incurred based upon the progress of the work and in accordance with the approved Project Budget. Any request for reimbursement submitted for payment by the first of each month will be paid by the fifteenth of the following month, assuming the reimbursement request has been reviewed and approved for payment by the LENDER.
24. **Retainage.** The LENDER may withhold up to ten percent (10%) of each payment requested as a retainage until any Agency or Lender required closure reports are received and approved by the Agency.
25. **Repayment.** The BORROWER may elect to repay the loan prior to the loan due date without prepayment penalty. Payments of interest only shall be due and payable for the first five (5) years of the loan, commencing on the first day of the month following twelve months from the first disbursement as described above, and continuing annually on the first day of that month thereafter until the expiration of five (5) years. Thereafter, annually on that same date and continuing for a term of twenty-five (25) years, annual payments of principal and interest shall be due and payable in the amount of THIRTY-TWO THOUSAND ONE HUNDRED AND THIRTY-TWO DOLLARS AND 30/100 (\$32,132.20) subject to adjustment of the interest rate as set forth above. Notwithstanding anything to the contrary, principal shall be paid solely from Borrower's "Operating Cash Flow" remaining after payment of Borrower's operating expenses ("Remaining Cash Flow"), with the final payment being for the remaining balance on the loan of principal and interest.

VI. CONDITIONS PRECEDENT TO LOAN

26. **Closing.** The Closing of this Loan shall be subject to:
 - A. The LENDER's receipt of a property appraisal from the BORROWER satisfactory to the LENDER.
 - B. Payment of the loan application fee as agreed to be paid through a reduction in the first reimbursement payment to the BORROWER.
 - C. Written authorization in the form of a resolution, if a corporation, authorizing the loan to the BORROWER and authorizing BORROWER's representative to execute the loan documents on behalf of the BORROWER.
 - D. Evidence by the BORROWER that no outstanding taxes, fees, charges, mortgages, liens, encumbrances or other assessments have been filed or are recorded against the Property, except those liens accepted by the LENDER.
 - E. Title insurance in an amount equal to the obligation provided at the expense of the BORROWER.
 - F. Evidence of insurance coverage as set forth in Attachment D in addition to environmental insurance such as Contractor Pollution Liability or Pollution Incident and Environmental Response Policies, incorporated herein in coverage limits acceptable to Lender. All insurance coverage required by this section shall remain in full force and effect during the term of this Agreement, and LENDER will be included as an additional insured/payee.
 - G. Identification of the BORROWER's contractor(s) and subcontractor(s) for the Project.

- H. The LENDER's receipt of Project cost breakdown based upon estimates and prices supplied by the BORROWER's contractor(s) and subcontractor(s).
- I. Borrower acknowledges and agrees that all funds, under this loan agreement, shall be expended prior to disbursement of any sub-grant funds.
- A. **Security.** As security for the BORROWER's indebtedness to the LENDER, the BORROWER shall grant to the LENDER a Deed of Trust on said Property that shall be dated prior to, or concurrently herewith this Agreement;

VII. COVENANTS OF BORROWER

- 27. **Performance.** All Project work performed pursuant to this Agreement and with LENDER Funds shall be performed by a qualified, contractor consistent with good practices and industry standards, and licensed by applicable federal/state/county/city agencies to perform such services.
- 28. **Contracts.** The BORROWER shall provide the LENDER with copies of all bids and contracts for all work required under the Cleanup Plan.
- 29. **Project Changes.** All changes or modification to the Project or the Project Documents initiated by the BORROWER shall be approved in writing by the Agency Project Manager and the LENDER prior to such change or modification becoming effective. All additional costs incurred as the result of Change Orders shall be the responsibility of the BORROWER. In the event that unforeseen conditions are discovered during the project implementation, the LENDER reserves the right to revise the Cleanup Plan and Project Documents.
- 30. **Administrative Cost Prohibition.** BORROWER is prohibited from using Loan Funds for administrative costs. Administrative costs include BORROWER loan administration, overhead, and all indirect costs not directly related to the cleanup, including those in the form of salaries, benefits, contractual costs, supplies, and data processing charges for loan administration and overhead costs. Prohibited administrative costs are included in this Loan Agreement as described in Attachment G, incorporated herein. (See also applicable OMB Circular A-122 listed in http://www.whitehouse.gov/omb/circulars/a122/a122_2004.html).
- 31. **Permits, licenses, inspections.** The BORROWER shall be responsible for obtaining all permits, licenses, approvals, certifications and inspections required by Federal, state or local law and to maintain such permits, licenses, approvals, certifications and inspections in current status during the term of this Agreement that may not be an eligible expense for reimbursement under the terms of the BCRLF.
- 32. **Site Access.** The BORROWER agrees to provide the LENDER or LENDER's representatives and the Agency Project Manager access to the site from date of execution of this Loan Agreement to completion of all cleanup actions. In the event BORROWER does not complete the cleanup, the LENDER will access the site, ensure that the site is secure and poses no immediate threat to human health and the environment, and notify EPA and TCEQ.
- 33. **Project Completion.** The BORROWER agrees to:
 - A. All Work will be completed in a timely manner in accordance with the Project Documents and Approved Budget unless otherwise approved in writing by the

LENDER.

- B. Provide documents and other technical reports relative to the cleanup to the LENDER and Agency Project Manager to confirm completion of and closeout of the cleanup action. The final closeout report shall document completed cleanup goals in compliance with the work plan, actions taken, institutional controls used (if any), resources committed, problems encountered if any cleanup goals achieved, acreage cleaned up, challenges encountered within two months of project completion
 - C. Perform all of its obligations and agreements under this Loan Agreement, the Note and the Deed of Trust securing same, and any other agreements or instruments to which the BORROWER is a party and which relate to this Loan or to the Project.
 - D. The BORROWER agrees that it shall obtain a "Certification of Completion" from the TCEQ for the Property and submit a copy to the LENDER prior to final closeout of the project.
 - E. The BORROWER agrees to submit annual Financial Status reports to the LENDER during the project, as well as a final Financial Status Report within 90 days of project completion, using such form(s) as designated by LENDER.
34. **Indemnification.** Throughout the term of this Agreement, the BORROWER agrees to protect, indemnify, defend and hold harmless, the LENDER, its officers, administrators, agents, servants, employees, Agency Project Manager, local partners and all other persons or legal entities to whom the LENDER may be liable from, for or against any and all claims, demands, suits, losses, damages, judgments, costs and expenses, whether direct, indirect or consequential and including, but not limited to, all fees, expenses and charges of attorneys and other professionals, court costs, and other fees and expenses for bodily injury, including death, personal injury and property damage, arising out of or in connection with the performance of any work or any responsibility or obligation of the BORROWER as provided herein and caused in whole or in part by any act, error, or omission of the BORROWER, its agents, servants, employees or assigns.
35. **Signage.** The BORROWER agrees to erect a sign(s) on the Property stating that the project is being financed in part by a USEPA Brownfields Loan and in cooperation with the City of Texarkana and the TCEQ. Associated required signage must include contact for obtaining information on activities being conducted at the site and for reporting suspected criminal activities, Davis-Bacon Compliance, and violation of Health & Safety rules. Any sign(s) erected on the Project Site shall comply with all requirements of the state and local law applicable to on premise outdoor advertising.
36. **Waste.** The BORROWER shall not demolish any part of the buildings or structures located on the Property or commit any waste except as provided in the Project Documents without the prior written consent of the LENDER.
37. **Waivers.** Any forbearance by the LENDER with respect to any of the terms and conditions of this Agreement or the Promissory Note shall in no way constitute a waiver of any of the LENDER's rights or privileges granted hereunder.

VIII. EVENTS OF DEFAULT

38. The BORROWER shall be deemed to be in default under this Loan Agreement upon the occurrence of any or more of the following events:

- A. **Assignment.** The BORROWER assigns this Agreement or any Loan Funds advanced hereunder or any interest herein to a third party, or, if the Property or any interest therein is conveyed, assigned or otherwise transferred without the prior written consent of the LENDER;
- B. **False Warranty.** Any representation or warranty made herein or in any report, certificate, financial statement or other instrument furnished in connection with this Agreement or the Loan Documents shall prove to be false in any material respect;
- C. **Repayment.** The BORROWER fails to pay any principal amount, fee or interest on the indebtedness to the LENDER after the same shall become due and payable and such failure continues beyond ten (10) business days;
- D. **Failure to Perform.** The BORROWER defaults by failing to perform a term or condition of the Agreement, and fails to correct the default within a period of time specified in a written default notice sent by certified mail, return receipt requested, from the LENDER to the BORROWER. The LENDER may at its discretion extend the time period for correction of the default;
- E. **Bankruptcy.** Any proceeding involving the BORROWER or the Property, commenced under any bankruptcy or reorganization arrangement, probate, insolvency, readjustment of debt, dissolution or liquidation law of the United States, or any state are instituted.
- F. **Receivership.** An order, judgment or decree is entered, without the application, approval or consent of the BORROWER, by any court of competent jurisdiction approving the appointment of a receiver, trustee or liquidator of the BORROWER of all or a substantial part of its assets, and such order, judgment or decree shall continue in effect for a period of sixty (60) days.

In event of default or the BORROWER does not complete the cleanup, the LENDER will access the site, ensure that the site is secure and poses no immediate threat to human health and the environment, and notify the USEPA and the Agency Project Manager. In this event, the LENDER may: (a) terminate the Agreement; (b) increase the interest rate to ten (10) percent and make the entire outstanding principal and interest immediately due and payable; and (c) institute an action to recover damages against the BORROWER to the full extent of the law. The BORROWER hereby expressly waives any presentment, demand, protest, or notice of any kind.

IX. REPORTING, ADMINISTRATIVE RECORDS AND AUDITS

- 39. **Reporting.** The BORROWER agrees to provide quarterly reports in a form provided by the LENDER beginning the first quarter after the Closing Date, and, by the 15th of the month following the close of the quarter thereafter until the end of the Loan Period. The report shall contain quantitative and qualitative information related to the progress or completion of the Project and the budget; the progress and completion of the associated development, the numbers of low income housing created and public improvements resulting from the development; the amount of property taxes paid on the site, and other information as required by the LENDER.
- 40. **Records Retention.** The BORROWER agrees to prepare financial and programmatic records pertaining to all matters relative to this Agreement in accordance with generally accepted accounting principles and procedures and to retain all project environmental records and supporting documentation for a minimum of three (3) years following

completion of the cleanup, or upon repayment of the loan made through this Agreement, or three (3) years from the making of this record, whichever occurs last. The BORROWER shall obtain written approval from the LENDER prior to destroying any records, except records subject to audit findings shall be retained an additional three (3) years after such findings have been resolved. The LENDER may require in writing that particular records be retained by the BORROWER beyond the above period(s). The Borrower shall allow the Lender to access records relating to the loan to authorized representatives of the Federal Government.

41. **Financial Information Reporting.** The BORROWER's accounting system or financial reporting system shall:
 - A. Track the use of Loan Proceeds by eligible site-specific Project Costs.
 - B. Identify the expenditure of Loan Proceeds and all matching funds for the cleanup portion of the Project and for the associated development project.
 - C. Maintain financial and Project records that segregate expenditures based on federal or non- federal sources of funds.
 - D. Submit annual financial statement information in a form acceptable to the LENDER.
42. **Project Information.** The BORROWER agrees that it shall maintain Project information including properly executed contracts, invoices, correspondence and other documents sufficient to evidence in proper detail the nature and propriety of the cleanup and expenditures of Loan Proceeds.
43. **Monitoring/Audit.** The BORROWER agrees to permit the LENDER or its designated representative(s) to inspect and/or audit its records and books relative to this Agreement at any time during normal business hours and under reasonable circumstances and to copy there from any information the LENDER desires relevant to this Agreement. Except in the case of an emergency, the LENDER shall endeavor to provide notice to the BORROWER prior to the execution of this provision.

Or, upon request of the LENDER, and at no cost to LENDER, the BORROWER agrees to deliver the records or have the records delivered to the LENDER or its designated representative at an address designated by such party. If the LENDER or its representative finds that the records delivered by the BORROWER are incomplete, the BORROWER agrees to pay the LENDER or its representative's costs (including but not limited to, payment for time expended, payment of copy costs, and reimbursement for travel expenses to the BORROWER'S office or other location where the books or records are located) to audit or retrieve the complete records. In addition, the BORROWER agrees that Loan-related documents are subject to records access provisions of 40 CFR Parts 30 and 31 as applicable. In addition, the USEPA and authorized representatives of the Comptroller General shall have access to all loan-related documents. The LENDER shall provide notice to the BORROWER prior to execution of this provision.

X. MISCELLANEOUS

44. **Assignment.** The BORROWER shall not assign or attempt to assign directly or indirectly any of its rights under this Agreement, or under any instrument referred to herein, without the prior written consent of the LENDER. The BORROWER shall not assign all or any portion of the Property made the subject of this Agreement without the prior written consent of the LENDER.

45. **Parties to Contract.** The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. This Agreement is not intended to create or vest any rights in any third party or to create any third-party beneficiaries.
46. **Amendments.** All amendments to this Agreement shall be in writing and signed by both parties hereto, and may not be supplemented or amended through the introduction of parol evidence.
47. **Performance.** It is expressly understood that a failure or delay on the part of the BORROWER in the performance, in whole or in part, or any of the terms of this Agreement, if such failure is attributable to an act of God, fire, flood, riot, insurrection, embargo, emergency or governmental orders, regulations, or other similar unforeseen causes beyond the reasonable control of such party, the failure or delay shall not constitute a breach or default under this Agreement however, the BORROWER shall use its best effort to insure that the Project is completed in a reasonable time without unnecessary delay.
48. **Failure of Parties.** No failure of either party to exercise any power or right given it hereunder or to insist on strict compliance by the other party with its obligations hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of the other party's right to demand at any time exact compliance with the terms hereof.
49. **Representatives.** All notices, requests, instructions or other documents to be given hereunder to either party by the other shall be in writing and delivered personally or sent by certified or registered mail, postage prepaid, to the addresses set forth in this Agreement. Any such notice, request, instruction or other document shall be conclusively deemed to have been received and be effective on the date on which personally delivered or, if sent by certified or registered mail, return receipt requested, on the day mailed to the parties as follows:

TO THE LENDER:

City of Texarkana
 Planning and Community Development
 P.O. Box 1967
 220 Texas Blvd., 4th Floor
 Texarkana, Texas 75504

TO THE BORROWER:

Grimm Lofts, LLC
 14755 Preston Road, Suite 600
 Dallas, TX 75254

Or, to such other address as a party may subsequently specify in writing to the other party.

50. This Agreement and all covenants, agreements, representations and warranties made herein shall survive the execution of this Agreement and shall continue in full force and effect so long as the Loan Obligation is outstanding and unpaid.
51. If any provision or item of this Agreement is held invalid, such invalidity shall not affect other provisions or items of this Agreement that can be given effect without the invalid provisions or items, and to this end, the provisions of this Agreement are hereby declared

severable.

52. Except for any exhibits, attachments, or other documents as may be affixed hereto, made a part hereof, and properly identified herewith, this Agreement constitutes the entire contract between the parties, and shall not be otherwise affected by any other purported undertaking, whether written or oral.
53. The BORROWER understands and agrees that any use of the Property or any activity thereon which is inconsistent with the foregoing provisions is expressly prohibited.
54. Except for applicable provisions of federal law and regulations, this Agreement and any action brought under this Agreement shall be governed by and constructed in accordance with the laws of the State of Texas and venue shall be in Bowie County, Texas.

IN WITNESS HEREOF, the undersigned representative of the BORROWER and of the LENDER certifies that he or she is fully authorized to enter into the terms and conditions of this Agreement and to execute and legally bind such party to this document, as of the day and year first written above.

BORROWER:

Grimm Lofts, LLC

By _____
Tom Anderson, Managing Member

Date

By _____
Jim Sari, Managing Member

Date

LENDER:

City of Texarkana, Texas

By _____
Shirley Jaster, City Manager

Date

APPROVED AS TO FORM:

By: _____

Date: _____

LIST OF ATTACHMENTS

ATTACHMENT A: Property Legal Descriptions

ATTACHMENT B: Eligible and Ineligible Costs and Activities

ATTACHMENT C: Promissory Note

ATTACHMENT D: Intentionally deleted

ATTACHMENT E: Intentionally deleted

ATTACHMENT F: Collateral

ATTACHMENT G: EPA Revolving Loan Fund (RLF) Terms and Conditions

ATTACHMENT H: Request for Disbursement

ATTACHMENT A Property Legal Descriptions

Hotel Grim

Site Address: 301 State Line North, Texarkana, TX

Bowie County Texas Assessor's Office: PIDN: 7935; Long Account Number
03840008900

Property Description: CITY/TRIGGS ADDN LOTS 7-12 GRIM HOTEL, 2972/009 12/14/98,
BLK/TRACT 13, 0.89 ACRES

(Attach Deed reflecting Grimm Lofts LLC ownership)

Attachment: 2018-083 ATTH 02 EPA Loan rvsd v3 (1886 : 2018-083 RES Authorizing CM to enter into loan agreements for Hotel Grim Lofts)

Property Details

PIDN: 7935 Long Account Number: 03840008900

Owner Name: RIVERGATE PROP LLC

Mailing Address: 803 PINE ST
TEXARKANA, TX 75501-5111

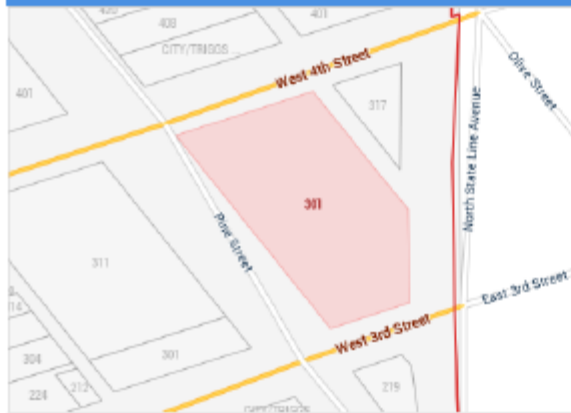
Location: 301 STATE LINE N

Legal: CITY/TRIGGS ADDN
LOTS 7-12 GRIM HOTEL
2972/009 12/14/98
BLK/TRACT 13
0.89 ACRES

Total Market Value	\$55,660
Previous Year Value	\$55,660
Percent Change	0.00%
Total Assessed Value	\$55,660
Improvement Value	\$10
Land Value	\$55,650
Agri Prod Value	\$0
Timber Prod Value	\$0
Restricted Product Value	\$0

Data up to date as of Aug 28, 2018 including 2018 Certified values.

Property Map



Property Details

Exemptions	
Freeze Exempt	N
Agent Code	
Living Area (sqft)	0
Land Acres	0.890
State Code	F1
Neighborhood Code	3840
Neighborhood	CITY/TRIGGS ADDN
Abstract	0

Estimated Taxes

Code	Entity Name	Taxable Value	Rate Year	Tax Rate	Tax Amt
01B2	Bowie County	\$55,660	2015	0.39917300	\$222.18
02T2	Texarkana	\$55,660	2015	0.66929300	\$372.53
03T	Texarkana ISD	\$55,660	2015	1.42500000	\$793.16
04C	Texarkana Community College District	\$55,660	2015	0.10526700	\$58.59
*Total Estimated Taxes					\$1,448.46

Taxable values based on exemption:
0None0Current0Homestead0Over 65

Note: The Total Estimated Taxes are provided as a courtesy and should not be relied upon in making financial or other decisions.

Land Information

Land Seq	SPTB Code	Class	Homesite	Size	Size Unit
	F1	LSCM	N	37100.000	SQFT

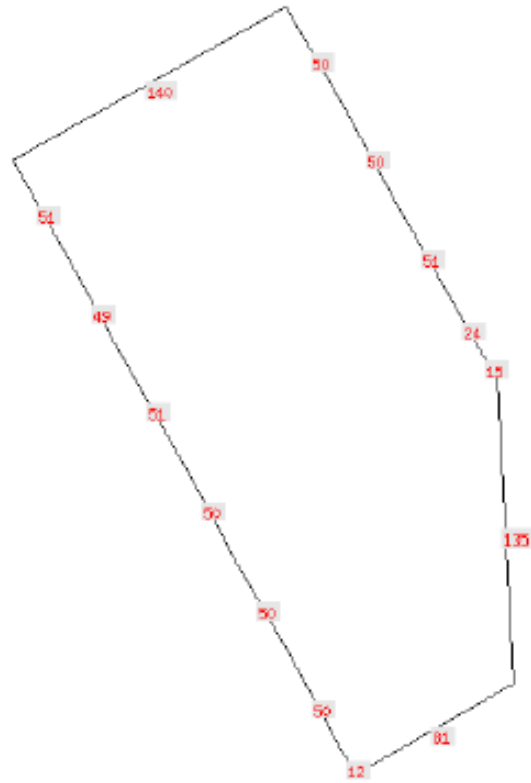
Improvement Information

Description	SQFT	Year Built
NOCLAS	0	0

Segment Information

Imp ID	Seg ID	Description	Class	Area
--------	--------	-------------	-------	------

Land Sketch



Sketch Image Copyright 2018 TaxNetUSA, Inc. Rendered by DigitSketch.
 Area: 46,943 sq. ft. Not intended for legal or engineering use.

ATTACHMENT B

Eligible and Ineligible Costs and Activities

Costs incurred prior to the execution of a loan or subgrant could be eligible costs if they meet all the criteria of eligible costs listed below. These would include eligible costs incurred while conducting pre-award eligible activities necessary to satisfy VCP or RLF requirements. Such eligible costs could also be counted toward the 20% cost share required for the loan or subgrant award.

Borrowers may fund the following activities with BRLF cleanup funds:

1. Limited site characterization including confirming the effectiveness of the proposed cleanup design or the effectiveness of a cleanup once an action has been completed
2. Developing a Quality Assurance Project Plan (QAPP) as required by Part 31 and Part 30 regulations. The specific requirement for a QAPP is outlined in U.S. EPA Order 53601.1, April 1984, as amended on May 5, 2000;
3. Using a portion of a loan or subgrant to purchase environmental insurance for the site. The loan or subgrant may not be used to purchase insurance intended to provide coverage for any of the Ineligible Uses under Section C, and;
4. Conducting the voluntary remediation work identified in a Texas Commission on Environmental Quality (TCEQ)-approved Response Action Plan (RAP) or Corrective Action Plan (CAP). The RAP and/or CAP will specify all activities necessary to complete a cleanup protective of human health and the environment, together with a cost estimate for conducting the work.

Following are examples of common eligible project costs if they are part of an approved VCP agreement. Such costs include, but are not limited to:

1. Installation of fences, warning signs, or other security or site control precautions;
2. Installation of drainage controls;
3. Stabilization of berms, dikes or impoundments; or drainage or closing of lagoons;
4. Capping of contaminated soils;
5. Using chemicals and other materials to retard the spread of the release or mitigate its effects;
6. Excavation, consolidation or removal of contaminated soils;
7. Removal of drums, barrels, tanks, or other bulk containers that contain or may contain hazardous substances, pollutants or contaminants, including petroleum;
8. Removal of source materials, including free product recovery;
9. Containment, treatment or disposal of hazardous materials and petroleum contamination;
10. Site monitoring activities, including sampling and analysis, that are reasonable and necessary during the cleanup process, including determination of the effectiveness of a cleanup;
11. Limited site characterization activities that are reasonable, necessary and incidental to the cleanup process, such as sampling to confirm the effectiveness of the proposed cleanup design or the effectiveness of a cleanup once an action has been completed; and

12. Costs associated with meeting public participation, worker health and safety, and programmatic management requirements.

Following are examples of known ineligible project costs. Such costs include, but are not limited to:

1. Environmental assessment activities including Phase I and Phase II Environmental Site Assessments
2. Monitoring and data collection for permit compliance required under other federal and state laws, unless such a permit is required as a component of the cleanup action;
3. Construction, demolition, and development activities that are not integral to the cleanup actions (e.g., marketing of property or construction of a new non-cleanup facility);
4. Job training unrelated to performing a specific cleanup at a site covered by a loan or subgrant;
5. Payment of a penalty or fine;
6. To pay a federal cost share requirement (for example, a cost-share required by another Federal grant) unless there is specific statutory authority;
7. To pay for a response cost at a brownfields site for which the recipient of the grant or loan is potentially liable under CERCLA § 107;
8. To pay a cost of compliance with any federal law, excluding the cost of compliance with laws applicable to the cleanup;
9. Unallowable costs (e.g., lobbying and fund raising) under applicable OMB Circulars; and,
10. Repairing or improving public or private drinking water supplies that have deteriorated through ordinary use.

Under CERCLA § 104(k)(4)(B), administrative costs are prohibited costs under this agreement. Prohibited administrative costs include all indirect costs under applicable OMB Circulars incurred by the CAR and subgrantees.

Prohibited administrative costs for the borrower (including those in the form of salaries, benefits, contractual costs, supplies, and data processing charges) are those incurred for loan administration and overhead costs. Direct costs for loan administration are ineligible even if the borrower is required to carry out the activity under the loan agreement.

Ineligible loan administration costs include expenses for:

1. Preparation of applications for loans and loan agreements;
2. Preparing revisions and changes in the budget, workplans, and other documents required under the loan agreement;
3. Maintaining and operating financial management and personnel systems;
4. Preparing payment requests and handling payments; and
5. Audits.

Overhead costs by the borrower that do not directly clean up brownfields site contamination or comply with laws applicable to the cleanup are ineligible administrative costs. Examples of overhead costs that would be ineligible in loans include expenses for:

1. Salaries, benefits and other compensation for persons who are not directly engaged in the cleanup of the site (e.g., marketing and human resource personnel);
2. Facility costs such as depreciation, utilities, and rent on the borrower's administrative

- offices;
3. Supplies and equipment not used directly for cleanup at the site;
 4. Costs included by the borrower for procurement are eligible only if the procurement contract is for services or products that are direct costs for performing the cleanup, for insurance costs, or for maintenance of institutional controls; and
 5. Direct costs by the borrower for progress reporting to the lender are eligible programmatic costs.

ATTACHMENT C Promissory Note

Attachment: 2018-083 ATTH 02 EPA Loan rvsd v3 (1886 : 2018-083 RES Authorizing CM to enter into loan agreements for Hotel Grim Lofts)

Date: _____

ATTACHMENT D
_Intentionally deleted)

Attachment: 2018-083 ATTH 02 EPA Loan rvsd v3 (1886 : 2018-083 RES Authorizing CM to enter into loan agreements for Hotel Grim Lofts)

ATTACHMENT E
(Intentionally deleted)

Attachment: 2018-083 ATTH 02 EPA Loan rvsd v3 (1886 : 2018-083 RES Authorizing CM to enter into loan agreements for Hotel Grim Lofts)

ATTACHMENT F Collateral

The word “collateral” means the following described property of Grantor:

Hotel Grim

Site Address: 301 State Line North, Texarkana, TX

Bowie County Texas Assessor’s Office: PIDN: 7935; Long Account Number
03840008900

Property Description: CITY/TRIGGS ADDN LOTS 7-12 GRIM HOTEL, 2972/009 12/14/98,
BLK/TRACT 13, 0.89 ACRES **and as more specifically set forth in the legal description attached
hereto.**

Including all inventory, accounts, general intangibles, equipment, and fixtures, together with
the following specifically described property:

1. All attachments, accessions, accessories, tools, parts, supplies, increases, and additions to and all replacements of and substitutions for any property described above.
2. All products and produce of any of the property described in this collateral section.
3. All accounts, general intangibles, instruments, rents, monies, payments, and all other rights, arising out of sale, lease, or other disposition of any of the property described in this collateral section.
4. All proceeds (including insurance proceeds) from the sale, destruction, loss, or other disposition of any of the property described in this collateral section.
5. All records and data relating to any of the property described in this collateral section, whether in the form of a writing, photograph, microfilm, microfiche, or electronic media, together with all of grantor’s right, title, and interest in and to all computer software required to utilize, crate, maintain, and process any such records or data on electronic media.

ATTACHMENT G
EPA Revolving Loan Fund (RLF) Terms and Conditions

Attachment: 2018-083 ATTH 02 EPA Loan rvsd v3 (1886 : 2018-083 RES Authorizing CM to enter into loan agreements for Hotel Grim Lofts)

ATTACHMENT H

Request for Disbursement

Attachment: 2018-083 ATTH 02 EPA Loan rvsd v3 (1886 : 2018-083 RES Authorizing CM to enter into loan agreements for Hotel Grim Lofts)

Brownfields Revolving Loan Fund Request for Disbursement

Instructions: This Disbursement Request Form should be used for all disbursements on RLF Loan projects. It is to be completed by the RLF Loan Recipient and submitted with each payment request, accompanied with the Eligible Expenses Tracking Spreadsheet and supporting information (bill or invoice).

Project Name: _____

Program Site
Number: _____

Loan Recipient: _____

Contact Person: _____

Mailing Address: _____

Phone Number: _____

Email: _____

Loan Recipient's Authorized Representative: _____

Authorized Representative's Phone Number: _____

Invoice Number: _____ Date: _____

Description of work for which claim is being made (service, fees, etc.):

Original Loan Amount:	\$	
Amount of Request	\$	
Cumulative Costs Incurred to Date (Including Request)	\$	
Balance Remaining After Disbursements	\$	

The undersigned hereby certifies that this Request is true and correct, that the claim underlying this Request is due in accordance with the Participant's Financial Assistance Agreement with the Authority, and that the services contained in such claim were procured in accordance with Indiana's public bidding laws and federal cross-cutting requirements (e.g., Davis-Bacon), if applicable.

AUTHORIZED REPRESENTATIVE SIGNATURE

Date

Attachment: 2018-083 ATTH 02 EPA Loan rvsd v3 (1886 : 2018-083 RES Authorizing CM to enter into loan agreements for Hotel Grim Lofts)

Grimm Lofts, LLC
Loan Agreement

Development Agreement

Between

City of Texarkana, Texas
and

Grimm Lofts, LLC

A Texas limited liability company

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made by and between the City of Texarkana, Texas ("City"), a Texas home rule municipality, and **Grimm Lofts, LLC**, a Texas limited liability company (the "Company"), acting by and through their respective authorized officers.

WITNESSETH:

WHEREAS, the City Council of the City of Texarkana, Texas, is authorized to enter into this Agreement pursuant to the Constitution and general laws of the State of Texas, including particularly, Chapter 351, Texas Tax Code, as amended ("Chapter 351") and Chapter 380 of the Texas Local Government Code, Article III, Section 52(a) of the Texas Constitution;

WHEREAS, the Company currently owns or is under contract to purchase the real property more specifically described in **Exhibit "_____"** (the "Land"), and accompany Building commonly known as The Grim Hotel (the "Grim") (also collectively referred to herein as the "Property"); and

WHEREAS, the Company desires to improve the Property by renovating, remediating, and improving the Grim to create commercial space on the lower floor and 98 residential lofts on the upper floors (the "Development"); and

WHEREAS, the Company advised the City that a contributing factor to induce the Company to complete the Development would be an agreement whereby the City would make a loan or loans to Company to be used to renovate, remediate and repair the Property (the "Loan" or "Loans")); and

WHEREAS, the City has adopted programs for promoting economic development; and

WHEREAS, pursuant to Chapter 380 of the Texas Local Government Code ("Chapter 380"), the City desires to enter into this Agreement in order to promote economic development, stimulate business and commercial activity consistent with the 380 Program, expand the local tax base and enhance the local economy and provide positive growth and additional revenue to downtown Texarkana, Texas; and further the objectives of the City and will benefit the City and the City's inhabitants; and

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, and for other valuable consideration the receipt and sufficiency of which are hereby acknowledged the parties agree as follows:

Article 1

Definitions

Wherever used in this Agreement the following terms shall have the meanings ascribed to them:

- 1.1.1 “Change in Control” shall mean the occurrence of any of the following as determined by City:
 - (a) If any transfer of ownership interests in Company shall occur that results in the change of ownership of more than twenty-five percent (25%) of the direct or indirect beneficial ownership in Company without City’s prior written consent, in its sole and absolute discretion; or
 - (b) If the current Managing Members of the Company shall fail to directly or indirectly control the management of Company.
- 1.2 “City” shall mean the City of Texarkana, Bowie County, Texas.
- 1.3 “Commencement Date” shall mean the last date of which all signatures are obtained on this Agreement .
- 1.4 “Commencement of Construction” shall mean that: (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained for construction of the respective Development and/or the improvements, as the case may be, on the Land.
- 1.5 “Company” shall mean Grimm Lofts, LLC.
- 1.6 “Completion of Construction” shall mean that (i) the construction of the respective Development has been substantially completed; and (ii) the City has accepted and/or issued a final permanent certificate(s) of occupancy for the respective Development.
- 1.7 “Construction Plans” shall mean the plans and specifications for construction, renovation and remediation of the Development.
- 1.8 “Concept Plan” shall mean a conceptual plan of the proposed Development showing general locations of the commercial space, residential lofts, parking, open space, streets, and improvements, attached as **Exhibit “_____”**.
- 1.9 “Design Plans” shall mean architectural, site, landscaping, exterior lighting, facade, building elevations, and exterior construction materials for the Development as applicable.

- 1.10 “Development” shall mean the renovation and remediation of the Grim on the Property to comprise a multi-purpose building capable of commercial space on the lower floor, residential lofts on the upper floors, and potential usable event space on the roof space.
- 1.11 Development Documents – shall mean this Development Agreement, Economic Development Agreement, Loan Agreements (HUD Loan, EPA Loan, and City Loan), Deeds of Trust between the Company and the City for the Loan Agreements, Assignment of Rents, Land Use Restrictions, Use Agreement, and any other documents required by City in order to assist in or fulfil the terms of these documents.
- 1.12 “Development Infrastructure” shall mean the Grim building, parking, signage, roads, lighting, landscaping, irrigation, sidewalks, water and sewer, electrical, television and telephone, and gas utilities within ten (10) feet of the Grim and related infrastructure necessary for the Grim in accordance with the approved Design Plans and Construction Plans to be constructed by the Company.
- 1.13 “Effective Date” shall mean the last date of execution hereof.
- 1.14 “Event of Bankruptcy or Insolvency” shall mean the dissolution or termination of a party’s existence as a going business, insolvency, appointment of receiver for any part of such party’s property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such party and such proceeding is not dismissed within ninety (90) days after the filing thereof.
- 1.15 “Expiration Date” shall mean the date upon which all obligations of the Parties under the Development Documents have been fulfilled, or the date upon which the Development Documents have been terminated under the terms within, whichever comes first.
- 1.16 “Force Majeure” shall mean any contingency or cause beyond the reasonable control of a party, as applicable, including, without limitations, acts of God or the public enemy, war, riot, civil commotion, insurrection, adverse weather, government or de facto governmental action or inaction (unless caused by negligence or omissions of such party), fires, explosions, floods, or strikes.
- 1.17 “Grim” shall have the same meaning as “Development” set forth above.
- 1.18 “Impositions” shall mean all taxes, assessments, charges, license and permit fees and other charges by public or governmental authority, general and special, ordinary and

extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Company with respect to the improvements on the Land.

- 1.19 “Improvements” shall mean the Building(s), structures, parking structures, landscaping and other facilities, as the case may be, within and/or comprising the Development or portion thereof, but excluding Infrastructure.
- 1.20 “Land” shall mean the real property described in **Exhibit “_____”**.
- 1.21 LMI Housing – shall have the meaning as defined by the current Department of Housing and Urban Development (HUD) regulations.
- 1.22 “Loan” or “Loans” shall mean the following whether singular or in combination:
- (a) A loan utilizing HUD funds in the sum of One Million Four Hundred Twenty-Nine Thousand Dollars and No/Cents (\$1,429,000.00); and
 - (b) A loan utilizing EPA funding in the sum of Six Hundred and Fifty Thousand Dollars and No/Cents (\$650,000.00); and
 - (c) A loan from City funds in the sum of Two Hundred and Sixty Thousand Dollars and No/Cents (\$260,000.00).
- 1.23 “Payment Request” shall mean a written request from Company to City for payment accompanied by copies of invoices, bills, receipts and such other information as may be reasonably requested by City to document Company expenditures for the Development and that such expenditures are in compliance with the Development Documents.

Article 2

Term

This Agreement shall begin on the Effective Date and shall continue until the Expiration Date, unless sooner terminated as provided herein.

Article 3

Development/Grim

- 3.1 Renovation and Remediation.
The Company agrees to use commercially reasonable efforts to design, remediate all environmental concerns, and renovate the property and building located at 305 N. State Line Ave, Texarkana, Texas 75501 and commonly known as the Grim Hotel to include commercial space and 98 loft apartments. The Company shall, subject to events of Force Majeure, cause commencement of the Development to occur on or before __

_____. The Company agrees to cause the Development to be designed and renovated to substantially conform with the preliminary design plans, building elevations, landscape plans and renderings attached as **Exhibit “___”** unless otherwise approved by the City, and shall cause the Development to be operated and maintained during the term of this Agreement, as an multi-use facility containing commercial and residential uses consistent with this Agreement and the Development Documents. Company agrees that a minimum of 20 of the loft apartments in the Development shall consist of LMI Housing.

Article 4

Economic Development Loans

Loan

- 4.1 The City agrees to make a loan or loans to Company in the following amounts for the partial funding of the Development to be used for the construction, repair or remediation of the Grim, subject to the terms and conditions set forth in this Agreement and the Development Documents.
 - (a) A Loan received from EPA funding (the “EPA Loan”) in the amount of Six Hundred and Fifty Thousand Dollars and No/Cents (\$650,000.00) to be used for the remediation of the Development;
 - (b) A Loan from City funds (the “City Loan”) in the amount of Two Hundred and Sixty Thousand Dollars and No/Cents (\$260,000.00); and
 - (c) A Loan received from HUD funding (the “HUD Loan”) in the amount of One Million Four Hundred and Twenty-Nine Thousand Dollars and No/Cents (\$1,429,000.00).
- 4.2 City shall have no obligation to fund any amount beyond the net proceeds actually allocated and received from the above funds.
- 4.3 Company agrees to execute the Development Documents and any other documents required by City to secure said Loans and to comply with same.
- 4.4 City shall fund the Loans in compliance with all applicable requirements. No funding shall be occur until such time as: (1) Company has obtained satisfactory financing and provided City copies of all Lender commitments; (2) a purchase agreement for the purchase of the Land has been executed by Company and the seller of the Land, with a copy delivered to City; (3) the Closing of the purchase of the Land by Company has occurred; and (4) the requirements for each Loan’s funding has been met:

- (i) The EPA loan shall be used solely for remediation of the Development under the applicable EPA requirements.
- (ii) The City Loan shall not be funded until such time as all funds from the EPA Loan have been used in compliance with the Development Documents.
- (iii) The HUD Loan will be funded at such time as eighty percent (80%) of Company's funding from its primary lender, or lenders as the case may be, has been expended, and Company has provided documentation satisfactory to City of such expenditures. Upon funding, HUD's origination fee of 2.59% shall be deducted from the first loan advance.

4.5 Disbursement of the Loan funds shall be paid pursuant to the terms of Article 6.

4.6 In the event Company, with City's consent, becomes a tax-exempt entity, Company shall endeavor to enter into an agreement with City to make tax payments in lieu of taxes upon terms and conditions agreeable to both parties.

Article 5 Design, Renovations, and Remediation

5.1 Company agrees to design and renovate the Development substantially conforming to the plans attached as **Exhibit "_____"**.

Plans and Specifications

5.2 Company shall be responsible for causing the preparation of the Design Plans, Renovation Plans and Remediation Plans (the "Plans") for the Development. Company shall submit the Plans for the Development for review and obtain approval thereof by the City. Company shall submit the Design Plans to the City for approval on or before _____. These plans for the Development as approved by the City shall be deemed a part of this Agreement without the necessity of further amendment.

5.3 It shall be the responsibility of the Company to obtain approval of all permits required for the Development.

Commencement of Work

- 5.4 Company agrees, subject to events of Force Majeure, to cause Commencement of Work of all or a portion of the Development, to occur on or before _____, and subject to events of Force Majeure, cause Completion of the Development to occur on or before _____.

Meetings

- 5.5 Company agrees to meet with City representatives at least once per month to jointly review the progress of the Development and to discuss any other matters pertaining to the Development. Company will otherwise keep City reasonably informed as to the progress of the Development and agrees to meet with City upon request to discuss the same. Furthermore, Company will allow City's inspector to inspect the Development at any time during business hours.

General Requirement for Design and Construction

- 5.6 The Development shall be designed and constructed in accordance with the approved Plans, and all other applicable ordinances of the City. Company shall cause all necessary permits and approvals required by the City and any applicable governmental authorities to be issued for the Work. Company shall be responsible for the design, inspection and supervision of the Work on the Development.
- 5.7 Company shall comply with all local, state and federal laws and regulations regarding the design, remediation, renovation and work performed on and for the Development, including, but not limited to:
- (a) all requirements set forth in the U. S. Department of Housing ("HUD") letter dated 1/4/17;
 - (b) all applicable CDBG requirements including, but not limited to:
 - (1) Environmental Review;
 - (2) Davis Bacon Act;
 - (3) URA;
 - (4) Omniscircular requirements as set forth in 2 CFR Part 200);
 - (5) Fair housing and Equal Opportunity requirements;
 - (6) Requirements relating to Lead Based Paint; and
 - (7) HUD Reform Act.

- (c) Company agrees to meet and abide by all requirements of the Environmental Protection Agency ("EPA") relating to the Development, and to provide City copies of all documents and correspondence between Company and the EPA relating to the Development and compliance therewith.
- (d) Company agrees to meet and abide by all the requirements of The Historical Commission in the Development, and to provide City with copies of all documents relating to Historical Commission compliance and requirements.
- (e) Upon Completion of the Development, Company shall provide the City with a final cost summary of all costs associated with the Work performed on the Development, and provide proof that all amounts owing to contractors and subcontractors have been paid in full evidenced by the customary affidavits executed by Company and/or its contractors.

Article 6

Advances on the Loan

Loan Advances, Requisitions and Retainage.

- 6.1 Company agrees to borrow the Loan from City, and City agrees to lend the Loan to Company, subject to the terms and conditions herein set forth, in the Loan Documents, and in the Development Documents in incremental advances that will not exceed, in the aggregate, the Loan Amount. Interest shall accrue and be payable in arrears only on sums advanced hereunder for the period of time outstanding. The Loan is not a revolving loan, and amounts repaid may not be re-borrowed.
- 6.2 Each Draw Request shall be supported by such information and documentation (such as paid receipts, invoices, statements of accounts, lien waiver, etc.) as City may reasonably require to assure that amounts requested are to be used to reimburse Company for approved costs previously paid by Company or to pay approved costs incurred by Company that are to be paid from proceeds of the Loan.
- 6.3 All Advances shall be made no more often than once monthly, upon the satisfaction of the applicable conditions set forth herein and in the Development Documents, in amounts that shall be equal to the aggregate of the approved costs incurred by Company through the end of the period covered by the Draw Request, less:
 - (i) A 5% retainage at City's option;
 - (ii) The total of the Loan advances previously made on account of the items set forth in such Draw Request;

- (iii) Any costs covered by the Draw Request not approved, certified or verified as provided in this Agreement; and
 - (iv) Any costs covered by a previous Draw Request for which any requested proof of payment or payment receipts have not been received by City.
- 6.4 All advances are to be made at City's office or at such other place as City may designate.
- 6.5 City shall in no event be responsible or liable to any Person for the disbursement of or failure to disburse the Loan proceeds or any part thereof and neither Company's contractors, consultants, subcontractors, laborers or material suppliers shall have any right or claim against City under this Agreement or other agreements between City and Company.
- 6.6 The obligation of the City to make each payment is subject to the prior occurrence of each of the following conditions:
 - (a) City shall have received from Company evidence reasonably satisfactory to the City that the plans and Work for the Development comply with all applicable laws.
 - (b) City shall have received from Company a waiver of lien or a lien subordination agreement executed by each contractor, laborer and supplier that has furnished labor and/or materials in connection with the completed aspects of the Development, in a form reasonably acceptable to the City.
 - (c) City shall have received from Company a request for payment in such form and containing such information as the City may reasonably require, executed by Company stating, among other things, that all work required to the stage of construction when the payment is requested has been done.
 - (d) There shall be no breach of a material term or condition of this Agreement or any other agreement related to the Development.
 - (e) The Grim shall not have been materially damaged or destroyed by Casualty.
- 6.7 No payment shall be deemed an acceptance by the City of the Work done. City shall have no obligation to pay during the occurrence of a breach of a term or condition of this Agreement on the part of Company related to the Development, but the City may do so, provided however if the City elects to pay, no such payment shall be deemed a waiver of any remedies City may have in respect to such default.

Article 7 Indemnification by Company

- 7.1 CITY SHALL NOT BE LIABLE OR RESPONSIBLE FOR, AND SHALL BE INDEMNIFIED, DEFENDED, HELD HARMLESS AND RELEASED BY COMPANY FROM AND AGAINST ANY AND ALL SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS OR LIABILITY OF ANY CHARACTER, TYPE OR DESCRIPTION, INCLUDING ALL REASONABLE EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY OR LOSS TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS, INCLUDING THE COMPANY, OR PROPERTY ARISING OUT OF, OR OCCASIONED BY THE PERFORMANCE OF COMPANY UNDER THIS AGREEMENT. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. IT IS THE EXPRESSED INTENT OF THE PARTIES TO THIS AGREEMENT THAT THE INDEMNITY PROVIDED FOR IN THIS AGREEMENT IS AN INDEMNITY EXTENDED BY COMPANY TO INDEMNIFY AND PROTECT CITY FROM THE CONSEQUENCES OF COMPANY'S NEGLIGENCE, WHETHER SUCH NEGLIGENCE IS THE SOLE OR PARTIAL CAUSE OF ANY SUCH INJURY, DEATH, OR DAMAGE.

Article 8 Insurance

- 8.1 Throughout the term of this Agreement, Company shall, at its expense, maintain in full force and effect the following insurance:

<u>Type of Insurance</u>	<u>Amount</u>
Worker's Compensation	as required by law
Commercial General	\$1,000,000 Each Accident/Occurrence.
Builder's risk insurance	in the amount of the construction values
Liability (Public)	\$1,000,000 Aggregate \$1,000,000 Products & Completed Operations Aggregate
Owner's Protective Liability Insurance	\$600,000 per occurrence \$1,000,000 aggregate

Excess/Umbrella Liability	\$10,000,000 per occurrence w/drop down coverage
Automobile Liability	\$1,000,000 Combined single limit per occurrence
Environmental Insurance	\$1,000,000

- 8.2 All insurance and certificate(s) of insurance shall contain the following provisions: (1) name the City, its officers, agents and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; (2) provide for at least thirty (30) days prior written notice to the City for cancellation, non-renewal or material change of the insurance; (3) provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.
- 8.3 All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.
- 8.4 A certificate of insurance evidencing the required insurance shall be submitted to the City prior to commencement of the Work.
- 8.5 Without limiting any of the other obligations or liabilities of Company, the Company shall require its general contractors at the general contractor's own expense, to maintain during the term of this Agreement, the required insurance including the required certificate and policy conditions as stated herein.

Article 9 City's Use of Space

- 9.1 Commercial Space. The City shall be entitled to use an approximate 750 square feet of the Commercial lease space as designated in **Exhibit ____** attached hereto. Company agrees to execute a Use Agreement which shall be recorded in the property records of Bowie County, Texas and shall act as a restrictive covenant running with the land.
- 9.2 Roof Space. As additional consideration, in the event that the roof space on the Grim is renovated for event or similar use, Company shall, at no cost, provide annually a maximum of six (6) event uses of the Grim's roof space to City, at the request of the Office of Planning and Community Development or City Manager's Office, for the purpose of City events. Reservation of space shall be subject to a mutually agreeable Reservation Policy.

Article 10 Termination/Default

- 10.1 This Agreement shall terminate upon any one or more of the following:
- (a) by written agreement of the parties;
 - (b) Expiration Date;
 - (c) by City or the Company in the event the other party breaches any of the terms or conditions of this Agreement or the Related Agreements, and such breach is not cured within sixty (60) days after written notice thereof;
 - (d) by City, if the Company suffers an Event of Bankruptcy or Insolvency;
 - (e) by City, if any Impositions owed to the City or the State of Texas by the Company shall become delinquent and such breach is not cured within sixty (60) days after written notice thereof (provided, however, the Company retains the right to timely and properly protest and contest any such Impositions); and
 - (f) A Change in Control occurs in Company without City's prior written consent.

Article 11 Miscellaneous

11.1 Binding Agreement

The terms and conditions of this Agreement are binding upon the successors and permitted assigns of all parties hereto.

11.2 Assignment.

Company may assign, transfer or otherwise convey its rights or obligations under this Agreement to an Affiliate so long as Company, Affiliate and City first execute an agreement approved by the City Council of the City under which the Affiliate agrees to assume and be bound by all covenants and obligations of Company under this Agreement and all other documents and agreements relating to this Agreement and referenced herein, and has sufficiently shown that it has an equivalent or greater financial ability to perform as Company.

Any attempted assignment without the City Council's prior consent shall constitute a breach and be grounds for termination of this Agreement. Any lawful assignee or successor in interest of Company of all rights under this Agreement shall be deemed "The Company" for all purposes under this Agreement.

11.3 Limitation of Liability

It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the parties. It is understood and agreed between the parties that Company, in satisfying the conditions of this Agreement, has acted independently, and City assumes no responsibilities or liabilities to third parties in connection with these actions.

11.4 Authorization

Each party represents that it has full capacity and authority to grant all rights and assume all obligations that is granted and assumed under this Agreement.

11.5 Notice

All written notices called for or required by this Agreement shall be addressed to the following, or such other party or address as either party designates in writing, by US Certified Mail, postage prepaid, or by hand delivery:

CITY:

City of Texarkana, Texas
Attn: City Manager
220 Texas Blvd
P. O. Box 1967
Texarkana, Texas 75504-1967

With Copies to (which *shall* NOT constitute notice):

Jo Thomason
Atchley, Russell, Waldrop & Hlavinka, LLP
1710 Moores Lane (P O. Box 5517)
Texarkana, Texas 75503 (75505-5517)

COMPANY:

Grimm Lofts, LLC

Attn: _____
Address:
Address:

11.6 Entire Agreement

This Agreement, along with all Development Documents, is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement.

11.7 Governing Law

The Agreement shall be governed by the laws of the State of Texas; and venue for any actions concerning this Agreement shall be in the State District Court of Bowie County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said Court.

11.8 Amendment

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

11.9 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 other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

11.10 Recitals

The recitals to this Agreement are incorporated herein.

11.11 Counterparts

This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

11.12 Exhibits

Any exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

11.13 Survival of Covenants

Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

Executed on this ____ day of _____, 2018.

City of Texarkana, Texas

Shirley Jaster, City Manager

ATTEST:

By: _____
Jennifer Evans, City Secretary

Executed on this the ____ day of _____, 2018

COMPANY
Grimm Lofts, LLC

By:

Tom Anderson, Managing Member

Jim Sari, Managing Member

PROMISSORY NOTE**("Promissory Note")**

\$260,000.00

Date: _____
Texarkana, Bowie County, Texas

FOR VALUE RECEIVED, the undersigned (and each of the undersigned), as principals, unconditionally and jointly and severally promise to pay to the order of the **City of Texarkana, Texas**, with an address of P.O. Box 1967, Texarkana, Texas 75505 at payee's office in the City of Texarkana, Bowie County, Texas, the principal sum of Two Hundred and Sixty Thousand and no/100 dollars (\$260,000.00), in legal and lawful money of the United States of America, together with interest (on the principal balance outstanding hereunder from time to time) as provided herein, payable as provided herein. All payments hereon shall be credited first to interest and then to principal; and any prepayments of principal shall first be applied to reduce the payments scheduled to be paid latest.

- 1.1** Interest rate of the loan shall utilize the 10-year Treasury Rate, currently 1.7%, adjustable every 5 years. Notwithstanding any payments otherwise scheduled or made hereon, the balance of principal and interest on this indebtedness shall be finally due and payable on or before three hundred and sixty (360) months following the execution of this Note. Prior to the ultimate due date, interest only shall be payable annually for the first five (5) years following execution of this note with the first payment due and payable on or before the first day of the month following twelve (12) months after execution of this Note; thereafter annual payments shall continue for the remaining twenty-five years of the Note, with such payments including both principal and interest on this Note and paid in twenty-five annual payments of principal and interest in the amount of Twelve thousand eight hundred and fifty-two dollars and 92/100 (\$12,852.92) each, and a similar installment being due and payable on or before the same day of each succeeding year thereafter until all principal and interest are fully paid; Notwithstanding anything to the contrary, principal shall be payable solely from Borrower's "Operating Cash Flow" remaining after payment of Borrower's operating expenses ("Remaining Cash Flow"). The amount of each particular annual payment required for a particular annual payment date hereunder shall be equal to the Remaining Cash Flow computed for the year immediately preceding such particular annual payment date. EXCEPT THAT the final installment will be for the balance of principal and interest then owing.

If not paid when due or declared due, matured and unpaid interest and principal (including as principal all additional amounts payable to the owner hereof as expenses or advancements agreed to be paid hereunder or under any agreement or instrument securing, guaranteeing or supplementing this Note) shall bear interest from the date of maturity until paid at the maximum rate allowed by law.

It is expressly provided that upon default in the punctual payment of this Note or any part thereof, principal or interest, as the same shall become due and payable, or default or breach by any maker hereof of any obligation of such maker to the owner hereof, or failure to perform any terms of any instrument securing, guaranteeing, or supplementing this Note, this Note and the entire indebtedness secured or guaranteed by any such instrument, exclusive of unearned

interest, shall be matured, at the option of the owner, without demand or notice. If at any time, in the sole opinion of the owner hereof, the financial responsibility of any maker, surety, guarantor, or endorser, or the prospect for payment, of this Note or the collateral securing this Note, shall become impaired or unsatisfactory to the owner hereof, this Note and all other obligations of such maker, guarantor, or endorser, exclusive of unearned interest shall become immediately due and payable at the owner's option, without demand or notice. In the event default is made in the prompt payment of this Note or such indebtedness when due or declared due, and the same is placed in the hands of an attorney for collection, or suit is brought on same, or the same is collected through Probate, or other judicial proceeding, then the makers, sureties, guarantors, and endorsers agree and promise to pay reasonable attorneys fees for collection. Each of the undersigned additionally agrees and promises to pay all costs of collection hereof and of realization upon (or protection of) any security herefor, together with any interest thereon as provided herein from the time expended by the owner hereof. **THIS NOTE SHALL BE GOVERNED BY THE LAWS IN EFFECT IN THE STATE OF TEXAS, INCLUDING ANY APPLICABLE FEDERAL LAW.**

Each party liable on this Note, whether primarily or secondarily liable, including, without limitation, each maker, surety, guarantor, accommodation party, and endorser of this Note, expressly waives all notices, demands for payment, presentations for payment, notices of intention to accelerate the maturity, protests and notices of protest, notice of nonpayment, and diligence in collecting this Note, filing of suit, and enforcing any of the security herefor, as to this Note and as to each, every, and all installments hereof; agrees that any and all extensions, and changes in the time for payment, hereof may be granted to any of the above parties without notice to the others; consents, without notice, to extensions of time, renewals, release of any party liable hereon, releases of collateral and indulgences extended by any owner hereof; and agrees that it will not be necessary for any owner hereof, in order to enforce any liability hereon, to first institute suit or exhaust its remedies against any party liable hereon, or to enforce its rights against any security herefor, and that no extension, renewal, substitution, exchange, or release of collateral, or indulgence shall discharge, release, or reduce any liability of any party hereon. No delay by the owner hereof in exercising any right hereunder, or under any instrument securing, guaranteeing, or supplementing this Note, shall be construed as a waiver of any such right; and such right may be exercised at any subsequent time during default.

Notwithstanding anything to the contrary, all agreements between any party liable on this Note and any owner or holder hereof are expressly limited and modified so that in no event or contingency whatsoever shall the amount paid, agreed to be paid, or charged for the use, forbearance, or detention of money, ever exceed the maximum amount permissible under applicable law. In the event that any applicable law limiting the amount of interest or other charges permitted to be collected is interpreted so that any charge provided for in this Note, in any instrument securing, guaranteeing, or supplementing this Note, or in any other indebtedness of any maker hereof payable to the owner hereof, whether considered separately or together with other charges that are considered a part of this transaction, violates such law by reason of the acceleration of any indebtedness, or for any other reason, such charge is hereby reduced to the extent necessary to eliminate any such violation. Any amounts of such interest or other charges previously paid to the owner hereof in excess of the amounts permitted by applicable law shall be applied by the owner to reduce the principal of the indebtedness evidenced by this Note, or, at the owner's option, be refunded.

Payment hereof is secured by a Deed of Trust on the following property:

LEGAL DESCRIPTION

The Property has an address of _____, Texarkana, Bowie County, Texas 75503.

The following Notice is provided pursuant to Section 26.02 of the Texas Business & Commerce Code, regarding the "Loan Agreement" which is defined as all of the loan documents, including this promissory note and documents guaranteeing or securing the note:

THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES.

THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

THIS LOAN IS PAYABLE IN FULL ON OR BEFORE THE FIRST DAY OF THE 360TH MONTH FOLLOWING THE EXECUTION OF THIS NOTE BY ALL PARTIES. AT MATURITY, YOU MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE. LENDER IS UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME. YOU WILL, THEREFORE, BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS THAT YOU MAY OWN, OR YOU WILL HAVE TO FIND A LENDER WILLING TO LEND YOU THE MONEY. IF YOU REFINANCE THIS LOAN AT MATURITY, YOU MAY HAVE TO PAY SOME OR ALL OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW LOAN.

IN WITNESS WHEREOF, this Note has been signed and delivered to the payee herein on the date first written above.

Grimm Lofts, LLC

Tom Anderson, Managing Member

Jim Sari, Managing Member

Deed of Trust

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date:

Grantor: Grimm Lofts, LLC

Grantor's Mailing Address: 14755 Preston Road, Suite 600, Dallas, TX 75254

Trustee[s]: Shirley Jaster, City Manager

Trustee's Mailing Address[es]: P.O. Box 1967, Texarkana, TX 75501-1967

Lender: City of Texarkana, Texas

Lender's Mailing Address: P.O. Box 1967, Texarkana, TX 75501-1967

Obligation

Note

Date:

Original principal amount: \$260,000.00

Borrower: Grimm Lofts, LLC

Lender: City of Texarkana, Texas

Maturity date:

Property (including any improvements): 301 State Line North, Texarkana, TX

Prior Lien: None.

Other Exceptions to Conveyance and Warranty:

A. Granting Clause

For value received and to secure payment of the Obligation, Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property, subject to the Other Exceptions to Conveyance and Warranty. On payment of the Obligation and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Lender will release it at Grantor's expense.

B. Grantor's Obligations

B.1. Grantor agrees to maintain all property and liability insurance coverages with respect to the Property, revenues generated by the Property, and operations on the Property that Lender reasonably requires ("Required Insurance Coverages"), issued by insurers and written on policy forms acceptable to Lender, and as to property loss, that are payable to Lender under policies containing standard mortgagee clauses, and deliver evidence of the Required Insurance Coverages in a form acceptable to Lender before execution of this deed of trust and again at least ten days before the expiration of the Required Insurance Coverages.

B.2. Grantor agrees to—

- a. keep the Property in good repair and condition;
- b. pay all taxes and assessments on the Property before delinquency, not authorize a taxing entity to transfer its tax lien on the Property to anyone other than Lender, and not request a deferral of the collection of taxes pursuant to section 33.06 of the Texas Tax Code;
- c. defend title to the Property subject to the Other Exceptions to Conveyance and Warranty and preserve the lien's priority as it is established in this deed of trust;
- d. obey all laws, ordinances, and restrictive covenants applicable to the Property;
- e. keep any buildings occupied as required by the Required Insurance Coverages;
- f. if the lien of this deed of trust is not a first lien, pay or cause to be paid all prior lien notes and abide by or cause to be abided by all prior lien instruments; and
- g. notify Lender of any change of address.

C. Lender's Rights

C.1. Lender or Lender's mortgage servicer may appoint in writing one or more substitute trustees, succeeding to all rights and responsibilities of Trustee.

C.2. If the proceeds of the Obligation are used to pay any debt secured by prior liens, Lender is subrogated to all the rights and liens of the holders of any debt so paid.

C.3. Lender may apply any proceeds received under the property insurance policies covering the Property either to reduce the Obligation or to repair or replace damaged or destroyed improvements covered by the policy. If the Property is Grantor's primary residence and Lender reasonably determines that repairs to the improvements are economically feasible, Lender will make the property insurance proceeds available to Grantor for repairs.

C.4. Notwithstanding the terms of the Note to the contrary, and unless applicable law prohibits, all payments received by Lender from Grantor with respect to the Obligation or this deed of trust may, at Lender's discretion, be applied first to amounts payable under this deed of trust and then to amounts due and payable to Lender with respect to the Obligation, to be applied to late charges, principal, or interest in the order Lender in its discretion determines.

C.5. If Grantor fails to perform any of Grantor's obligations, Lender may perform those obligations and be reimbursed by Grantor on demand for any amounts so paid, including attorney's fees, plus interest on those amounts from the dates of payment at the rate stated in the Note for matured, unpaid amounts. The amount to be reimbursed will be secured by this deed of trust.

C.6. If a default exists in payment of the Obligation or performance of Grantor's obligations and the default continues after any required notice of the default and the time allowed to cure, Lender may—

- a. declare the unpaid principal balance and earned interest on the Obligation immediately due;
- b. exercise Lender's rights with respect to rent under the Texas Property Code as then in effect;
- c. direct Trustee to foreclose this lien, in which case Lender or Lender's agent will cause notice of the foreclosure sale to be given as provided by the Texas Property Code as then in effect; and
- d. purchase the Property at any foreclosure sale by offering the highest bid and then have the bid credited on the Obligation.

C.7. Lender may remedy any default without waiving it and may waive any default without waiving any prior or subsequent default.

D. Trustee's Rights and Duties

If directed by Lender to foreclose this lien, Trustee will—

D.1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then in effect;

D.2. sell and convey all or part of the Property "AS IS" to the highest bidder for cash with a general warranty binding Grantor, subject to the Prior Lien and to the Other Exceptions to Conveyance and Warranty and without representation or warranty, express or implied, by Trustee;

D.3. from the proceeds of the sale, pay, in this order—

- a. expenses of foreclosure, including a reasonable commission to Trustee;

- b. to Lender, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
- c. any amounts required by law to be paid before payment to Grantor; and
- d. to Grantor, any balance; and

D.4. be indemnified, held harmless, and defended by Lender against all costs, expenses, and liabilities incurred by Trustee for acting in the execution or enforcement of the trust created by this deed of trust, which includes all court and other costs, including attorney's fees, incurred by Trustee in defense of any action or proceeding taken against Trustee in that capacity.

E. General Provisions

E.1. If any of the Property is sold under this deed of trust, Grantor must immediately surrender possession to the purchaser. If Grantor does not, Grantor will be a tenant at sufferance of the purchaser, subject to an action for forcible detainer.

E.2. Recitals in any trustee's deed conveying the Property will be presumed to be true.

E.3. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.

E.4. This lien will remain superior to liens later created even if the time of payment of all or part of the Obligation is extended or part of the Property is released.

E.5. If any portion of the Obligation cannot be lawfully secured by this deed of trust, payments will be applied first to discharge that portion.

E.6. Grantor assigns to Lender all amounts payable to or received by Grantor from condemnation of all or part of the Property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the Property. After deducting any expenses incurred, including attorney's fees and court and other costs, Lender will either release any remaining amounts to Grantor or apply such amounts to reduce the Obligation. Lender will not be liable for failure to collect or to exercise diligence in collecting any such amounts. Grantor will immediately give Lender notice of any actual or threatened proceedings for condemnation of all or part of the Property.

E.7. Grantor collaterally assigns to Lender all present and future rent from the Property and its proceeds. Grantor warrants the validity and enforceability of the assignment. Grantor will apply all rent to payment of the Obligation and performance of this deed of trust, but if the rent exceeds the amount due with respect to the Obligation and the deed of trust, Grantor may retain the excess. If a default exists in payment of the Obligation or performance of this deed of trust, Lender may exercise Lender's rights with respect to rent under the Texas Property Code as then in effect. Lender neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the Property. Lender may exercise Lender's rights and remedies under this

paragraph without taking possession of the Property. Lender will apply all rent collected under this paragraph as required by the Texas Property Code as then in effect. Lender is not required to act under this paragraph, and acting under this paragraph does not waive any of Lender's other rights or remedies.

E.8. Interest on the debt secured by this deed of trust will not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess will be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides any conflicting provisions in this and all other instruments concerning the debt.

E.9. In no event may this deed of trust secure payment of any debt that may not lawfully be secured by a lien on real estate or create a lien otherwise prohibited by law.

E.10. If Grantor transfers any part of the Property without Lender's prior written consent, Lender may declare the Obligation immediately payable and invoke any remedies provided in this deed of trust for default. If the Property is residential real property containing fewer than five dwelling units or a residential manufactured home, this provision does not apply to (a) a subordinate lien or encumbrance that does not transfer rights of occupancy of the Property; (b) creation of a purchase-money security interest for household appliances; (c) transfer by devise, descent, or operation of law on the death of a co-Grantor; (d) grant of a leasehold interest of three years or less without an option to purchase; (e) transfer to a spouse or children of Grantor or between co-Grantors; (f) transfer to a relative of Grantor on Grantor's death; (g) a transfer resulting from a decree of a dissolution of marriage, a legal separation agreement, or an incidental property settlement agreement by which the spouse of Grantor becomes an owner of the Property; or (h) transfer to an inter vivos trust in which Grantor is and remains a beneficiary and occupant of the Property.

E.11. Grantor may not sell, transfer, or otherwise dispose of any Property, whether voluntarily or by operation of law, without the prior written consent of Lender. If granted, consent may be conditioned upon (a) the grantee's integrity, reputation, character, creditworthiness, and management ability being satisfactory to Lender; and (b) the grantee's executing, before such sale, transfer, or other disposition, a written assumption agreement containing any terms Lender may require, such as a principal pay down on the Obligation, an increase in the rate of interest payable with respect to the Obligation, a transfer fee, or any other modification of the Note, this deed of trust, or any other instruments evidencing or securing the Obligation.

Grantor may not cause or permit any Property to be encumbered by any liens, security interests, or encumbrances other than the liens securing the Obligation and the liens securing ad valorem taxes not yet due and payable without the prior written consent of Lender. If granted, consent may be conditioned upon Grantor's executing, before granting such lien, a written modification agreement containing any terms Lender may require, such as a principal pay down on the Obligation, an increase in the rate of interest payable with respect to the Obligation, an

approval fee, or any other modification of the Note, this deed of trust, or any other instruments evidencing or securing the Obligation.

Grantor may not grant any lien, security interest, or other encumbrance (a “Subordinate Instrument”) covering the Property that is subordinate to the liens created by this deed of trust without the prior written consent of Lender. If granted, consent may be conditioned upon the Subordinate Instrument’s containing express covenants to the effect that—

- a. the Subordinate Instrument is unconditionally subordinate to this deed of trust;
- b. if any action is instituted to foreclose or otherwise enforce the Subordinate Instrument, no action may be taken that would terminate any occupancy or tenancy without the prior written consent of Lender, and that consent, if granted, may be conditioned in any manner Lender determines;
- c. rents, if collected by or for the holder of the Subordinate Instrument, will be applied first to the payment of the Obligation then due and to expenses incurred in the ownership, operation, and maintenance of the Property in any order Lender may determine, before being applied to any indebtedness secured by the Subordinate Instrument;
- d. written notice of default under the Subordinate Instrument and written notice of the commencement of any action to foreclose or otherwise enforce the Subordinate Instrument must be given to Lender concurrently with or immediately after the occurrence of any such default or commencement; and
- e. in the event of the bankruptcy of Grantor, all amounts due on or with respect to the Obligation and this deed of trust will be payable in full before any payments on the indebtedness secured by the Subordinate Instrument.

Grantor may not cause or permit any of the following events to occur without the prior written consent of Lender: if Grantor is (a) a corporation, the termination of the corporation or the sale, pledge, encumbrance, or assignment of any shares of its stock; (b) a limited liability company, the termination of the company or the sale, pledge, encumbrance, or assignment of any of its membership interests; (c) a general partnership or joint venture, the termination of the partnership or venture or the sale, pledge, encumbrance, or assignment of any of its partnership or joint venture interests, or the withdrawal from or admission into it of any general partner or joint venturer; or (d) a limited partnership, (i) the termination of the partnership, (ii) the sale, pledge, encumbrance, or assignment of any of its general partnership interests, or the withdrawal from or admission into it of any general partner, (iii) the sale, pledge, encumbrance, or assignment of a controlling portion of its limited partnership interests, or (iv) the withdrawal from or admission into it of any controlling limited partner or partners. If granted, consent may be conditioned upon (a) the integrity, reputation, character, creditworthiness, and management ability of the person succeeding to the ownership interest in Grantor (or security interest in such

ownership) being satisfactory to Lender; and (b) the execution, before such event, by the person succeeding to the interest of Grantor in the Property or ownership interest in Grantor (or security interest in such ownership) of a written modification or assumption agreement containing such terms as Lender may require, such as a principal pay down on the Obligation, an increase in the rate of interest payable with respect to the Obligation, a transfer fee, or any other modification of the Note, this deed of trust, or any other instruments evidencing or securing the Obligation.

E.11. When the context requires, singular nouns and pronouns include the plural.

E.12. The term *Note* includes all extensions, modifications, and renewals of the Note and all amounts secured by this deed of trust.

E.13. This deed of trust binds, benefits, and may be enforced by the successors in interest of all parties.

E.14. If Grantor and Borrower are not the same person, the term *Grantor* includes Borrower.

E.15. Grantor and each surety, endorser, and guarantor of the Obligation waive, to the extent permitted by law, all (a) demand for payment, (b) presentation for payment, (c) notice of intention to accelerate maturity, (d) notice of acceleration of maturity, (e) protest, and (f) notice of protest.

E.16. Grantor agrees to pay reasonable attorney's fees, trustee's fees, and court and other costs of enforcing Lender's rights under this deed of trust if an attorney is retained for its enforcement.

E.17. If any provision of this deed of trust is determined to be invalid or unenforceable, the validity or enforceability of any other provision will not be affected.

E.18. The term *Lender* includes any mortgage servicer for Lender.

E.19. Grantor hereby grants Lender a right of first refusal with respect to Grantor's power to authorize any third party (other than Lender pursuant to its rights as set forth in this instrument) to pay ad valorem taxes on the Property and authorize a taxing entity to transfer its tax lien on the Property to that third party. Grantor's authorization to any third party (other than Lender) to pay the ad valorem taxes and receive transfer of a taxing entity's lien for ad valorem taxes shall be null and void and of no force and effect unless Lender, within ten days after receiving written notice from Grantor, fails to pay the ad valorem taxes pursuant to Lender's rights as set forth in this instrument.

Grantor: Grimm Lofts, LLC

By: _____
Tom Anderson, Managing Member

By: _____
Jim Sari, Managing Member

KRIS W. KOBACH
Secretary of State



State of Kansas

Memorial Hall, 1st Floor
120 S.W. 10th Avenue
Topeka, KS 66612-1594
(785) 296-4564

Limited Liability Company Articles of Organization
Date: 06/14/2018

RE: Cohen-Esrey Grim SLP, LLC
Business Entity ID Number: 9064643

Dear Business Customer:

Congratulations on filing the Limited Liability Company Articles of Organization. Your business is now qualified with the Kansas Secretary of State.

Every Kansas limited liability company must file an annual report each year and pay a filing fee. The annual report and fees are due together on the 15th day of the 4th month after the last day of the entity's tax year end. Example: If you have a tax year end of December, the annual report will be due every April 15th. An annual report is not required if the Kansas limited liability company has not been qualified for six months prior to its first tax year end.

You may save nine percent by filing the annual report online at <http://www.sos.ks.gov>.

You may view the status and general information for your business, as well as obtain certificates or letters of good standing by visiting <http://www.sos.ks.gov>.

Sincerely,

Kris W. Kobach
Kansas Secretary of State

Kansas Secretary of State

Memorial Hall, 1st floor - 120 SW 10th Ave. - Topeka, Kansas 66612-1594
phone: (785) 296-4564 - email: kssos@sos.ks.gov - url: <http://www.sos.ks.gov/>

TEXAS SECRETARY of STATE
ROLANDO B. PABLOS

[UCC](#) | [Business Organizations](#) | [Trademarks](#) | [Notary](#) | [Account](#) | [Help/Fees](#) | [Briefcase](#) | [Logout](#)

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Rolando B. Pablos
Secretary of State

Office of the Secretary of State

Transaction Receipt

Session ID: 062618QT2541
Document #: 821368910002
June 26, 2018

SOSDirect has received your document submission or your order for copies of or certificates related to records on file with the secretary of state. This receipt is not evidence that the secretary of state has approved the document for filing. All documents must be reviewed for statutory compliance before filing. You will be notified by email when the document is filed or rejected and when the order has been processed. Please make note of the document number referenced above so that you may track the progress of the document or order.

Expected response times for the following are:

- Filings within 2 business days following date of receipt;
- Copies (certified or plain) within 4 business days.

If you are not in receipt of your notification within this timeframe, please contact sosdirect@sos.texas.gov or call (512) 475-2755 for assistance.

Thank you for allowing us to assist you with your request. To return to the Business Organizations menu, please [click here](#).

Hotel Grim Redevelopment Proposal

Texarkana, TX

Prepared for: City Council –Texarkana, TX
July 9, 2018

\$20,225,289

Total development costs

Sourced from Historic and Housing
Tax Credit Equity, Private Activity
Bonds, Federal, State and Local
repayable loans.

20 Month

Anticipated demolition and
construction schedule

\$500 - \$650

Rent range for Studio, One
Bedroom, and Two Bedroom units

3,600 SF

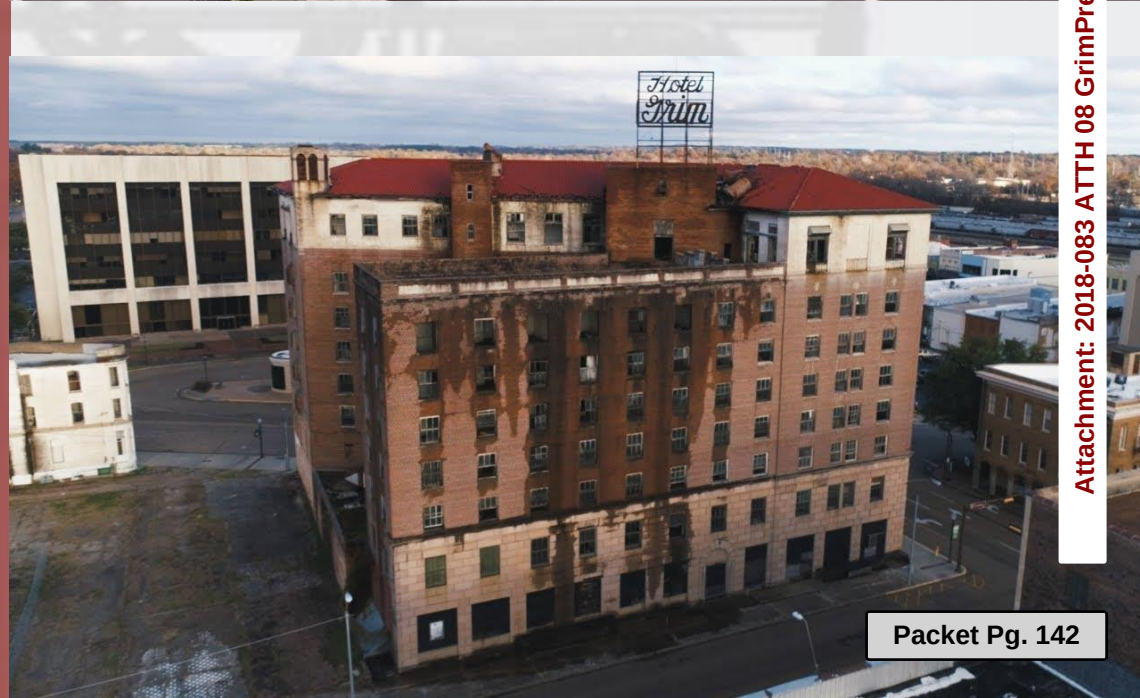
Downtown retail/commercial space

88 Units

of quality and affordable Downtown
apartments



4.4.k



Attachment: 2018-083 ATTH 08 GrimPresentation_762018 (1886 : 2018-083 RES



Hotel Grim

88 Units

\$20,225,289 Total Development Cost

Design. Construct. Manage.

Cohen Esrey will serve as the predevelopment and design coordination authority, Master Subcontractor throughout construction, and long term Property Management team.



Cohen-Esrey's roots in real estate go back to 1969. Since then we have been dedicated to enhancing the communities through the acquisition, development, and management of multi-family properties throughout the nation. Our multi-family portfolio over the past four plus decades totals more than 65,000 units in more than 525 properties.

Sari & Co.

Jim Sari began his pursuit to redevelop the Horace Mann School in 2009. Since, he has led the strategy to compile the intricate financing and public private partnership development model.



With over 20+ years worth of development experience in over 50 assets, Sari has been successful at tailoring projects to match market opportunities. Sari specializes in downtown and community redevelopment projects involving both public and private investment and support. Numerous Sari & Co. projects have received national, state, and local recognition. Sari's expertise is in layering multiple layers of financing both public and private, making him an asset to the Grim development team.

Premier PFC

Will serve as the General Partner and issuer of Private Activity Bonds to the development. This partnership will allow tax benefits to the development and a long-term revenue source to the Housing Authority of Texarkana through Developer Fee and Cash Flow of the development.

City of Texarkana

Is lending an incentive package that will assist in the reclamation, demolition, and redevelopment of Hotel Grim. The incentives are fully repayable with interest through cash flow of the multifamily development. The \$2.3 million incentive package is comprised of HUD 108 proceeds, EPA funding, and Local Economic Development funds.

Sources

Source	Amount	Percentage
Bond Amount	\$ 4,270,672.00	20%
LIHTC Credits	\$ 3,032,341.00	14%
Historical State Credit	\$ 3,828,003.31	18%
Historical Federal Credit	\$ 3,032,340.88	14%
Texas Direct Loan	\$ 3,000,000.00	14%
HUD 108 Loan	\$ 1,429,000.00	7%
1st Mortgage	\$ 975,000.00	5%
EPA Loan	\$ 650,000.00	3%
Deferred Development Fee	\$ 471,809.94	2%
City Affordable Housing Fund	\$ 250,000.00	1%
Total Sources	\$ 20,225,289	100%

Timeline

Action	Date
Submit Bond Review Board Application (For Reservation for 2018 Private Activity Bond Cap)	Sep 2018
Submit 4% Tax Credit Application	Sep 2018
TDHCA Board Hearing (Approval of Underwriting and Tax Credit issuance)	Nov 2018
Closing & Construction Commencement	Dec 2018
Begin Pre-Lease	Sept 2019
LURA Expiration	Feb 2034

Council Action Requests

- Resolution of No Objection
- Approval of 2X Per Capita variance



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:	

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 7/6/2018 10:22 AM

Lead Department: Planning and Community Development **Action Officer:** David Orr, Planning & Community Development
Director
Subject: Resolution No. 2018-084 authorizing a Texas Department of Housing and Community Affairs (TDHCA) housing tax credit development application for the Hotel Grim redevelopment project.

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

Item Schedule

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

A public hearing and resolution of support and no objection is required by TDHCA 2018 Housing Tax Credit Qualified Action Plan (QAP).for this development. The reuse development of the Hotel Grim is for approximately 88 multifamily unit apartments.

Attachments

- a. 2018-084 RES Authorizing TDHCA Tax Credit Applications (DOCX)
- b. 2018-084 RES Authorizing TDHCA Tax Credit Applications (DOCX)
- c. 2018-084 Goals & Perspectives (DOCX)
- d. 2018-084 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	07/03/2018 10:30 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review	Completed	07/05/2018 1:31 PM
Public Information Officer	Lisa Thompson	PIO Review
	07/05/2018 1:39 PM	Completed
City Manager	Shirley Jaster	City Manager Review
10:07 AM		Completed
City Council	Vicky Coopwood	Meeting
6:00 PM		Pending
		07/09/2018

Meeting History

**RESOLUTION NO. 2018-084
TEXARKANA, TEXAS
RESOLUTION FOR TAX-EXEMPT BOND DEVELOPMENT**

WHEREAS, Texarkana Grim Housing Partners LP, a to-be-formed Texas limited partnership (the “Applicant”), has proposed an approximately 88 multifamily unit apartment adaptive reuse development of the historic Hotel Grim (the “Development”) located at 301 State Line Avenue, Texarkana, Bowie County, Texas; and

WHEREAS, the Applicant has advised the City of Texarkana, Texas (the “City”) that it intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for 2018 Housing Tax Credits for the Development (the “Application”); and

WHEREAS, it is necessary that the City Council of the City provide a resolution of support and no objection as required by the TDHCA 2018 Housing Tax Credit Qualified Allocation Plan (the “QAP”) for the Development;

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

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

- (i) Notice of the proposed Development has been provided to the City in accordance with Texas Government Code, §2306.67071(a);
- (ii) The City has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development;
- (iii) The City held a hearing on July 9, 2018 at which public comment could have been made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
- (iv) After due consideration of the information provided by the Applicant and public comment, the City does not object to the proposed Application or Development.

[**SECTION 2.** As provided in 10 Texas Administrative Code §11.3(d) and §11.4(c)(1), it is hereby acknowledged that the Applicant has informed the City that the proposed Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households in the census tract.]

SECTION 3. As provided in §11.3(b) of the QAP, it is expressly acknowledged and confirmed that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

SECTION 4. The City hereby supports the proposed Development, and confirms that its governing body has voted specifically to approve the construction and/or rehabilitation of the

Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4).

SECTION 5. The City hereby supports the proposed Development and confirms that the City Council of the City has voted specifically to approve the construction and rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development.

SECTION 6. For and on behalf of the City _____, _____ is hereby authorized, empowered, and directed to certify these resolutions to TDHCA.

[Signature page follows]

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

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

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:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 7/6/2018 10:01 AM

Lead Department: Finance Department **Action Officer:** Kristin Peeples,
Ordinance No. 2018-076 amending the budget estimate of the revenues and
expenditures for the fiscal year ending September 30, 2018 and adopting the
Subject: budget and appropriating resources for the fiscal year beginning October 1,
2018 and ending September 30, 2019.

Briefing: 7/9/2018 **Public Hearing:** 8/13/2018 **Council Vote:** 9/10/2018

Item Schedule

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

Updates/History of Briefing:

Not Applicable

Executive Summary and Background Information:

The Charter of the City of Texarkana, Texas requires that at least sixty (60) days before the end of each fiscal year and not less than thirty (30) days prior to the time the City Council makes its tax levy for the current year, the City Manager shall file with the City Secretary and shall submit to the Council a proposed budget for the ensuing fiscal year.

The proposed budget for the fiscal year ending September 30, 2019 includes the following:

- No increase to the property tax rate. The rate will remain at \$0.70/per \$100 valuation.
- Increase in property valuation of 73.7 million
 - General Fund property tax revenue generated \$379,000
 - TIRZ property tax revenue generated \$137,000
- No water rate increase other than reinstatement of the automatic CPI.
- Projected sales tax increase of 2% over the revised revenue calculation for FY 2018.
- No transfers from other funds used to balance the budget.
- Additional \$50,000 in demolition for a total of \$250,000 in FY 2019.
- Transfer of fund balance to the Major Maintenance Fund of \$500,000.
- Removal of the contingency line item of \$250,000.
- Increase in annual base compensation for all employees of 2% with a minimum increase of \$500, along with implementation of the compensation plan for TWU.
 - Approximate cost for the City is \$375,000
 - Approximate cost for TWU is \$340,000
- Seniority pay as required by Chapter 143 of the Civil Service Code.
- Increase in worker's compensation cost of approximately \$60,000
- Increase in health insurance costs to the City & TWU of approximately \$170,000
- Increase in health insurance rates of 7.55% for employees on the HRA health plan:
 - Increased cost for HRA employee only = \$1.42/month
 - Increased cost for HRA employee spouse = \$16.15/month
 - Increased cost for HRA employee child = \$12.57/month

City of Texarkana, Texas

- Increased cost for HRA employee family = \$26.14/month
- No cost increase for employees participating in the HSA health plan.
- Payoff of the 2012 GO Refunding Bond of \$5,121,614 with a one-time use of fund balance.
 - Annual debt service savings of \$1 million - \$1.2 million
- Annual amount of \$325,000 set aside in the Economic Development Fund for regional economic development.
- Funding in the 2017 Bond to be used for the FY 2019 airport terminal project based on the airport's five-year capital improvement plan.
- Proposed bond issuance for projects, such as the Gibson Bridge, to be paid with revenue generated by the TIRZ district.
- Estimated days of expenditures in General Fund Balance at the end of FY 2019 is approximately 70 days.

Potential Options:

- Adopt budget as presented
- Adopt budget with requested changes

Fiscal Implications:

To provide proper documentation and approval of authorized expenditures for the fiscal year beginning October 1, 2018 and ending September 30, 2019.

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

Budget Advisory Committee

Board/Committee Recommendation:

Not Applicable

Advisory Board/Committee Meeting Date and Minutes:

June 25, 2018

Attachments

- a. 2018-076 Goals & Perspectives (DOCX)
- b. 2018-076 ORD FY 19 Budget (DOC)
- c. 2018-076 ATTH 01 Proposed FY 2019 Budget (PDF)

Staff Coordination

Finance Department	Kristin Peeples	Department Head Review	Completed
	06/28/2018 5:03 PM		
Finance Department	Kristin Peeples	Finance Review	Completed 06/28/2018
	5:03 PM		
Water Utilities	Jim Cornelius	TWU Finance Director	Completed
	06/29/2018 9:14 AM		

City of Texarkana, Texas

Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review	Completed	06/29/2018 10:20 AM
Public Information Officer	Lisa Thompson	PIO Review Completed
	06/29/2018 10:27 AM	
City Manager	Shirley Jaster	City Manager Review Completed 07/06/2018
10:15 AM		
City Council	Vicky Coopwood	Meeting Pending 07/09/2018
6:00 PM		

Meeting History

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: 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:

ORDINANCE NO. 2018-076

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE BUDGET ESTIMATE OF THE REVENUES AND EXPENDITURES FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018, AND ADOPTING THE BUDGET AND APPROPRIATING RESOURCES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; CONTAINING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

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

SECTION 1: That the budget estimate of the revenues and expenditures of the City of Texarkana, Texas, as prepared by the City Manager and appropriated by the City Council for the fiscal year beginning October 1, 2018 and ending September 30, 2019, be and is hereby adopted and approved as the budget for such fiscal year.

SECTION 2: That a copy of said final adopted budget shall be filed with the City Secretary, the Texarkana Public Library, and published on the City's website.

SECTION 3: City of Texarkana, Texas Appropriations

Fund No.	Fund Name	Anticipated Revenue	Authorized Expenditures	Appropriated Fund Balance
101	General Fund	34,693,827	40,206,157	5,512,330
102	Narcotics Division Operations Fund	21,025	45,000	23,975
103	Personnel Policy Fund	282,500	475,191	192,691
104	Workers Compensation Fund	240,750	240,000	0
107	Court Security Fund	25,000	40,575	15,575
109	General Property & Liability Fund	300,700	300,000	0
110	Central Records & Communications Fund	2,638,058	2,638,058	0
113	Conservation Revolving Loan Fund	0	34,071	34,071
114	Court Technology Fund	30,100	30,115	15
115	Technology Fund	271,306	371,306	100,000
116	TIRZ #1 Fund	1,251,434	2,656,528	1,405,094
117	Donation Fund	30,100	47,559	17,459
120	Major Maintenance	500,000	500,000	0

200	Perot Enhancement Fund	41,750	50,000	8,250
202	Emergency Solutions Grant Fund	449,786	449,786	0
203	CDBG Revolving Loan Fund	3,500	500	0
204	Community Development Block Grant Fund	845,350	845,350	0
207	EPA Revolving Loan Grant Fund	973,663	973,663	0
209	Home Program Fund	500	0	0
211	Perot Theatre Fund	335,100	321,455	0
212	Hotel Occupancy Tax Fund	1,407,597	1,488,866	81,269
213	Perot Theatre Building Maintenance Fund	40,450	400,000	359,550
214	COC Homeless Assistance Grant Fund	457,970	457,970	0
215	Housing Fund	0	266,926	266,926
216	Police Dept. Training Provider Fund	6,000	6,000	0
217	Law Enforcement Block Grant Fund	24,080	24,080	0
218	CDBG 108 Loan Fund	10,000	10,000	0
219	Law Enforcement Program Fund	7,000	11,000	4,000
220	Metropolitan Planning Organization Fund	315,160	315,160	0
222	TIFMAS Fund	15,000	27,000	12,000
223	Economic Development Fund	367,500	582,811	215,311
228	Building Maintenance Fund	252,800	253,223	423
229	Public Safety Radio Fund	102,120	66,000	0
301	Debt Service Fund	10,828,413	10,717,412	0
417	2005 Bond Fund	0	488,272	488,272
422	TIRZ Bond Fund	0	120,406	120,406
423	2017 Bond Fund	0	1,676,329	1,676,329
501	Health Department Fund	1,095,055	1,024,110	0
502	Public Library Fund	778,552	778,552	0
605	Federal Asset Forfeiture Fund	15,800	20,000	4,200
701	Employee Health Trust Fund	5,910,031	5,839,242	0
702	Employee Health Claim Fund	5,844,242	5,844,242	0
703	Fleet Services Fund	1,415,755	1,415,755	0
704	Capital Replacement Fund	1,509,000	1,353,570	0
810	Member Cities Water Revenue Fund	1,154,794	1,154,794	0
Total Appropriations		74,491,768	84,567,034	10,538,146

SECTION 4: Texarkana Water Utilities Appropriations

Fund	Anticipated	Authorized	Appropriated
Fund Name	Revenue	Expenditures	Fund Balance
Texas Revenue Fund	18,093,733	19,405,527	1,311,794
IP Revenue Fund	1,408,382	1,408,382	0
2004 Bond Fund	193,208	193,475	267
2013 Bond Fund	164,078	163,694	0
2013 Bond Construction Fund	15	28,667	28,652
Millwood Depreciation Fund	333,196	759,059	425,863
North Texarkana Wastewater Treatment Plant Depreciation Fund	7,800	27,300	19,500
Equipment Fund	216,368	266,090	49,722
Technology Fund	310,749	373,695	62,946
South Regional Wastewater Treatment Plant Depreciation Fund	95,408	147,603	52,195
Compost Fund	68,212	223,603	155,391
Customer Loan Fund	0	0	0
Personnel Policy Fund	101,050	84,746	0
TX Capital Improvement Fund	9,600	423,333	413,733
TX Infrastructure Fund	328,634	900,000	571,366
Wright Patman Corps of Engineers Cost Fund	3,683,419	0	0
Lake Texarkana Capital Improvement Fund	555,090	1,115,500	560,410
Wagner Creek Wastewater Treatment Plant Capital Improvement Fund	148,244	153,000	4,756
	<u>25,717,186</u>	<u>25,673,674</u>	<u>3,656,595</u>

SECTION 5: That the City Council hereby approves the funding and purchases that are made pursuant to interlocal agreements as provided by Chapter 271, Subchapter (D) and (F) of the Texas Local Government Code, in this budget and authorizes the City Manager/Chief Executive Officer and her designated employees, at her discretion, to purchase, sign contracts and documents authorizing the payment of funds, and to expend public funds that have been expressly designated, approved, and appropriated in this budget, as set out in the 2018-2019 fiscal year Capital Replacement Fund.

SECTION 6: Operating funds encumbered on the financial records as of September 30, 2018, are hereby re-appropriated to Fiscal Year 2019.

SECTION 7: The ongoing Capital Improvement Plan (CIP) is hereby approved and the City Manager is authorized and directed to incorporate the projects into the execution of the annual operating budget as funding is available, in all aspects of capital project execution, including the appropriate debt funding procedures as may be required by state law.

SECTION 8: 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 9: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 10: This Ordinance shall be in full force and effect from and after its passage and approval, and after the adoption of this budget or budget amendment, budget officer shall provide for the filing of a true copy of the approved budget or amendment in the Office of the City Secretary.

PASSED AND APPROVED in Regular Council Session on this the **10th day of September, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

CITY OF TEXARKANA, TEXAS

PROPOSED BUDGET



**FISCAL YEAR ENDING
SEPTEMBER 30, 2019**

DRAFT

GENERAL FUNDS

101 General Fund

DESCRIPTION:

This fund provides for general operations of the City through funding from property and sales taxes, fees, and other general revenue.

FOCUS:

To provide general City services including administrative oversight, police and fire protection, public works, building and code administration, parks and recreation, planning, and community development.

102 Narcotics Division Operations Fund

DESCRIPTION:

Assets legally seized and judiciously forfeited as gains of illegal and unlawful activities.

FOCUS:

To provide additional funds to assist the police department in accomplishing its missions, goals and objectives.

103 Personnel Policy Fund

DESCRIPTION:

To satisfy certain benefit obligations that are due to employees upon termination.

FOCUS:

The focus of the Personnel Policy Fund is to pay terminated employees benefits based on the City's current policies.

104 Workers Compensation Fund

DESCRIPTION:

To provide worker's compensation benefits to City employees.

FOCUS:

The focus of the workers' compensation fund is to isolate the revenue and expenditures of workers' compensation. This helps the City to establish workers' compensation rates that are adequate to fund the current cost of the premiums.

105 Payroll Fund

DESCRIPTION:

To provide for the payroll transactions of all City employees.

FOCUS:

The focus of the payroll fund is to isolate the expenditures and liabilities associated with bi-weekly payroll. Separation of these transactions allows for more accurate tracking of batch payroll processing and proper reporting.

107 Court Security Fund

DESCRIPTION:

The Municipal Court is authorized under the Texas Code of Criminal Procedure Article 102.017 to collect a security fee from defendants convicted of a misdemeanor offense as a cost of court.

FOCUS:

The security fee collected by the court is set aside as restricted funds that can be used for the purchase of the following items:

- The purchase or repair of X-ray machines and conveying systems
- Handheld metal detectors
- Identification cards and systems
- Electronic locking and surveillance equipment
- Bailiffs, deputy sheriffs, deputy constables, or contract security personnel
- Signage
- Confiscated weapon inventory and tracking systems
- Locks, chains, alarms, or similar security devices
- The purchase or repair of bullet-proof glass
- Continuing education on security issues for court personnel and security personnel
- Warrant officers and related equipment

109 General Property & Liability Fund

DESCRIPTION:

The purpose of this fund is to centralize the receipt and expenditure of funds related to general property and liability insurance coverage.

FOCUS:

The long-range goal is to develop a reserve fund to allow the City to reduce its expenditure of insurance premium dollars by studying historical accident claims data and adjusting policy deductibles to the most efficient levels.

113 Conservation Revolving Loan Fund

DESCRIPTION:

The Energy Conservation Revolving Loan Fund is an investment source for energy efficiency and conservation projects. It is intended for permanent working capital and fixed asset financing for departments within the City of Texarkana, Texas.

FOCUS:

In 2009, the City of Texarkana, Texas established the fund with an initial amount of \$30,000 through the Department of Energy's Energy Efficiency and Conservation Block Grant Program.

The energy fund is run through the City's Finance Department. The fund will be replenished by the difference in energy savings once a building has been retrofitted with energy efficient technology.

Each department is responsible for submitting energy efficiency and conservation projects with timely payback periods.

Eligible projects will include:

- Any project that increases energy efficiency in municipal operations
- Any retrofit project that reduces energy use and costs
- Shows a payback period of less than 2 years

114 Court Technology Fund

DESCRIPTION:

The Municipal Court is authorized under the Texas Code of Criminal Procedure Article 102.0172 to collect a technology fee from defendants convicted of a misdemeanor offense as a cost of court.

FOCUS:

The technology fee collected by the court is set aside as restricted funds that can be used for the purchase of the following items:

- Computer systems
- Computer networks
- Computer hardware
- Computer software
- Imaging systems
- Electronic kiosks
- Electronic ticket writers
- Docket management systems

115 Technology Fund

DESCRIPTION:

The purpose of this fund is to provide a management tool for the City's growing technology needs. Scheduled replacement of hardware and software assets will allow the City to operate more efficiently in a rapidly changing technological environment.

FOCUS:

Operational technology assets will be consistently monitored and analyzed for effectiveness and replaced as needed.

216 Police Training Fund

DESCRIPTION:

The Police Training Fund allows for the collection of tuition and enrollment fees and the allocation of expenditures associated with the education, training, materials, and instruction costs applicable to the Texarkana Regional Training Center.

FOCUS:

To offer training and education to law enforcement officers.

228 Building Maintenance Fund

DESCRIPTION:

To set aside funding for the maintenance of City owned facilities.

FOCUS:

To perform maintenance on City-owned facilities on a regular basis. Through an active maintenance program, the goal is to prevent large unexpected expenditures by addressing routine maintenance along the way and building a fund balance that will allow the City to react to large expenditures if necessary.

605 Federal Asset Forfeiture Fund

DESCRIPTION:

This fund is used to collect the City's portion of case settlements worked jointly with federal authorities.

FOCUS:

To collect revenue awarded on federal cases and administer expenditures which are limited to law enforcement related activities.

704 Capital Replacement Fund

DESCRIPTION:

The purpose of this Fund is to utilize City contributions in the most effective and cost efficient ways to provide departments with motor vehicles, rolling stock and other equipment they need to successfully fulfill their responsibilities to the citizens.

FOCUS:

The Fleet Services department is charged with evaluating and continually upgrading the quality of the City's fleet, using this fund to manage and maintain these assets appropriately.



General Fund Forecast

	2018	2019	2020	2021	2022
General Fund Balance	14,114,854	15,680,300	9,953,902	9,863,212	9,548,195
Revenue					
Charges for Services	237,502	225,152	225,152	225,152	225,152
Contribution From Others	1,000	-	-	-	-
Fees	865,540	864,750	864,750	864,750	864,750
Fines and Forfeitures	1,670,870	1,670,870	1,670,870	1,670,870	1,670,870
Franchise Taxes	1,460,750	1,460,750	1,460,750	1,460,750	1,460,750
Grant Revenue	81,181	45,000	45,000	45,000	45,000
Insurance Contributions	65,000	-	-	-	-
Investment Revenue	156,436	156,436	156,436	156,436	156,436
Other Revenue	61,000	61,000	61,000	61,000	61,000
Permits	601,350	601,350	601,350	601,350	601,350
Property Tax Revenue	11,734,401	13,138,298	13,104,180	13,525,070	13,649,333
Rental Revenue	10,000	8,000	8,000	8,000	8,000
Taxes - Other	16,170,761	16,437,721	16,764,276	17,097,361	17,437,109
Transfers In	6,018,585	24,500	24,500	24,500	24,500
Total General Fund 101 Revenue	39,134,376	34,693,827	34,986,264	35,740,239	36,204,250
Narcotics Division Operations Fund 102	47,003	21,025	21,025	21,025	21,025
Personnel Policy Fund 103	360,000	282,500	280,000	278,500	277,000
Workers Compensation Fund 104	180,750	240,750	240,750	240,750	240,750
Court Security Fund 107	25,000	25,000	25,000	25,000	25,000
General Property & Liability Fund 109	242,676	300,700	300,700	300,700	300,700
Conservation Revolving Loan Fund 113	300	-	-	-	-
Court Technology Fund 114	30,100	30,100	30,100	30,100	30,100
Technology Fund 115	300,325	271,306	371,806	371,806	371,806
Major Maintenance Fund 120	3,000,000	500,000	-	-	-
Police Training Fund 216	11,020	6,000	6,000	6,000	6,000
Building Maintenance Fund 228	274,853	252,800	252,800	252,800	252,800
Federal Asset Forfeiture Fund 605	16,000	15,800	15,600	15,400	15,200
Capital Replacement Fund 704	1,209,000	1,509,000	1,809,000	1,909,000	1,909,000
Total General Fund Non 101 Revenue	5,697,026	3,454,981	3,352,781	3,451,081	3,449,381
Total Revenue	44,831,402	38,148,808	38,339,045	39,191,320	39,653,631

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



General Fund Forecast

	2018	2019	2020	2021	2022
Expenditures					
General Government	2,740,894	2,618,193	2,633,102	2,648,482	2,664,486
Police	8,691,074	8,914,687	9,063,036	9,198,000	9,308,551
Fire and Emergency Management	6,404,829	6,562,439	6,641,909	6,717,915	6,796,898
Public Works	4,405,501	4,422,408	4,401,356	4,441,317	4,486,832
Building and Code Administration	1,148,646	1,162,288	1,174,304	1,177,448	1,191,136
Parks Recreation and Community Health	1,613,762	1,741,673	1,754,170	1,767,683	1,782,081
Planning and Community Development	721,155	614,926	553,973	557,294	560,835
Non-Operating	11,314,230	14,169,542	8,891,333	9,004,981	9,003,632
Total General Fund 101 Expenditures	37,040,091	40,206,157	35,113,184	35,513,120	35,794,452
Narcotics Division Operations Fund 102	55,000	45,000	45,000	45,000	45,000
Personnel Policy Fund 103	530,600	475,191	481,982	489,295	497,172
Workers Compensation Fund 104	175,000	240,000	240,000	240,000	240,000
Payroll Disbursement Fund 105	747	-	-	-	-
Court Security Fund 107	13,417	40,575	30,574	30,574	30,574
General Property & Liability Fund 109	275,000	300,000	300,000	300,000	300,000
Conservation Revolving Loan Fund 113	-	34,071	-	-	-
Court Technology Fund 114	31,417	30,115	30,115	30,115	30,115
Technology Fund 115	286,599	371,306	371,806	371,806	371,806
Major Maintenance Fund 120	3,000,000	500,000	-	-	-
Police Training Fund 216	11,020	6,000	6,000	6,000	6,000
Building Maintenance Fund 228	306,118	253,223	252,750	252,750	252,750
Federal Asset Forfeiture Fund 605	25,000	20,000	20,000	20,000	20,000
Capital Replacement Fund 704	1,515,948	1,353,570	1,538,324	2,207,677	1,842,285
Total General Fund Non 101 Expenditures	6,225,866	3,669,050	3,316,551	3,993,217	3,635,702
Total Expenditures	43,265,957	43,875,207	38,429,735	39,506,337	39,430,153
General Fund Balance	15,680,300	9,953,902	9,863,212	9,548,195	9,771,673

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGET SUMMARY PAGES

General Fund Budget Summary

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
General Fund Balance	12,909,232	11,742,185	14,114,855	15,680,301
Revenue	-	-	-	-
Charges for Services	228,925	226,793	237,502	225,152
Contribution From Others	54,073	-	1,000	-
Fees	879,644	699,232	865,540	864,750
Fines and Forfeitures	1,734,339	1,696,580	1,670,870	1,670,870
Franchise Taxes	1,391,652	1,420,820	1,460,750	1,460,750
Grant Revenue	73,371	10,000	81,181	45,000
Insurance Contributions	17,395	-	65,000	-
Investment Revenue	83,721	63,181	156,436	156,436
Other Revenue	134,330	50,500	61,000	61,000
Permits	608,201	620,570	601,350	601,350
Property Tax Revenue	12,462,848	11,772,412	11,734,401	13,138,298
Rental Revenue	23,300	25,000	10,000	8,000
Taxes - Other	15,855,958	16,220,100	16,170,761	16,437,721
Transfers In	923,097	6,263,085	6,018,585	24,500
Total General Fund 101 Revenue	34,470,852	39,068,273	39,134,376	34,693,827
Narcotics Division Operations Fund 102	20,899	10,825	47,003	21,025
Personnel Policy Fund 103	559,600	355,000	360,000	282,500
Workers Compensation Fund 104	296,709	176,200	180,750	240,750
Court Security Fund 107	24,620	23,400	25,000	25,000
General Property & Liability Fund 109	201,058	242,376	242,676	300,700
Conservation Revolving Loan Fund 113	163	-	300	-
Court Technology Fund 114	30,449	30,100	30,100	30,100
Technology Fund 115	224,634	300,950	300,325	271,306
Major Maintenance Fund 120	-	-	3,000,000	500,000
Police Training Fund 216	1,980	6,000	11,020	6,000
Building Maintenance Fund 228	264,106	260,000	274,853	252,800
Federal Asset Forfeiture Fund 605	17,015	15,400	16,000	15,800
Capital Replacement Fund 704	2,041,048	1,225,000	1,209,000	1,509,000
Total General Fund Non 101 Revenue	3,682,281	2,645,251	5,697,026	3,454,981
Total Revenue	38,153,133	41,713,524	44,831,402	38,148,808

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGET SUMMARY PAGES

General Fund Budget Summary

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Expenditures	-	-	-	-
General Government	2,755,610	2,806,575	2,740,894	2,618,193
Police	8,636,784	8,670,873	8,691,074	8,914,687
Fire and Emergency Management	6,349,047	6,347,308	6,404,829	6,562,439
Public Works	4,236,400	4,302,556	4,405,501	4,422,408
Building and Code Administration	996,034	1,330,855	1,148,646	1,162,288
Parks Recreation and Community Health	1,560,858	1,576,026	1,613,762	1,741,673
Planning and Community Development	1,028,083	587,534	721,155	614,926
Non-Operating	8,445,307	8,639,742	11,314,230	14,169,542
Total General Fund 101 Expenditures	34,008,122	34,261,469	37,040,091	40,206,157
Narcotics Division Operations Fund 102	3,248	75,000	55,000	45,000
Personnel Policy Fund 103	277,745	334,886	530,600	475,191
Workers Compensation Fund 104	516,749	175,000	175,000	240,000
Payroll Disbursement Fund 105	0	-	747	-
AP Disbursement Fund 106	-	-	-	-
Court Security Fund 107	10,540	24,917	13,417	40,575
General Property & Liability Fund 109	178,759	241,976	275,000	300,000
Conservation Revolving Loan Fund 113	-	33,753	-	34,071
Court Technology Fund 114	29,400	33,406	31,417	30,115
Technology Fund 115	189,763	300,175	286,599	371,306
Major Maintenance Fund 120	-	-	3,000,000	500,000
Police Training Fund 216	313	6,000	11,020	6,000
Building Maintenance Fund 228	232,318	260,000	306,118	253,223
Federal Asset Forfeiture Fund 605	-	25,000	25,000	20,000
Capital Replacement Fund 704	1,500,554	1,275,900	1,515,948	1,353,570
Total General Fund Non 101 Expenditures	2,939,388	2,786,013	6,225,866	3,669,050
Total Expenditures	36,947,510	37,047,482	43,265,957	43,875,207
General Fund Balance	14,114,855	16,408,226	15,680,301	9,953,902

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGET SUMMARY PAGES

General Fund Statement of Revenue

Description	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Charges for Services				
Animal Services	4,890	4,500	6,500	6,500
City Of Texarkana, Ark	21,181	21,393	34,250	21,900
Contract Charge - IPC	18,900	18,900	18,900	18,900
MPO Service Charges	18,000	18,000	18,000	18,000
Police Overtime/Other	72,614	70,000	72,000	72,000
Police Overtime-Schools	89,229	85,000	80,000	80,000
Public Works Projects	-	-	-	-
Spraying Services	4,110	9,000	7,852	7,852
TUTD Contribution	-	-	-	-
Charges for Services	228,925	226,793	237,502	225,152
Contribution From Others				
Contribution From Others	54,023	-	1,000	-
Donations/Interest	50	-	-	-
K-9 Donations	-	-	-	-
Contribution From Others	54,073	-	1,000	-
Fees				
Bringle Lake Green Fees	1,680	1,530	1,400	1,400
Civil Justice Fee	456	400	400	400
Death Certificates	13,713	15,000	10,000	10,000
Demolition Fees	11,759	-	2,000	2,000
Fire Fees	17,820	17,000	18,000	18,000
Garbage Collection Fees	603,116	471,352	620,000	620,000
Lien Recovery / Release	650	500	500	500
Lot Cleaning Fees	26,767	-	15,000	15,000
Payroll Deduction Fees	801	800	800	800
Senior Citizens Program	1,005	1,000	790	-
State Comp. Surcharge	(213)	-	-	-
Towing/Impound Revenue	44,125	35,000	43,000	43,000
Vital Postage Fee	723	650	650	650
Vital Statistics	146,265	145,000	143,000	143,000
Zoning Fees	10,977	11,000	10,000	10,000
Fees	879,644	699,232	865,540	864,750

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGET SUMMARY PAGES

General Fund Statement of Revenue

Description	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fines and Forfeitures				
Applied Court Bonds	6,286	-	-	-
Arrest Warrant/Capias	134,107	140,000	120,000	120,000
Child Safety Fund	3,348	3,800	4,500	4,500
Collection Agency Fees	9,622	10,000	5,000	5,000
Combined Court Costs	296,438	290,000	295,000	295,000
Comp Victims Of Crime	702	1,000	400	400
Cor Mgmt Ins & Cjc Fund	23	25	10	10
False Alarm Fines	6,150	-	-	-
Fines & Forfeitures	790,372	780,000	780,000	780,000
Fugitive Apprehension Fee	234	325	140	140
Indigent Defense Fee	14,860	15,000	15,000	15,000
Judicial Salaries Fee	40,128	40,000	40,000	40,000
Juvenile Crime & Delinquency	23	30	20	20
Municipal Treasury/Traffic	15,064	15,000	15,000	15,000
Special Expense & Admin	176,935	162,000	164,000	164,000
State Juror Fee	29,748	30,000	30,000	30,000
State Traffic Fee	150,127	145,000	145,000	145,000
Time Pymt Fee(Jud Eff)	4,572	4,900	4,300	4,300
Time Pymt Fee(No Restr)	18,293	21,000	17,000	17,000
Time Pymt Fee(State)	22,878	24,500	21,500	21,500
Truancy Prevention City Fee	7,137	7,000	7,000	7,000
Truancy Prevention Fee	7,290	7,000	7,000	7,000
Fines and Forfeitures	1,734,339	1,696,580	1,670,870	1,670,870
Franchise Taxes				
Cable TV Franchise	243,796	250,000	265,000	265,000
Electric- SW AR	22,133	22,000	22,000	22,000
Electric-Bowie Cass	5,998	6,500	6,750	6,750
Electric-SWEPCO	790,524	810,000	800,000	800,000
Gas Franchise	206,627	207,000	250,000	250,000
Taxicab Franchise	320	320	-	-
Telephone Franchise	122,255	125,000	117,000	117,000
Franchise Taxes	1,391,652	1,420,820	1,460,750	1,460,750

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGET SUMMARY PAGES

General Fund Statement of Revenue

Description	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Grant Revenue				
Civil Defense	-	-	35,611	35,000
Contribution From State	-	-	35,570	-
Contribution From US Govt.	52,595	-	-	-
Homeland Sec/Emer Mgmt	17,769	10,000	10,000	10,000
Reimbursements - Other	3,007	-	-	-
Grant Revenue	73,371	10,000	81,181	45,000
Insurance Contributions				
Reimbursement - Worker's Comp.	17,395	-	65,000	-
Insurance Contributions	17,395	-	65,000	-
Investment Revenue				
Dividend Revenue	-	220	346	346
Interest Revenue	79,309	58,580	150,000	150,000
Interest/Police Evidence	82	50	90	90
Rosehill Cemetery	4,331	4,331	6,000	6,000
Investment Revenue	83,721	63,181	156,436	156,436
Other Revenue				
Cash Short/Overages	1,999	-	-	-
Farmers Market Revenue	1,197	-	1,000	1,000
Miscellaneous Income	74,777	45,000	55,000	55,000
Parks Spec Events Don	9,465	5,500	5,000	5,000
Recovery Damage Claims	4,602	-	-	-
Sale Of Surplus Property	42,289	-	-	-
Other Revenue	134,330	50,500	61,000	61,000
Permits				
Alarm Permits	115,515	125,000	120,000	120,000
Alcohol Permit Fee	6,765	11,000	10,000	10,000
Amusement Devices Fees	1,668	2,100	2,000	2,000
Building Permits	326,655	313,100	300,000	300,000
Electrical Permits	19,964	23,230	17,000	17,000
Food Permits	82,580	90,000	90,000	90,000
Garage Sale Permits	3,400	3,750	3,000	3,000

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGET SUMMARY PAGES

General Fund Statement of Revenue

Description	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Peddler's Licenses	320	-	900	900
Plumbing Permits	32,354	31,310	35,000	35,000
Sign Permits	6,885	8,080	13,000	13,000
Special Events Permits	1,400	1,500	1,900	1,900
St Cutting/Driveway Per	4,395	5,000	2,250	2,250
Swimming Pool Permits	6,300	6,500	6,300	6,300
Permits	608,201	620,570	601,350	601,350
Property Tax Revenue				
Current City Taxes	12,207,445	11,482,412	11,474,401	12,878,298
Delinquent City Taxes	147,367	175,000	150,000	150,000
Penalty & Interest	108,036	115,000	110,000	110,000
Property Tax Revenue	12,462,848	11,772,412	11,734,401	13,138,298
Rental Revenue				
#12 Morris Lane Rental	11,900	12,000	2,000	-
Farmer's Market	210	-	-	-
Park Pavilion Rentals	2,710	3,000	2,000	2,000
Park Rent	2,335	2,000	2,000	2,000
Rental - SW Center	6,145	8,000	4,000	4,000
Rental Revenue	23,300	25,000	10,000	8,000
Taxes - Other				
City Sales Tax	15,693,696	16,059,000	16,007,570	16,327,721
In Lieu Of Taxes	53,191	50,000	53,191	-
Other Taxes	109,072	111,100	110,000	110,000
Taxes - Other	15,855,958	16,220,100	16,170,761	16,437,721



BUDGET SUMMARY PAGES

General Fund Statement of Revenue

Description	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Transfers In				
Trf From CDBG Fund	-	-	-	-
Trf From Economic Development Fund	650,000	244,500	-	-
Trf From Employee Benefit Trust Fund	-	-	-	-
Trf From TIRZ #1 Fund	2,000	2,000	2,000	2,000
Trf From TWU	21,097	6,016,585	6,016,585	22,500
Trf From Worker's Comp Fund	250,000	-	-	-
Transfers In	923,097	6,263,085	6,018,585	24,500
Revenue Total	34,470,852	39,068,273	39,134,376	34,693,827



BUDGET SUMMARY PAGES

General Fund Expenditures By Activity

Description	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
General Government				
City Council	98,300	115,749	97,194	97,653
City Manager	1,044,493	1,039,276	1,010,252	861,226
Finance Administration	658,934	677,813	660,587	672,815
Human Resources	466,629	486,209	485,940	497,744
Municipal Court	481,429	487,528	486,921	488,754
Other	5,826	-	-	-
General Government	2,755,610	2,806,575	2,740,894	2,618,193
Police				
Police Administration	342,000	345,091	403,315	344,042
Police Patrol Division	5,216,373	5,240,832	5,189,971	5,365,147
Police Services Division	3,078,410	3,084,950	3,097,789	3,205,497
Police	8,636,784	8,670,873	8,691,074	8,914,687
Fire and Emergency Management				
Fire and Emergency Management	6,349,047	6,347,308	6,404,829	6,562,439
Fire and Emergency Management	6,349,047	6,347,308	6,404,829	6,562,439
Public Works				
Engineering and Infrastructure	184,540	202,449	197,784	193,427
Engineering and Traffic	490,992	435,486	625,752	503,054
Environmental	-	-	-	-
Sign and Signal	-	-	-	-
Streets and Drainage	3,560,868	3,664,622	3,581,964	3,725,928
Public Works	4,236,400	4,302,556	4,405,501	4,422,408
Building and Code Administration				
Building and Code Administration	996,034	1,330,855	1,148,646	1,162,288
Building and Code Administration	996,034	1,330,855	1,148,646	1,162,288



BUDGET SUMMARY PAGES

General Fund Expenditures By Activity

Description	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Parks Recreation and Community Health				
Parks and Recreation Administration	211,319	214,369	212,454	268,506
Parks Maintenance	1,080,103	1,116,434	1,188,822	1,256,043
Recreational Programs & Activities	250,831	245,224	212,486	217,124
Special Events	18,604	-	-	-
Parks Recreation and Community Health	1,560,858	1,576,026	1,613,762	1,741,673
Planning and Community Development				
Farmers Market	22,163	26,109	-	-
Planning and Community Development	1,005,920	561,425	721,155	614,926
Planning and Community Development	1,028,083	587,534	721,155	614,926
Non-Operating				
Non-Operating	8,445,307	8,639,742	11,314,230	14,169,542
Non-Operating	8,445,307	8,639,742	11,314,230	14,169,542
Expense Total	34,008,122	34,261,469	37,040,091	40,206,157

General Government

Departments 1000, 1100, 1300, 1500, 1601

- City Council
- Human Resources
- Municipal Court
- City Manager
- City Attorney
- Finance

Mission

The City Council, composed of the Mayor and six Council Members, is the legislative and policy making body of the City. The City Manager and his staff are charged with updating, monitoring, and implementing the goals and directives established by the City Council. Human Resources is responsible for effective and efficient administration of all personnel policies and procedures for the City. The City Attorney provides high quality legal assistance to the City as requested. The Municipal Court provides a fair and efficient program for the disposition of all cases in its jurisdiction. The Finance department is responsible for the oversight and administration of all of the City's fiscal operations and activities.

Overall Budget	Proposed 18-19
City Council	97,653
City Manager	861,226
Human Resources	497,744
Municipal Court	488,754
Finance Administration	672,815
Total	<u>2,618,192</u>

Budget Highlights

The fiscal year 2019 general government budgets continue to allow for the support of all city-wide departments through administrative functions.

General Government

Performance Measures

City Manager	Actual 14-15	Actual 15-16	Actual 16-17
Alcohol Permits Issued	Not Available	28	43
Special Event Permits Issued	Not Available	44	39
Press Releases Written	Not Available	114	158

Human Resources	Actual 14-15	Actual 15-16	Actual 16-17
Worker's Compensation			
Number of Claims Processed	45	48	71
Net \$ Claims Incurred	\$264,901	(\$1,058,758)	\$162,684
Net \$ Claims Paid	\$371,172	\$255,518	\$97,235
Available Positions			
Posted	23	99	45
Inquiries Received	22,353	22,322	21,454
Applications Received	886	1,304	945

Finance	Actual 14-15	Actual 15-16	Actual 16-17
Accounts Payable Checks/Wires	2,490	2,554	2,577
Purchase Orders Issued	848	970	1,032
Credit Card Transactions	Not Available	Not Available	6,336



Department Expenditures

Other 0000

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Transfers Out	0	-	-	-
Contractual Services	5,825	-	-	-
Grand Total	5,826	-	-	-

City Council 1000

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Transfers Out	-	-	-	-
Personnel Services	27,102	30,564	36,594	35,403
Supplies	2,679	3,377	4,000	4,000
Maintenance	-	-	-	-
Contractual Services	68,519	81,809	56,600	58,250
Capital Outlay	-	-	-	-
Grand Total	98,300	115,749	97,194	97,653

City Manager 1100

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Transfers Out	-	-	-	-
Personnel Services	864,142	796,014	837,018	694,426
Supplies	16,683	31,054	22,000	19,500
Maintenance	8,181	1,600	5,000	5,500
Contractual Services	155,488	210,608	146,234	141,800
Grand Total	1,044,493	1,039,276	1,010,252	861,226

Human Resources 1300

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Transfers Out	-	-	-	-
Personnel Services	357,592	395,021	401,215	408,894
Supplies	10,279	10,400	10,800	10,300
Maintenance	23,090	17,008	34,754	34,500
Contractual Services	75,668	63,780	39,171	44,050
Grand Total	466,629	486,209	485,940	497,744



Department Expenditures

Municipal Court 1500

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Transfers Out	4,189	5,000	5,000	4,189
Personnel Services	454,041	456,615	454,700	460,966
Supplies	7,178	6,350	7,250	7,578
Maintenance	20	500	1,000	20
Contractual Services	16,001	19,063	18,971	16,001
Capital Outlay	-	-	-	-
Grand Total	481,429	487,528	486,921	488,754

Finance Administration 1601

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Personnel Services	625,883	634,667	625,360	642,809
Supplies	9,708	13,000	11,000	9,708
Maintenance	311	2,500	2,700	311
Contractual Services	23,032	27,646	21,527	19,987
Capital Outlay	-	-	-	-
Grand Total	658,934	677,813	660,587	672,815

Police

Departments 1701, 1702, 1703

- Police Administration
- Uniformed Police Services
- Criminal Investigation Services
- Crime Prevention
- Traffic Enforcement
- Evidence Management
- Strategic Partnerships
- Problem Oriented Policing
- Regional Training Source

Mission

The Police Department is a full service professional law enforcement organization dedicated to protecting life and property, and to serving the citizens that live in and visit the City of Texarkana, Texas. The Police Department employs problem oriented policing strategies to address crime, fear of crime and quality of life issues. The department is a "recognized policing agency" as established by the Texas Police Chiefs Association and as a result of independent third party validation and inspection conducted under the auspices of that organization.

Overall Budget

Proposed 18-19

Police Administration	344,042
Patrol Division	5,365,147
Services Division	3,205,497
Total	8,914,686

Budget Highlights

The fiscal year 2019 budget will allow the police department to continue its deployment strategies while working with allied law enforcement agencies and representatives from our residential and business communities. Continued efforts to engage the community will be accomplished through the "Policing Experience" programs and public relations programs that are provided throughout the year. The single and most important expansion of services will be in the area of training, as TTPD emerges as a state-recognized regional training provider offering programs and facilities for other justice system organizations within a four state area. Programs ranging from localized in-service training, basic police academy programs and regional specialized law enforcement classes have been hosted for local, regional, state and federal agencies.

Police

Performance Measures

Operations Division: The larger of the department's two primary divisions, this division provides the community with 24/7 uniformed first responder patrol, traffic enforcement and Special Weapons and Tactics services. These services are available for emergency responses, crime deterrence and public assistance at all times and are considered the backbone of the department.

	Actual 14-15	Actual 15-16	Actual 16-17
Calls for Service	38,523	39,562	38,878
Traffic Accidents Worked	2,905	3,049	2,916
Traffic Stops Made	15,456	15,470	14,709
Citations Issued	10,790	9,244	9,594

Services Division: This division includes all other functions of the department that serve in support of the Operations Division. This division includes, Criminal Investigations, Narcotics, Forensics, Crime Analysis, Property and Evidence, Training, Crime Prevention and Public Information. The Services Division performs highly technical advanced services that generally occur after initial police response.

	Actual 14-15	Actual 15-16	Actual 16-17
Cases Assigned	2,694	2,403	2,541
Cases Cleared	1,235	1,175	1,172
Cases Cleared by Arrest	385	272	245
Cases Suspended with Warrant	149	365	431



Department Expenditures

Police Administration 1701

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Transfers Out	-	30,600	30,600	30,600
Personnel Services	211,244	209,525	209,525	211,905
Supplies	82,447	53,356	52,016	53,371
Maintenance	628	1,150	500	628
Contractual Services	47,681	50,460	46,336	47,537
Capital Outlay	-	-	64,338	-
Grand Total	342,000	345,091	403,315	344,042

Police Patrol Division 1702

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Personnel Services	4,931,303	4,987,904	4,937,841	5,104,053
Supplies	156,807	120,702	121,308	124,816
Maintenance	29,823	54,652	42,693	51,486
Contractual Services	77,593	77,573	88,128	84,793
Capital Outlay	20,848	-	-	-
Grand Total	5,216,373	5,240,832	5,189,971	5,365,147

Police Services Division 1703

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Personnel Services	2,946,186	2,950,193	2,965,451	3,064,081
Supplies	30,858	32,119	29,678	30,858
Maintenance	4,997	5,390	6,154	6,149
Contractual Services	96,369	97,249	96,506	104,409
Capital Outlay	-	-	-	-
Grand Total	3,078,410	3,084,950	3,097,789	3,205,497

Fire and Emergency Management

Department 1801

- | | |
|---|--|
| <ul style="list-style-type: none"> • Fire Administration • Fire Operations • Emergency Management • Fire Prevention | <ul style="list-style-type: none"> • Fire Investigation • Training • Compliance • Grant Management |
|---|--|

Mission

To protect the Citizens of Texarkana and their property from the dangers of fire and other hazardous conditions through public education, fire prevention, code enforcement, emergency preparedness, and professional emergency response. Maintain a state of readiness through regular, effective training and protect ourselves through an effective safety program.

Overall Budget

Proposed 18-19

Fire Administration	6,562,439
---------------------	-----------

Budget Highlights

The fiscal year 2019 fire department budget provides the necessary funding to deliver essential life safety services to the citizens and guests of Texarkana. All existing programs and missions will remain fully funded.

Fire and Emergency Management

Performance Measures

Total Responses: This is a measure of how many total responses the fire department responded to in a given period of time. Total responses is a measure of output in the form of calls for service. Each call is different and the amount of time spent on each call varies, however, the total number of calls is a good measure of overall performance.

	Actual 14-15	Actual 15-16	Actual 16-17
Total Calls For Service	3,030	3,079	3,051

Response Time: Response time is a measure of how long it takes a fire unit to respond to an emergency. In this calculation we look specifically at emergency runs within our jurisdiction. The average time is calculated by averaging the response times for 90% of all emergency responses in a given time frame. The Fire Department strives for a four minute or less response time to 90% of all emergency calls.

	Actual 14-15	Actual 15-16	Actual 16-17
Average Response Time	4:06	4:06	4:05

Fire Loss: Fire Loss is a calculation of efficiency. The total value of all property lost to fire damage is divided by the total value of the property that was directly threatened by fire and the result is a percentage of loss. The Fire Department strives to maintain an annual loss percentage of less than 10%.

	Actual 14-15	Actual 15-16	Actual 16-17
Threatened Property Lost	8.77%	10.81%	3.55%



Department Expenditures

Fire and Emergency Management 1801

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Transfers Out	-	12,240	12,240	12,240
Personnel Services	6,089,417	6,073,656	6,051,593	6,289,665
Supplies	141,846	146,139	207,413	141,106
Maintenance	7,812	22,705	17,505	7,786
Contractual Services	109,973	92,568	116,078	111,642
Capital Outlay	-	-	-	-
Grand Total	6,349,047	6,347,308	6,404,829	6,562,439

Public Works

Departments 1901, 1902, 1904

- Public Works Administration
- Engineering and Traffic Division
- Streets and Drainage Division
- Fleet Services Division

Mission

The Public Works Department administers, directs, and coordinates operations for the Engineering Design, Streets, Fleet Services, Sign & Signal, and Storm Water Management Divisions. Our goal is to provide efficient management and maintenance of the City's infrastructure system and the City's fleet.

Overall Budget

Proposed 18-19

Engineering & Infrastructure	193,427
Engineering & Traffic	503,054
Streets & Drainage	3,725,928
	<u>4,422,409</u>

Budget Highlights

The fiscal year 2019 public works department budget includes funding to continue the demolition program as well as the normal maintenance for streets, drainage, signs, signals, and street lights. Staff will continue to use MyGOV, a work order system software that provides more timely and efficient services to the citizens.

Performance Measures

	Actual 14-15	Actual 15-16	Actual 16-17
Stormwater Permits	Not Available	34	44
Street Maintenance and ROW Work Orders	Not Available	1,335	2,282
Sign and Signal Work Orders	Not Available	2,048	1,413

Building and Code Administration

Department 1906

- Inspection
- Environmental Services
- Code Enforcement
- Animal Control
- Environmental Health
- Food/ Restaurant Inspections
- Building Plan Review

Mission

The Building and Code Administration Department manages the overall code enforcement for all building construction, zoning, litter, substandard buildings, weed lots, and junk vehicles for the City. Our goal is to insure the health and safety of all buildings, eating establishments and retail foods, animals, and environmental codes for all our citizens.

Overall Budget

Proposed 18-19

Building and Code Administration	1,162,288
----------------------------------	-----------

Budget Highlights

The fiscal year 2019 budget will allow the building and code administration department to maintain its current level of service and provide code enforcement for all building construction and public nuisance cases, as well as health inspections and animal control services.



Department Expenditures

Engineering and Infrastructure 1901

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Transfers Out	-	3,960	3,960	3,960
Personnel Services	165,606	177,712	186,848	183,728
Supplies	948	1,682	1,682	948
Maintenance	13,195	10,135	135	-
Contractual Services	4,791	8,959	5,159	4,791
Capital Outlay	-	-	-	-
Grand Total	184,540	202,449	197,784	193,427

Engineering and Traffic 1902

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Personnel Services	418,624	308,627	353,320	382,130
Supplies	7,042	12,930	12,930	7,042
Maintenance	36,937	79,977	93,890	83,370
Contractual Services	28,389	33,951	45,313	30,511
Capital Outlay	-	-	120,300	-
Grand Total	490,992	435,486	625,752	503,054

Streets and Drainage 1904

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Personnel Services	1,919,920	2,261,967	2,129,309	2,272,557
Supplies	45,684	57,836	57,836	45,684
Maintenance	415,863	417,988	459,793	414,663
Contractual Services	1,110,555	926,830	935,025	993,024
Capital Outlay	68,845	-	-	-
Grand Total	3,560,868	3,664,622	3,581,964	3,725,928

Building and Code Administration

Performance Measures

Inspections: Building inspectors insure that construction meets local and national building codes, ordinances, and zoning regulations. Inspectors spend considerable time inspecting worksites. They handle building complaints regarding citizens and landlords, identify substandard structures for repair or demolition to keep down vagrancy, infestation, and improve the health of the community. Inspectors review plans, research code, building materials, and building processes for engineering, electricians, and the general public. They assist with interpretations of the code for residential and commercial remodels, new construction, and to insure overall compliance.

	Actual 14-15	Actual 15-16	Actual 16-17
Building Inspections	1,135	1,458	1,550
Electrical Inspections	964	1,200	1,500
Plumbing Inspections	1,045	1,875	2,500
HVAC Inspections	460	750	800
Sign Inspections	892	800	825
Courtesy	459	500	575
Certificates of Occupancy	179	205	238

Code Enforcement: Provides continued monitoring of violations regarding litter, junk vehicles, weed lots, substandard structures, nuisances, and dumping within the City. Code enforcement also educates the public on safety and health issues involving trash disposal and other general environmental procedures for the prevention of disease and unsafe conditions.

	Actual 14-15	Actual 15-16	Actual 16-17
Trash Violations	216	225	348
Illegal Dumping	381	390	400
Litter & Nuisance	1,301	1,350	1,400
Educational Courtesy	30	35	40
Junk Vehicles	127	150	250
Junk Vehicles Removed	10	-	130
Violations Taken to Court	56	-	300

Environmental Health: Provides Health Inspectors to coordinate inspections to ensure a safer environment for our citizens. Inspections include food service establishments, retail food stores, public and semi-public swimming pools, spas, hot tubs, day care centers, foster homes, nursing homes and schools. Environmental Health is responsible for addressing complaints against private swimming pools that create a health and safety risk to the community. Wastewater disposal and other health related matters are monitored to safeguard the health of our community.

Building and Code Administration

	Actual 14-15	Actual 15-16	Actual 16-17
Routine Inspections	469	470	475
Complaint Inspections	105	110	125
Courtesy Inspections	45	55	60
Nuisance Violations	4	-	6

Animal Services: A health and safety service that is provided to educate and enforce ordinances pertaining to the housing, care, control, and licensing of domestic animals, urban wildlife education, and disease prevention.

	Actual 14-15	Actual 15-16	Actual 16-17
Dispatched Calls	2,651	2,849	3,000
Issues Found on Patrol	989	991	1,000
Written Warnings	105	100	100
Notice of Misdemeanor Violations Issued	69	58	70



Department Expenditures

Building and Code Administration 1906

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Personnel Services	768,200	920,936	851,492	886,558
Supplies	38,573	47,521	31,934	33,359
Maintenance	18,433	34,809	22,250	9,576
Contractual Services	170,827	327,590	242,970	232,795
Capital Outlay	-	-	-	-
Grand Total	996,034	1,330,855	1,148,646	1,162,288

Parks and Recreation and Community Health

Departments 2201, 2202, 2203

- Building Maintenance
- Parks & Recreation Administration
- Park Planning
- Parks Grounds and Facilities Maintenance
- Athletic Field Maintenance
- Recreation Programs
- Collins Center/ Senior Services
- Southwest Center
- Special Events
- Athletic Fields Enhancements/Tournaments

Mission

The goal of the parks & recreation department is to improve the quality of life for the citizens of our community by providing meaningful recreational programs along with safe, beautiful and sustainable facilities.

Overall Budget	Proposed 18-19
Parks & Recreation Administration	268,506
Parks Maintenance	1,256,043
Recreational Programs & Activities	217,124
Total	1,741,673

Budget Highlights

The fiscal year 2019 Parks & Recreation budget will continue the oversight and operation of the established Building Maintenance Fund(s) (228) along with the daily Operating and Maintenance Funds of the Parks (2201,2202,2203). The 2019 fiscal year budget will include the new position of Sports and League Manger. This position will bring and promote tournaments and sporting events to Texarkana, Texas. Daily operating expenditures remain constant compared to the fiscal year 2018 budget, despite the growing demand on our city parks and facilities.

Parks and Recreation and Community Health

Performance Measures

	Actual 14-15	Actual 15-16	Actual 16-17
Parks Facility Rentals	980	990	996
Youth Participation Activities/Programs/ Sports	1,650	1,725	2,010
Parks & Recreation Community Events	22	22	24



Department Expenditures

Parks and Recreation Administration 2201

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Personnel Services	194,690	194,590	194,590	251,102
Supplies	2,957	3,419	3,145	2,957
Maintenance	-	-	-	-
Contractual Services	13,673	16,360	14,719	14,448
Grand Total	211,319	214,369	212,454	268,506

Parks Maintenance 2202

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Personnel Services	743,186	799,667	852,675	931,172
Supplies	59,805	63,543	65,373	70,353
Maintenance	54,194	35,157	36,685	21,023
Contractual Services	222,919	218,067	234,090	233,496
Capital Outlay	-	-	-	-
Grand Total	1,080,103	1,116,434	1,188,822	1,256,043

Recreational Programs & Activities 2203

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Personnel Services	215,630	206,071	174,070	178,613
Supplies	13,517	20,013	18,950	16,827
Maintenance	-	90	90	-
Contractual Services	21,684	19,050	19,376	21,684
Grand Total	250,831	245,224	212,486	217,124

Special Events 2210

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Supplies	13,857	-	-	-
Contractual Services	4,747	-	-	-
Grand Total	18,604	-	-	-

Planning and Community Development

Departments 2001, 2007

- Community Redevelopment Grant Administration
- Housing and Demolition
- Grant Development
- EPA Brownfield
- Neighborhood & Downtown Revitalization

Mission

The Department of Planning & Community Development implements a variety of programs to assist in the development of the City's economic future and foster a better quality of life. These programs encompass comprehensive planning, zoning administration, physical revitalization of targeted areas, retaining and attracting businesses to Texarkana, creating new residential opportunities, revitalization of neighborhoods and job training opportunities. This department also includes the Texarkana, Texas Famers' Market that began as part of the USDA grant program to provide a seasonal open-air farmers' market featuring locally grown produce.

Overall Budget

Proposed 18-19

Community Development	614,926
-----------------------	---------

Budget Highlights

The fiscal year 2019 budget for the planning and community development department represents the administration of 4.2 million in federal, state and local grant awards including HUD CDBG, EPA Brownfields, USDA and National Endowment for the Arts funding. The department will also partner with Texas A&M University - Texarkana and Texarkana College for neighborhood revitalization projects including National Night Out, Neighborhood Cleanups and the TAMU-T Big Event. This budget allows for continued Planning & Zoning services as well as opportunities for citizen engagement and community workshops. The Planning and Community Development department plans to continue to implement the Texarkana Farm to Table initiative through the farmers' market and community gardens, oversee funding for CoC and ESG Homeless Supportive Housing Grants, manage an expedited review process for planning and zoning applications, as well as plan and facilitate the Texarkana Arts & Historic District as a collaborative marketing venture through downtown partners Main Street Texarkana, Chamber of Commerce, Texarkana Museums System, Texarkana Regional Arts & Humanities Council, Texarkana Symphony Orchestra and City of Texarkana, Arkansas.

Planning and Community Development

Performance Measures

Deliver effective and streamlined services for programs related to comprehensive planning, zoning administration, physical revitalization of targeted areas, retaining and attracting businesses to Texarkana, creating new residential opportunities, revitalization of neighborhoods and job training opportunities.

	Actual 14-15	Actual 15-16	Actual 16-17
Zoning Applications	28	32	36
Site Plans Approved	8	10	8
Homebuyer Assistance Applications	10	2	2
Homeowner Rehab Applications	8	20	24
Active Neighborhood Associations	1	2	2

The Department is also responsible for research, application and administration of grant programs and projects. Grant funding is used for projects such as improving infrastructure, public parks, purchasing equipment for city departments, improving energy efficiency, implementing housing reconstruction and homebuyer assistance, transitional housing and job training programs for low-income individuals and families, and addressing contaminated brownfield sites.

	Actual 14-15	Actual 15-16	Actual 16-17
Grant Applications	6	4	4
Grants Awarded	5	3	3
Billable Grant Project Hours	3,806	2,744	2,668
EPA Brownfield Activities Completed	6	6	6
CDBG Project Activities Completed	3	4	4

Deliver quality farmers' market produce and programming for Texarkana residents.

	Actual 14-15	Actual 15-16	Actual 16-17
Farmers' Market Vendors	17	17	25
Farmers' Market Events	13	10	12



Department Expenditures

Planning and Community Development 2001

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Transfers Out	315,075	-	86,095	-
Personnel Services	173,997	425,998	312,714	467,462
Supplies	5,290	8,260	7,850	7,700
Maintenance	776	450	-	750
Contractual Services	108,674	125,462	114,995	109,014
Capital Outlay	402,107	1,255	199,500	30,000
Grand Total	1,005,920	561,425	721,155	614,926

Farmers Market 2007

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Personnel Services	19,070	26,109	-	-
Supplies	884	-	-	-
Contractual Services	2,209	-	-	-
Capital Outlay	-	-	-	-
Grand Total	22,163	26,109	-	-

Non-Operating

Department 2700

- Non-Operating

Mission

The mission of this department is to provide a budget location for a number of expenditures that do not readily fit into another departmental budget of the City.

Overall Budget

Proposed 18-19

Non-Operating	14,169,542
---------------	------------

Budget Highlights

The fiscal year 2019 budget for non-operating includes a \$5.1 million transfer to the Debt Service Fund to payoff the remaining balance on the 2012 General Obligation Refunding Bond. Also included in this budget is a transfer to the Major Maintenance Fund of \$500,000, along with reoccurring annual transfers to fund the City's Technology, Building Maintenance, Fleet, Property & Liability, and Personnel Policy (OPEB) Fund. In addition to these transfers, this department also accounts for the cost of other services such as legal fees, annual audit services, and other local partnership agreements.



Department Expenditures

Non-Operating 2700

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Transfers Out	4,044,714	3,657,930	6,561,415	9,453,318
Supplies	1,307	2,833	2,250	2,250
Maintenance	-	-	-	-
Contractual Services	4,399,286	4,978,980	4,750,564	4,713,974
Grand Total	8,445,307	8,639,742	11,314,230	14,169,542



FUND FORECAST

102 Narcotics Division Operations Fund

	2018	2019	2020	2021	2022
Fund Balance	110,551	102,554	78,579	54,604	30,629
Revenue					
40002 Narcotics Forfeitures	40,000	20,000	20,000	20,000	20,000
41000 Interest Revenue	1,100	550	550	550	550
41012 Receivable Interest	950	475	475	475	475
46084 Sale Of Surplus Property	4,953	-	-	-	-
Total Revenue	47,003	21,025	21,025	21,025	21,025
Expenditures					
50037 Trf To Da's Office	10,000	10,000	10,000	10,000	10,000
52207 Minor Tools And Equip	15,000	10,000	10,000	10,000	10,000
53403 Motor Vehicles-Dept.Use	15,000	12,500	12,500	12,500	12,500
54504 Special Services	15,000	12,500	12,500	12,500	12,500
Total Expenditures	55,000	45,000	45,000	45,000	45,000
Fund Balance	102,554	78,579	54,604	30,629	6,654

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



FUND FORECAST

103 Personnel Policy Fund

	2018	2019	2020	2021	2022
Fund Balance	1,267,004	1,096,404	903,713	701,731	490,936
Revenue					
40050 Trf From General Fund	350,000	275,000	275,000	275,000	275,000
41000 Interest Revenue	10,000	7,500	5,000	3,500	2,000
Total Revenue	360,000	282,500	280,000	278,500	277,000
Expenditures					
50006 Termination Pay	380,000	330,000	330,000	330,000	330,000
51112 Worker's Comp	4,100	4,000	4,000	4,000	4,000
51113 Pensions/Retirement	48,000	40,000	40,000	40,000	40,000
51114 Social Security	16,500	13,000	13,000	13,000	13,000
51115 Group Insurance	82,000	88,191	94,982	102,295	110,172
Total Expenditures	530,600	475,191	481,982	489,295	497,172
Fund Balance	1,096,404	903,713	701,731	490,936	270,764

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



FUND FORECAST

104 Workers Compensation Fund

	2018	2019	2020	2021	2022
Fund Balance	142,839	148,589	149,339	150,089	150,839
Revenue					
40006 Employer Contribution	180,000	240,000	240,000	240,000	240,000
41000 Interest Revenue	750	750	750	750	750
Total Revenue	180,750	240,750	240,750	240,750	240,750
Expenditures					
54503 Insurance & Bond	175,000	240,000	240,000	240,000	240,000
Total Expenditures	175,000	240,000	240,000	240,000	240,000
Fund Balance	148,589	149,339	150,089	150,839	151,589

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



FUND FORECAST

105 Payroll Disbursement Fund

	2018	2019	2020	2021	2022
Fund Balance	747	-	-	-	-
Expenditures					
54520 Miscellaneous Expense	747	-	-	-	-
Total Expenditures	747	-	-	-	-
Fund Balance	-	-	-	-	-

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



FUND FORECAST

106 AP Disbursement Fund

	2018	2019	2020	2021	2022
Fund Balance	-	-	-	-	-
Fund Balance	-	-	-	-	-

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



FUND FORECAST

107 Court Security Fund

	2018	2019	2020	2021	2022
Fund Balance	362,984	374,567	358,992	353,418	347,844
Revenue					
41000 Interest Revenue	3,000	3,000	3,000	3,000	3,000
46054 Municipal Ct.Bldg.Secur	22,000	22,000	22,000	22,000	22,000
Total Revenue	25,000	25,000	25,000	25,000	25,000
Expenditures					
51103 Maintenance Operations	5,990	6,115	6,115	6,115	6,115
51112 Worker's Comp	8	10	10	10	10
51113 Pensions/Retirement	961	982	980	980	980
51114 Social Security	458	468	468	468	468
52202 Wearing Apparel	6,000	-	-	-	-
54504 Special Services	-	23,000	23,000	23,000	23,000
55801 Building & Facilities	-	10,000	-	-	-
Total Expenditures	13,417	40,575	30,574	30,574	30,574
Fund Balance	374,567	358,992	353,418	347,844	342,271

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



FUND FORECAST

109 General Property & Liability Fund

	2018	2019	2020	2021	2022
Fund Balance	197,685	165,361	166,061	166,761	167,461
Revenue					
40050 Trf From General Fund	241,976	300,000	300,000	300,000	300,000
41000 Interest Revenue	700	700	700	700	700
Total Revenue	242,676	300,700	300,700	300,700	300,700
Expenditures					
54503 Insurance & Bond	275,000	300,000	300,000	300,000	300,000
Total Expenditures	275,000	300,000	300,000	300,000	300,000
Fund Balance	165,361	166,061	166,761	167,461	168,161

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



FUND FORECAST

113 Conservation Revolving Loan Fund

	2018	2019	2020	2021	2022
Fund Balance	33,771	34,071	-	-	-
Revenue					
41000 Interest Revenue	300	-	-	-	-
Total Revenue	300	-	-	-	-
Expenditures					
55702 Major Tools & Equipment	-	34,071	-	-	-
Total Expenditures	-	34,071	-	-	-
Fund Balance	34,071	-	-	-	-

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



FUND FORECAST

114 Court Technology Fund

	2018	2019	2020	2021	2022
Fund Balance	23,489	22,172	22,157	22,142	22,127
Revenue					
41000 Interest Revenue	100	100	100	100	100
46122 Technology Fee	30,000	30,000	30,000	30,000	30,000
Total Revenue	30,100	30,100	30,100	30,100	30,100
Expenditures					
50069 Trf To Technology Fund	5,406	3,115	3,115	3,115	3,115
55707 Computer Hard &Software	26,011	27,000	27,000	27,000	27,000
Total Expenditures	31,417	30,115	30,115	30,115	30,115
Fund Balance	22,172	22,157	22,142	22,127	22,112

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



FUND FORECAST

115 Technology Fund

	2018	2019	2020	2021	2022
Fund Balance	116,313	130,039	30,039	30,039	30,039
Revenue					
40020 Perot Theatre Contribution	1,335	338	338	338	338
40050 Trf From General Fund	280,767	255,499	355,999	355,999	355,999
40057 Trf From Court Technology	5,406	3,115	3,115	3,115	3,115
40065 Trf From Health Fund	9,378	8,488	8,488	8,488	8,488
40090 Trf From Fleet	2,742	2,778	2,778	2,778	2,778
41000 Interest Revenue	150	-	-	-	-
41030 Trf From Economic Development Fund	547	1,090	1,090	1,090	1,090
Total Revenue	300,325	271,306	371,806	371,806	371,806
Expenditures					
50200 Lease Purchase Int. Exp	2,477	4,332	4,332	4,332	4,332
52201 Supplies	5,000	5,000	5,000	5,000	5,000
52226 Operating Lease	188,519	245,350	245,850	245,850	245,850
54501 Communications-Cellular	20,000	20,000	20,000	20,000	20,000
55820 Capital Lease	70,603	96,624	96,624	96,624	96,624
Total Expenditures	286,599	371,306	371,806	371,806	371,806
Fund Balance	130,039	30,039	30,039	30,039	30,039

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



FUND FORECAST

120 Major Maintenance Fund

		2018	2019	2020	2021	2022
	Fund Balance	-	-	-	-	-
	Revenue					
40050	Trf From General Fund	3,000,000	500,000	-	-	-
	Total Revenue	3,000,000	500,000	-	-	-
	Expenditures					
55817	Other Improvements	3,000,000	500,000	-	-	-
	Total Expenditures	3,000,000	500,000	-	-	-
	Fund Balance	-	-	-	-	-

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



FUND FORECAST

216 Police Training Fund

	2018	2019	2020	2021	2022
Fund Balance	1,668	1,668	1,668	1,668	1,668
Revenue					
40031 Contribution From Others	6,000	6,000	6,000	6,000	6,000
41000 Interest Revenue	20	-	-	-	-
41039 Trf From Federal Asset Forfeit	5,000	-	-	-	-
Total Revenue	11,020	6,000	6,000	6,000	6,000
Expenditures					
52201 Supplies	6,000	1,000	1,000	1,000	1,000
52202 Wearing Apparel	1,000	1,000	1,000	1,000	1,000
52205 Postage/Shipping	210	190	190	190	190
52207 Minor Tools And Equip	1,000	1,000	1,000	1,000	1,000
54504 Special Services	360	360	360	360	360
54506 Travel	1,250	1,250	1,250	1,250	1,250
54519 Meals/Local Expense	1,000	1,000	1,000	1,000	1,000
54523 Bank Service Charges	200	200	200	200	200
Total Expenditures	11,020	6,000	6,000	6,000	6,000
Fund Balance	1,668	1,668	1,668	1,668	1,668

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



FUND FORECAST

228 Building Maintenance Fund

	2018	2019	2020	2021	2022
Fund Balance	31,788	523	100	150	200
Revenue					
40050 Trf From General Fund	260,000	252,750	252,750	252,750	252,750
41000 Interest Revenue	50	50	50	50	50
46086 Recovery Damage Claims	14,803	-	-	-	-
Total Revenue	274,853	252,800	252,800	252,800	252,800
Expenditures					
53301 Buildings	256,118	203,223	202,750	202,750	202,750
55801 Building & Facilities	50,000	50,000	50,000	50,000	50,000
Total Expenditures	306,118	253,223	252,750	252,750	252,750
Fund Balance	523	100	150	200	250

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



FUND FORECAST

605 Federal Asset Forfeiture Fund

	2018	2019	2020	2021	2022
Fund Balance	124,953	115,953	111,753	107,353	102,753
Revenue					
40031 Contribution From Others	15,000	15,000	15,000	15,000	15,000
41000 Interest Revenue	1,000	800	600	400	200
Total Revenue	16,000	15,800	15,600	15,400	15,200
Expenditures					
50085 Trf To Police Dept Training Pr	5,000	-	-	-	-
52207 Minor Tools And Equip	20,000	20,000	20,000	20,000	20,000
Total Expenditures	25,000	20,000	20,000	20,000	20,000
Fund Balance	115,953	111,753	107,353	102,753	97,953

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



FUND FORECAST

704 Capital Replacement Fund

	2018	2019	2020	2021	2022
Fund Balance	1,389,572	1,082,624	1,238,054	1,508,730	1,210,053
Revenue					
40050 Trf From General Fund	1,200,000	1,500,000	1,800,000	1,900,000	1,900,000
41000 Interest Revenue	9,000	9,000	9,000	9,000	9,000
Total Revenue	1,209,000	1,509,000	1,809,000	1,909,000	1,909,000
Expenditures					
50059 Trf To Fleet Fund	5,000	5,000	5,000	5,000	5,000
55704 Motor Vehicles	647,113	807,170	785,000	1,307,740	596,000
55706 Heavy Equipment	863,835	541,400	748,324	894,937	1,241,285
Total Expenditures	1,515,948	1,353,570	1,538,324	2,207,677	1,842,285
Fund Balance	1,082,624	1,238,054	1,508,730	1,210,053	1,276,768

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)

NON-GENERAL FUNDS

110 Central Records & Communication Fund

DESCRIPTION:

The City is a participant in a joint venture in the Bi-State Justice Center with the City of Texarkana, Arkansas and Bowie County, Texas to house the law enforcement and criminal justice agencies of each entity. The Intergovernmental Advisory Committee is responsible for the operations of the Center. The annual budget is underwritten by the participating entities based on a formula which uses floor space occupied, number of records processed by the Central Records Center, the number of calls for service handled in the Communications Center, and the number of prisoners in the detention facility for each entity.

FOCUS:

This program encompasses the Bi-State Central Records & Communications Center Department of the Justice Center. The City provides payroll service for the personnel. All payroll expenditures are billed back to Texarkana, Arkansas which by agreement is responsible for the fiscal operation of the Center.

116 TIRZ #1 Fund

DESCRIPTION:

Tax Increment Reinvestment Zone (TIRZ) #1 was created to help finance the cost of public improvements needed to promote developing or redeveloping a specific geographic area that would otherwise not attract significant private investment "but for" the Zone. Tax Increment Reinvestment Zones are regulated and monitored by the City and Chapter 311 of the Tax Code. State law requires reporting to the Texas Comptroller.

FOCUS:

The TIRZ #1 was created by Ordinance #177-09 on November 23, 2009. The TIRZ board has considered and approved various projects that would improve or develop infrastructure in its geographic area. These projects become part of the financing and project plans. The City Council approves the expenditure of funds and determines the appropriate time for funding the construction of the projects.

That the public improvements scheduled for the Zones include, but are not limited to, the construction of: (i) sidewalks, cross walks and pedestrian crossing systems (ii) storm sewers and drainage ponds, (iii) sanitary sewers, (iv) landscaping, streetscape, fountains, historic building facades, works of art, and benches, (v) plazas, squares, pedestrian malls, trails, and other public spaces, (vi) parking lots and roadways, (vii) utility line relocation and installation, (viii) water system improvements (ix) parks, and outdoor performance spaces, (x) bicycle routes and facilities, (xi) public transportation projects, (xii) signage, and (xiii) other related necessary or convenient public improvements.

117 Donation Fund

DESCRIPTION:

The donation fund account includes small grant awards and community donations for city assisted initiatives such as the Texarkana Arts & Historic District, Believe in Beverly Campaign and Neighborhood Associations. Depending on the donation, agencies and individual donors may receive an acknowledgement of donation letter and grant expenditure reports are submitted as requested.

118 TIRZ #2 Fund

DESCRIPTION:

Tax Increment Reinvestment Zone (TIRZ) #2 was created to help finance the cost of public improvements needed to promote developing or redeveloping a specific geographic area that would otherwise not attract significant private investment "but for" the Zone. Tax Increment Reinvestment Zones are regulated and monitored by the City and Chapter 311 of the Tax Code. State law requires reporting to the Texas Comptroller.

FOCUS:

The TIRZ #2 was created by Ordinance #177-09 on November 23, 2009. The TIRZ board has considered and approved various projects that would improve or develop infrastructure in its geographic area. These projects become part of the financing and project plans. The City Council approves the expenditure of funds and determines the appropriate time for funding the construction of the projects.

That the public improvements scheduled for the Zones include, but are not limited to, the construction of: (i) sidewalks, cross walks and pedestrian crossing systems (ii) storm sewers and drainage ponds, (iii) sanitary sewers, (iv) landscaping, streetscape, fountains, historic building facades, works of art, and benches, (v) plazas, squares, pedestrian malls, trails, and other public spaces, (vi) parking lots and roadways, (vii) utility line relocation and installation, (viii) water system improvements (ix) parks, and outdoor performance spaces, (x) bicycle routes and facilities, (xi) public transportation projects, (xii) signage, and (xiii) other related necessary or convenient public improvements.

200 Perot Enhancement Fund

DESCRIPTION: The beautiful restored Perot Theatre, located in downtown Texarkana at 3rd and Main St, has been a landmark since 1924 when it opened as the Saenger Amusement Company's "Gateway to the Southwest" theatre.

Fully restored by the City of Texarkana, TX in 1979-80, the building is listed in the National Register of Historic Places. Texarkana natives, H. Ross Perot and his sister Bette, through the Perot Foundation, contributed much of the restoration costs in memory of his parents, Mr. & Mrs. Gabriel Ross Perot.

In recognition of this contribution, the Texarkana, Texas City Council renamed the building - The Perot Theatre. The theatre annually hosts the Perot Theatre Series, as well as numerous rentals throughout the year. The Perot Theatre is owned by the City of Texarkana, TX and the Texarkana Regional Arts & Humanities Council is contracted to program and manage the theatre.

FOCUS: A two dollar (\$2 USD) charge is placed on all tickets by the Texarkana Regional Arts & Humanities Council. These funds are used to provide patron enhancements and amenities for the Perot Theatre experience.

201 Supportive Housing Fund

DESCRIPTION:

The U.S. Department of Housing and Urban Development (HUD) has awarded the City of Texarkana, Texas in partnership with Domestic Violence Prevention and the Texarkana Friendship Center a \$907,635 Continuum of Care grant through the Texas Balance of State Continuum of Care Program.

FOCUS:

The grant titled "Doorways Home" will provide for a transitional housing program for domestic violence victims and for individuals who meet the HUD definition of homeless. Individuals that meet the HUD definition of homeless are sleeping in a place not meant for human habitation or in an emergency shelter and may include subcategories such as veterans, substance abuse, addiction or alcoholism, mental illness, HIV/AIDS, or other serious challenges to a successful life. The Doorways Home grant is part of the larger Doorways Home Project sponsored by the Texarkana Homeless Coalition. Doorways Home will serve up to 25 homeless families, individuals and their immediate families per year, using scattered-site housing.

202 Emergency Solutions Grant Fund

DESCRIPTION:

The Emergency Solutions Grants program is a competitive grant program designed to provide the services necessary to help persons that are at-risk of homelessness or homeless quickly regain stability in permanent housing. The ESG program is funded by the U.S. Department of Housing and Urban Development (HUD) and is administered by the Texas Department of Housing and Community Affairs (TDHCA) in the State of Texas.

FOCUS:

The ESG program provides funding to:

- Engage homeless individuals and families living on the street;
- Improve the number and quality of emergency shelters for homeless individuals and families;
- Help operate these shelters;
- Provide essential services to shelter residents;
- Rapidly re-house homeless individuals and families; and
- Prevent families and individuals from becoming homeless.

203 CDBG Revolving Loan Fund

DESCRIPTION:

Revolving Loan Program funded through Community Development Block Grant funding from HUD.

FOCUS:

The Community Development Block Grant Revolving Loan Fund Program enables the City to make loans to developers or small business owners to redevelop buildings in revitalization areas of the City. Improvements will benefit low and moderate-income individuals through jobs or housing opportunities. Loans can be used for façade improvements to businesses.

204 Community Development Block Grant Fund

DESCRIPTION:

The Community Development Block Grant Program is designed to primarily benefit low/moderate income persons and/or low to moderate income areas of the City. Housing and community development needs in the community are identified and strategies outlined to address these needs.

FOCUS:

To identify the needs of the community and promote programs that will benefit the greatest number of low/moderate income residents.

205 EPA Petroleum Grant Fund

DESCRIPTION:

This program is offered by funding from the Environmental Protection Agency.

FOCUS:

The Hazardous and Petroleum Assessment grant program focuses on identifying contaminated sites in the downtown and 7th Street Corridor. The program assists property owners in determining the type and level of contamination so that an appropriate clean-up plan may be developed if needed.

207 EPA Revolving Loan Grant Fund

DESCRIPTION:

This program is offered by funding from the Environmental Protection Agency.

FOCUS:

The Revolving Loan fund program enables the City to make sub grants and loans to developers seeking to redevelop contaminated properties in targeted areas of the community. Loan and grants funds may be used for clean-up activities at approved redevelopment sites.

208 EPA Multipurpose Grant Fund

DESCRIPTION:

This program is offered by funding from the Environmental Protection Agency.

FOCUS:

The Multipurpose Assessment and Clean-up Program provides grant funds for use in assessment and cleanup of 203 and 205 West Broad Street as part of the City's on-going downtown redevelopment initiative.

209 Home Program Fund

DESCRIPTION:

Administration of the Texas Department of Housing and Community Affairs (TDHCA) program.

FOCUS:

To assist qualified individuals and families in repairing or reconstructing substandard homes.

211 Perot Theatre Fund

DESCRIPTION:

This program meets the obligation made to the Perot Foundation that the City provide community-enhancing cultural programming in the Perot Theatre, in exchange for the foundation's capital gift to the City to restore the original Saenger Theatre in the early 1980's. The Perot Theatre, as a stand-alone historical jewel and as a programmed event center, is integral to regional, national, and even international tourism in Texarkana. It includes programming from the Texarkana Regional Arts and Humanities Council, Inc. (TRAHC), the Texarkana Symphony Orchestra, local dance recitals and nationally known music artists.

FOCUS:

The Texarkana Regional Arts and Humanities Council, Inc. (TRAHC) is currently contracted by the City for the professional management of the Perot Theatre. The hotel occupancy tax revenues invested through this fund are integral to the continued positive impact of the Perot Theatre.

212 Hotel Occupancy Tax Fund

DESCRIPTION:

The hotel occupancy tax fund is comprised of revenue received from local hotels and motels. All funds received from the hotel occupancy tax are spent in accordance with the Texas Tax Code, Section 351.101 (a) and (b).

FOCUS:

According to the tax code, there is a two-part test that expenditures of local hotel occupancy tax funds must meet in order to be valid.

1. Every expenditure must directly enhance and promote tourism and the hotel industry.
2. Every expenditure must clearly fit into a state defined statutory category including:
 - a) the acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both;
 - b) the furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants;
 - c) advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity;
 - d) the encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms;
 - e) historical restoration and preservation projects or activities or advertising and conducting solicitations and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums: (i) at or in the immediate vicinity of convention center facilities or visitor information centers; or (ii) located elsewhere in the municipality or its vicinity that would be frequented by tourists and convention delegates;
 - f) for a municipality located in a county with a population of one million or less, expenses, including promotion expenses, directly related to a sporting event in which the majority of participants are tourists who substantially increase economic activity at hotels and motels within the municipality or its vicinity; and
 - g) subject to Section 351.1076, the promotion of tourism by the enhancement and upgrading of existing sports facilities, including facilities or fields for baseball, softball, soccer, and flag football.

213 Perot Theatre Building Maintenance Fund

DESCRIPTION:

The contract for the capital gift from the Perot Foundation required a long-term maintenance fund to be established with an annual set aside from the City of \$40,000.

FOCUS:

To carefully monitor and maintain all aspects of the Perot Theatre.

214 COC Homeless Assistance Grant Fund

DESCRIPTION:

The Continuum of Care (CoC) Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

215 Housing Fund

DESCRIPTION:

Administration of loans made under previous City housing programs and collection of other revenue related to programs set up by the City to assist in repair and rehabilitation of individual properties and neighborhoods in the City.

FOCUS:

To assist qualified individuals and families in repairing or reconstructing substandard homes.

217 Law Enforcement Block Grant Fund

DESCRIPTION:

Federal funding through the Edward Byrne Memorial Justice Assistance Grant Program.

FOCUS:

To procure advanced Crime Scene equipment, as well as hardware/software for the Property & Evidence Section.

218 CDBG 108 Loan Fund

DESCRIPTION:

The CDBG Section 108 Loan Guarantee Program is designed to assist community & economic development projects that will benefit low/moderate income persons by providing affordable housing in the downtown area. Housing and community development needs in the community are identified and strategies outlined to address these needs.

FOCUS:

To identify the needs of the community and promote programs that will benefit the greatest number of low/moderate income residents.

219 Law Enforcement Program Fund

DESCRIPTION:

State funding through the Texas Comptroller's Office for continuing education of law enforcement officers and for tobacco enforcement and compliance education.

FOCUS:

To supplement the City's General Fund budget to assure that specialized and mandated training is provided to commissioned personnel.

To conduct a regimen of tobacco compliance sting operations and inspections at retail outlets to assure that tobacco is not being sold to minors, as well as provide consistent compliance education to tobacco retailers in our area.

220 Metropolitan Planning Organization Fund

DESCRIPTION:

This program is responsible for coordinated, comprehensive, and continuing transportation planning in the Texarkana Metropolitan Area as required by the Safe Accountable Flexible Efficient Transportation Act – A Legacy for Users of 2005 (SAFETEA-LU) and authorized by the Transportation Equity Act for the 21st Century (TEA-21). The Texarkana Metropolitan Area is comprised of nearly 195 square miles in northeast Texas and southwest Arkansas. Incorporated areas within the Texarkana Metropolitan Area Boundary include the cities of Texarkana, AR; Texarkana, TX; Wake Village, TX; Nash, TX; and Red Lick, TX. Unincorporated portions of western Miller County, AR and eastern Bowie County, TX also lie within the metropolitan area. The Metropolitan Planning Organization (MPO) is also responsible for the development of a Metropolitan Transportation Plan (MTP) that will complement the Statewide Transportation Improvement Plan (STIP) required by state and federal laws, a Transportation Improvement Program (TIP) and a Unified Planning Work Program (UPWP) and such other planning documents and reports that may be required by state or federal laws or regulations.

FOCUS:

The MPO will focus its attention on the following planning issues:

- Maintaining a fair and impartial setting for effective decision making
- Evaluating transportation alternatives, scaled to fit the region, its transportation issues and the realistically available options
- Monitoring the implementation of the TUTS 2030 Plan
- Managing the Transportation Improvement Program
- Involving the general public in the above functions through the implementation of the Public Participation Plan
- Implementing state and federal legislative changes

222 TIFMAS Fund

DESCRIPTION: The Fire Department is a participant in the Texas Intrastate Mutual Aid System (TIFMAS) which is a system made up of departments that are willing to share resources on a statewide level when a jurisdiction's response capability is overwhelmed. When incidents occur, resources are requested to deploy from various divisions across the state. The participants of TIFMAS then deploy with city-owned equipment. All costs associated with deployments are reimbursed by the State of Texas.

FOCUS: This program captures 50% of the reimbursement for the use of city-owned vehicles during TIFMAS deployments. The funds are then used by the Fire Department to purchase needed equipment that could not be acquired within the normal operating budget.

223 Economic Development Fund

DESCRIPTION:

The stated purpose of this fund as indicated by the City Council sub-committee for Economic Development shall be to:

- Promote new, and expand existing, long-term employment opportunities for the City of Texarkana, Texas.
- Enhance property values and expand the base for the taxing entities within the City of Texarkana, Texas.
- Promote diversity within the local economy.
- Help enhance the standard of living and raise the median wage for the citizens of Texarkana, Texas.

FOCUS:

To promote new and expand existing employment opportunities, enhance property values and expand the tax base, promote economic diversity, and enhance the standard of living for Texarkana, Texas residents.

225 EPA Brownfield Grant Fund

DESCRIPTION:

This program is offered by funding from the Environmental Protection Agency.

FOCUS:

The Assessment Grant provides funding for Phase I and Phase II assessment for 1) hazardous material contamination and 2) petroleum contamination.

227 NEA Grant Fund

DESCRIPTION:

The City of Texarkana, Texas is one of sixty nine recipients of the National Endowment for the Arts Our Town awards throughout the United States and will receive \$100,000 to support the Texarkana Perot Theatre Restoration and Art Park Project.

FOCUS:

The Perot Theatre Restoration and Art Park project in Texarkana, Texas engages leading design experts in development of a master plan for the downtown Texarkana Arts and Historic District. The master plan features adaptive re-use of a downtown block connecting the restored Perot Theater and the historic Regional Arts Center building with an open air farmers market, outdoor stage, public art exhibition and green space. A public space master plan incorporating the surrounding blocks offers an excellent opportunity to improve livability and safety in the heart of Texarkana's Arts District.

229 Public Safety Radio Fund

DESCRIPTION:

The City of Texarkana, Texas has purchased a P25 public safety communications system, which is linked to what will eventually be a statewide communications network. The local system will provide communications capabilities for law enforcement, fire fighters and public works for both sides of the city as well as numerous agencies within Bowie County. The system allows for interoperability between the various agencies in times of critical events. Ongoing maintenance and upgrades of the system are crucial. To fund this ongoing cost, a monthly fee will be assessed for each radio operating on the system and placed into this account. The funds that are collected via the fees will be used for system maintenance.

FOCUS:

To ensure the functionality of vital public safety communications infrastructure by assessing fees which will be used to cover ongoing maintenance and upgrade costs.

230 Rotary Splash Pad Fund

DESCRIPTION:

The Rotary Splash Pad Fund was established to collect and distribute funds received through a cooperative agreement with the four Texarkana Rotary Clubs to construct a City-owned splash pad for use by the citizens of Texarkana and the surrounding area.

FOCUS:

- Collect funds from various donors.
- Bid construction of the project, manage the construction project, and pay the contractor.
- Manage and maintain the Splash Pad through the Parks Department upon completion of the project.

231 Airport Fund

DESCRIPTION:

The Airport Fund was established to account for grant revenue received from the Texas Department of Transportation for airport maintenance at the Texarkana Regional – Webb Field Airport.

FOCUS:

- State financial assistance granted will be used solely and exclusively for airport maintenance and other incidental items as approved by the State.
- The Cities of Texarkana, Texas and Texarkana, Arkansas will provide matching funds for the grant.

301 Debt Service Fund

DESCRIPTION:

Account for and report financial resources that are restricted, committed or assigned to expenditure for principal and interest on City debt.

FOCUS:

Accumulation of funds for principal and interest payments due in future years

417 2005 Bond Fund

DESCRIPTION:

To account for individual projects associated with the issuance of 2005 bonded debt.

FOCUS:

Reporting of revenue, expenditures and fund balances for the 2005 Bond Fund.

420 2009 Bond Fund

DESCRIPTION:

To account for individual projects associated with the issuance of 2009 bonded debt.

FOCUS:

Reporting of revenue, expenditures and fund balances for the 2009 Bond Fund.

422 TIRZ Bond Fund

DESCRIPTION:

To account for individual TIRZ projects associated with the issuance of 2012 bonded debt.

FOCUS:

Reporting of revenue, expenditures and fund balances for the TIRZ 2012 Bond Fund.

423 2017 Bond Fund

DESCRIPTION:

To account for individual projects associated with the issuance of 2017 bonded debt.

FOCUS:

Reporting of revenue, expenditures and fund balances for the 2017 Bond Fund.

501 Health Department Fund

DESCRIPTION:

This fund provides planning, policy and administrative direction for the entire health center operation: Telephone and reception, maintenance of files, assessment and collection of fees, general clerical activities, as well as collection of statistical information, communicable disease intervention and control, family planning, WIC nutrition, education and food supplement.

FOCUS:

The goal of the Health Clinic is to provide quality care to the community at large with a focus on the population below the 185% of poverty level. Comprehensive public health services are provided with an emphasis on health education and prevention.

502 Public Library Fund

DESCRIPTION:

The mission of the Texarkana Public Library, through its excellent service, provides materials, information, programs, and facilities to improve the quality of life for people in Texarkana, Arkansas and Texarkana, Texas. The Library provides access to information and materials, reflecting diverse points of view to instruct, inform and entertain regardless of age, levels of ability, educational, cultural or financial background. In addition to the wealth of resources available for circulation, the Library offers youth and adult programming, reference service, data base and Internet services, tours for groups, meeting room space, service to nursing homes, a twenty-four hour public catalog through the web and a children's dial-a-story phone line.

FOCUS:

The Commission strives to achieve the following objectives in accordance with the Library Long Range and Facilities Master Plan:

- To increase number of library materials added to the collection to two (2) per capita.
- To continue developing the collection in accordance with a collection development plan.
- To continue two (2) Story Hour sessions year-round.
- To continue Internet services as an extension of reference and information to the community.
- To cooperate with the Literacy Council to help decrease the illiteracy rate in the Texarkana area.
- To promote the Library and its services.
- To increase access to information through its 140 on-line databases and On-Line Public Access Catalog (OPAC), twenty-four (24) hours a day, seven (7) days a week.
- To continue to offer informative programming to the community for children and adults.
- To continue outreach services to Nursing Homes and story presentations to Daycare Centers.
- To continue operation sixty-four (64) hours a week and four (4) nights open until 9:00 p.m.
- To continue maintaining the building.
- To continue an active summer program for the children and a 24-hour dial-a-story line for children.
- To continue to purchase downloadable eBooks and e Audio for the materials collection.

701/702 Employee Health Trust/Claim Fund

DESCRIPTION:

To provide health insurance to all City employees through a self-funded insurance program.

FOCUS:

The focus of the Employee Health Fund is to isolate the revenue and expenditures of health, dental, life and other supplemental insurance plans available to employees. This helps the City to establish insurance rates that approximate the current cost of the insurance claims and other related expenses.

703 Fleet Services Fund

DESCRIPTION:

Fleet Services is a team of professionals dedicated to enhancing city services by providing departments with safe and effective vehicles and equipment. The department ensures the responsible use of tax dollars by managing the acquisition, maintenance, and disposal of the City's fleet in the most cost-effective manner possible.

The Department functions as a team and takes pride in providing exemplary service to its customers and citizens.

FOCUS:

The Department is committed to providing City departments with high quality repair and maintenance services in a manner that minimizes equipment downtime and the interruption of City services to citizens.

Training is a cornerstone to providing quality service for customers and providing employees with the opportunities necessary to develop and enhance their skills and workmanship.

810 Member Cities Water Revenue Fund

DESCRIPTION:

This fund provides administrative support for water distribution agreements with several cities in the area.

FOCUS:

The focus of this fund is to collect revenues from area cities with which the City has executed water distribution agreements, and to distribute required expenditures to the water utilities fund and Riverbend Water Resources District. Agreements are in place with the following "Member Cities": Annona, Avery, DeKalb, Hooks, Maud, New Boston, and Wake Village.

901 General Fixed Assets Fund

DESCRIPTION:

This fund provides for the reporting of general fixed assets.

FOCUS:

At the end of each fiscal year, general fixed assets are required to be recorded in this fund for proper reporting on the City's Comprehensive Annual Financial Report (CAFR).

903 Health Department Fixed Assets Fund

DESCRIPTION:

This fund provides for the reporting of fixed assets for the Texarkana Bowie County Family Health Center.

FOCUS:

At the end of each fiscal year, fixed assets for the Texarkana Bowie County Family Health Center are required to be recorded in this fund for proper reporting on the City's Comprehensive Annual Financial Report (CAFR).



BUDGET SUMMARY PAGES

Non General Fund Budget Summary

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance October 1	-	-	-	-
110 Central Records & Communications Fund	-	-	-	0
111 Police Evidence Escrow Fund	-	-	-	-
116 TIRZ #1 Fund	843,537	1,239,901	1,183,582	1,997,969
117 Donation Fund	9,764	-	17,459	17,459
118 TIRZ #2 Fund	3	-	-	-
200 Perot Enhancement	-	239,743	247,143	239,143
201 Supportive Housing Fund	(4,719)	-	-	-
202 Emergency Solutions Grant	-	-	(57,298)	(0)
203 CDBG Revolving Loan Fund	209,936	211,410	210,831	213,831
204 Community Development Block Grant Fund	(64,173)	-	(14,171)	0
205 EPA Petroleum Grant Fund	(217)	-	-	-
207 EPA Revolving Loan Grant Fund	(3,983)	-	(5,526)	(0)
208 EPA Multipurpose Grant Fund	253	-	(6,893)	0
209 Home Program Fund	63,995	64,195	67,188	67,688
211 Perot Theatre Fund	20,734	44,114	36,211	49,856
212 Hotel Occupancy Tax Fund	395,832	255,797	414,228	423,863
213 Perot Theatre Building Maintenance Fund	664,070	458,577	466,106	406,556
214 COC Homeless Assistance Grant Fund	(25,671)	-	(35,959)	0
215 Housing Fund	439,510	440,910	454,562	458,062
217 Law Enforcement Block Grant Fund	14,010	28,052	28,057	0
219 Law Enforcement Program Fund	25,664	25,733	32,884	31,455
220 Metropolitan Planning Organization Fund	(51,244)	(27,678)	(5,528)	(0)
221 Texarkana Urban Transit District Fund	100	100	-	-
222 TIFMAS Fund	-	-	-	12,000
223 Economic Development Fund	1,448,415	701,935	975,734	976,780
225 EPA Brownfield Grant Fund	(74,368)	-	-	-
227 NEA Grant Fund	-	-	(81,796)	0
230 Rotary Splash Pad Fund	350	-	374	-
301 Debt Service Fund	76,937	181,191	22,502	159,256
415 2003 Bond Fund	4,070	-	6	-
417 2005 Bond Fund	512,914	487,469	484,272	488,272
420 2009 Bond Fund	1,098	-	74	(0)
422 TIRZ Bond Fund	1,904,254	537,343	537,323	120,406
423 2017 Bond Fund	-	2,325,982	8,714,466	2,733,467
501 Health Department Fund	383,395	450,607	504,125	616,209
502 Public Library Fund	(14,931)	-	(32,230)	0
601 Drug Escrow Fund	-	-	-	-
701 Employee Health Trust Fund	1,584,696	2,915,149	1,644,996	2,175,128
702 Employee Health Claim Fund	884,233	-	737,520	-

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGET SUMMARY PAGES

Non General Fund Budget Summary

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
703 Fleet Services Fund	549,230	557,242	365,691	365,691
810 Member Cities Water Revenue Fund	(195)	-	-	-
901 General Fixed Assets Fund	128,162,039	126,148,822	132,708,107	132,708,107
903 Health Department Fixed Assets Fund	327,825	327,825	297,480	297,480
Fund Balance October 1	138,287,365	137,614,419	149,911,518	144,558,678
Revenue	-	-	-	-
110 Central Records & Communications Fund	-	2,700,159	2,601,498	2,638,058
116 TIRZ #1 Fund	595,033	980,932	1,072,200	1,251,434
117 Donation Fund	13,428	30,000	30,100	30,100
118 TIRZ #2 Fund	(3)	-	-	-
200 Perot Enhancement	254,381	45,000	42,000	41,750
201 Supportive Housing Fund	4,719	-	-	-
202 Emergency Solutions Grant	448,796	600,000	614,189	449,786
203 CDBG Revolving Loan Fund	895	1,974	3,500	3,500
204 Community Development Block Grant Fund	234,736	983,125	1,033,828	845,350
205 EPA Petroleum Grant Fund	217	-	-	-
207 EPA Revolving Loan Grant Fund	45,789	861,356	145,042	973,663
208 EPA Multipurpose Grant Fund	197,303	116,145	164,974	-
209 Home Program Fund	3,193	200	500	500
211 Perot Theatre Fund	344,174	364,297	335,100	335,100
212 Hotel Occupancy Tax Fund	1,396,248	1,473,810	1,407,597	1,407,597
213 Perot Theatre Building Maintenance Fund	43,029	44,250	40,450	40,450
214 COC Homeless Assistance Grant Fund	154,499	406,920	681,946	457,970
215 Housing Fund	15,052	1,400	3,500	-
217 Law Enforcement Block Grant Fund	28,052	-	-	24,080
218 CDBG 108 Loan Fund	-	-	-	10,000
219 Law Enforcement Program Fund	7,220	6,865	7,072	7,000
220 Metropolitan Planning Organization Fund	369,774	331,543	330,226	315,160
221 Texarkana Urban Transit District Fund	(100)	-	-	-
222 TIFMAS Fund	-	-	12,000	15,000
223 Economic Development Fund	347,928	611,500	629,249	367,500
225 EPA Brownfield Grant Fund	74,368	-	-	-
227 NEA Grant Fund	13,387	100,000	97,891	-
229 Public Safety Radio Fund	-	95,400	92,085	102,120
230 Rotary Splash Pad Fund	7,524	-	8,202	-
231 Airport Fund	64,833	100,000	-	-
301 Debt Service Fund	14,965,382	6,011,081	5,994,474	10,828,413
415 2003 Bond Fund	7	-	-	-
417 2005 Bond Fund	2,461	1,000	4,000	-

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGET SUMMARY PAGES

Non General Fund Budget Summary

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
420 2009 Bond Fund	2			
422 TIRZ Bond Fund	3,980	1,000	4,500	-
423 2017 Bond Fund	14,511,656	-	100,000	-
501 Health Department Fund	1,077,301	1,102,517	1,107,516	1,095,055
502 Public Library Fund	610,361	759,465	806,328	778,552
701 Employee Health Trust Fund	5,666,177	5,642,479	5,506,788	5,910,031
702 Employee Health Claim Fund	5,611,623	5,689,659	4,981,656	5,844,242
703 Fleet Services Fund	1,108,953	1,428,457	1,407,737	1,415,755
810 Member Cities Water Revenue Fund	1,036,869	1,052,056	1,110,379	1,154,794
901 General Fixed Assets Fund	9,558,362			
Revenue	58,817,607	31,542,590	30,376,526	36,342,959
Expenditures	-	-	-	-
110 Central Records & Communications Fund	-	2,700,159	2,601,497	2,638,058
116 TIRZ #1 Fund	254,988	2,176,813	257,813	2,656,528
117 Donation Fund	5,733	30,000	30,100	47,559
200 Perot Enhancement	7,238	230,000	50,000	50,000
201 Supportive Housing Fund	-			
202 Emergency Solutions Grant	506,094	600,000	556,891	449,786
203 CDBG Revolving Loan Fund	-	500	500	500
204 Community Development Block Grant Fund	184,735	983,125	1,019,656	845,350
207 EPA Revolving Loan Grant Fund	47,332	861,356	139,516	973,663
208 EPA Multipurpose Grant Fund	204,449	116,145	158,081	-
211 Perot Theatre Fund	328,697	334,247	321,455	321,455
212 Hotel Occupancy Tax Fund	1,377,852	1,473,607	1,397,962	1,488,866
213 Perot Theatre Building Maintenance Fund	240,993	100,000	100,000	400,000
214 COC Homeless Assistance Grant Fund	164,787	406,920	645,987	457,970
215 Housing Fund	-	263,210	-	266,926
217 Law Enforcement Block Grant Fund	14,005	28,052	28,057	24,080
218 CDBG 108 Loan Fund	-	-	-	10,000
219 Law Enforcement Program Fund	-	7,000	8,500	11,000
220 Metropolitan Planning Organization Fund	324,058	235,080	324,698	315,160
222 TIFMAS Fund	-	-	-	27,000
223 Economic Development Fund	820,609	793,200	628,203	582,811
227 NEA Grant Fund	95,183	100,000	16,095	-
229 Public Safety Radio Fund	-	66,000	66,000	66,000
230 Rotary Splash Pad Fund	7,500	-	8,576	-
231 Airport Fund	64,833	100,000	-	-
301 Debt Service Fund	15,019,818	5,858,526	5,857,720	10,717,412
415 2003 Bond Fund	4,071	-	6	-

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGET SUMMARY PAGES

Non General Fund Budget Summary

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
417 2005 Bond Fund	31,103	488,469	-	488,272
420 2009 Bond Fund	1,026	-	74	-
422 TIRZ Bond Fund	1,370,911	538,343	421,417	120,406
423 2017 Bond Fund	5,797,190	2,151,977	6,080,999	1,676,329
501 Health Department Fund	956,571	1,077,458	995,431	1,024,110
502 Public Library Fund	627,660	759,465	774,098	778,552
701 Employee Health Trust Fund	5,605,878	5,684,659	4,976,656	5,839,242
702 Employee Health Claim Fund	5,758,336	5,689,659	5,719,176	5,844,242
703 Fleet Services Fund	1,292,492	1,421,957	1,407,737	1,415,755
810 Member Cities Water Revenue Fund	1,036,674	1,052,056	1,110,379	1,154,794
901 General Fixed Assets Fund	5,012,293			
903 Health Department Fixed Assets Fund	30,345			
Expenditures	47,193,454	36,327,984	35,703,282	40,691,825
Fund Balance September 30	-	-	-	-
110 Central Records & Communications Fund	-	(0)	0	0
111 Police Evidence Escrow Fund	-	-	-	-
116 TIRZ #1 Fund	1,183,582	44,020	1,997,969	592,874
117 Donation Fund	17,459	-	17,459	0
118 TIRZ #2 Fund	-	-	-	-
200 Perot Enhancement	247,143	54,743	239,143	230,893
201 Supportive Housing Fund	-	-	-	-
202 Emergency Solutions Grant	(57,298)	-	(0)	(0)
203 CDBG Revolving Loan Fund	210,831	212,884	213,831	216,831
204 Community Development Block Grant Fund	(14,171)	-	0	0
205 EPA Petroleum Grant Fund	-	-	-	-
207 EPA Revolving Loan Grant Fund	(5,526)	-	(0)	(0)
208 EPA Multipurpose Grant Fund	(6,893)	-	0	0
209 Home Program Fund	67,188	64,395	67,688	68,188
211 Perot Theatre Fund	36,211	74,164	49,856	63,501
212 Hotel Occupancy Tax Fund	414,228	256,000	423,863	342,594
213 Perot Theatre Building Maintenance Fund	466,106	402,827	406,556	47,006
214 COC Homeless Assistance Grant Fund	(35,959)	-	0	0
215 Housing Fund	454,562	179,100	458,062	191,136
217 Law Enforcement Block Grant Fund	28,057	-	0	0
218 CDBG 108 Loan Fund	-	-	-	-
219 Law Enforcement Program Fund	32,884	25,598	31,455	27,455
220 Metropolitan Planning Organization Fund	(5,528)	68,785	(0)	(0)
221 Texarkana Urban Transit District Fund	-	100	-	-
222 TIFMAS Fund	-	-	12,000	-

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGET SUMMARY PAGES

Non General Fund Budget Summary

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
223 Economic Development Fund	975,734	520,235	976,780	761,468
225 EPA Brownfield Grant Fund	-	-	-	-
227 NEA Grant Fund	(81,796)	-	0	0
229 Public Safety Radio Fund	-	29,400	26,085	36,120
230 Rotary Splash Pad Fund	374	-	-	-
231 Airport Fund	-	-	-	-
301 Debt Service Fund	22,502	333,746	159,256	270,257
415 2003 Bond Fund	6	-	-	-
417 2005 Bond Fund	484,272	-	488,272	0
420 2009 Bond Fund	74	-	(0)	(0)
422 TIRZ Bond Fund	537,323	-	120,406	0
423 2017 Bond Fund	8,714,466	174,005	2,733,467	1,057,138
501 Health Department Fund	504,125	475,666	616,209	687,154
502 Public Library Fund	(32,230)	(0)	0	0
601 Drug Escrow Fund	-	-	-	-
701 Employee Health Trust Fund	1,644,996	2,872,969	2,175,128	2,245,917
702 Employee Health Claim Fund	737,520	-	-	-
703 Fleet Services Fund	365,691	563,742	365,691	365,691
810 Member Cities Water Revenue Fund	-	-	-	-
901 General Fixed Assets Fund	132,708,107	126,148,822	132,708,107	132,708,107
903 Health Department Fixed Assets Fund	297,480	327,825	297,480	297,480
Fund Balance September 30	149,911,518	132,829,025	144,584,763	140,209,812

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

110 Central Records & Communications Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
110	Central Records & Communications Fund	-	-	-	-
	Fund Balance	-	-	-	-
	Income				
46246	Contr Tex Ar/Bic Payroll	-	2,700,159	2,601,498	2,638,058
	Income	-	2,700,159	2,601,498	2,638,058
	Expenditures				
50006	Termination Pay	-	21,550	21,170	21,170
51101	Supervision	-	353,031	233,946	188,570
51102	Clerical	-	892,208	382,525	333,600
51103	Maintenance Operations	-	310,300	950,906	1,080,975
51105	Overtime	-	410,000	309,825	309,825
51106	Longevity Pay	-	22,655	21,575	22,145
51107	Incentive Pay	-	480	-	9,240
51111	Shift Differential Pay	-	6,060	6,197	6,197
51112	Worker's Comp	-	1,991	1,970	2,643
51113	Pensions/Retirement	-	253,414	251,959	256,179
51114	Social Security	-	120,880	120,167	122,104
51115	Group Insurance	-	306,134	299,922	277,953
51116	Field Officer Train Pay	-	-	-	6,000
51126	Tuition Allowance	-	-	-	-
51132	Telephone Allowance	-	1,456	1,335	1,456
51134	City Contribute 401(A)	-	-	-	-
51199	Accrued Payroll	-	-	-	-
	Expenditures	-	2,700,159	2,601,497	2,638,058
	Fund Balance	-	-	-	-



BUDGETED FUND BALANCE

116 TIRZ #1 Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
116	TIRZ #1 Fund	843,537	1,239,901	1,183,582	1,997,969
	Fund Balance	843,537	1,239,901	1,183,582	1,997,969
	Income				
40031	Contribution From Others	134,439	390,637	449,704	491,281
41000	Interest Revenue	5,916	5,000	22,000	22,000
46001	Current City Taxes	454,679	585,295	600,496	738,153
	Income	595,033	980,932	1,072,200	1,251,434
	Expenditures				
50009	Trf To General Fund	2,000	2,000	2,000	2,000
50052	Trf To Debt Service Fund	252,988	255,313	255,313	998,059
52204	Food Supplies	-	500	500	500
57079	Gibson Extension to FM 989	-	400,000	-	-
57080	St. Michael & Richill Drainage	-	406,000	-	-
57081	Extension of Pavilion Parkway	-	400,000	-	50,000
57092	Extension of South University	-	500,000	-	-
57093	Extension of Bringle Lake Tail	-	213,000	-	-
57099	South Cowhorn Loop Project	-	-	-	5,969
57100	Gibson Bridge	-	-	-	1,600,000
	Expenditures	254,988	2,176,813	257,813	2,656,528
	Fund Balance	1,183,582	44,020	1,997,969	592,874



BUDGETED FUND BALANCE

117 Donation Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
117	Donation Fund	9,764	-	17,459	17,459
	Fund Balance	9,764	-	17,459	17,459
	Income				
40031	Contribution From Others	13,359	29,970	30,000	30,000
41000	Interest Revenue	69	30	100	100
	Income	13,428	30,000	30,100	30,100
	Expenditures				
52201	Supplies	81	3,500	3,600	3,600
52204	Food Supplies	438	-	-	-
54504	Special Services	5,150	26,250	26,250	43,709
54519	Meals/Local Expense	63	-	-	-
57029	Farmers Market	-	250	250	250
	Expenditures	5,733	30,000	30,100	47,559
	Fund Balance	17,459	-	17,459	-



BUDGETED FUND BALANCE

118 TIRZ #2 Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
118	TIRZ #2 Fund	3	-	-	-
	Fund Balance	3	-	-	-
	Income				
41000	Interest Revenue	(3)	-	-	-
	Income	(3)	-	-	-
	Expenditures				
	Expenditures	-	-	-	-
	Fund Balance	-	-	-	-



BUDGETED FUND BALANCE

200 Perot Enhancement

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
200	Perot Enhancement	-	239,743	247,143	239,143
	Fund Balance	-	239,743	247,143	239,143
	Income				
40056	Trf Fr Perot Theatre Bld Maint	204,742	-	-	-
41000	Interest Revenue	479	-	2,000	1,750
46135	Theatre Enhancement Fee	49,159	45,000	40,000	40,000
	Income	254,381	45,000	42,000	41,750
	Expenditures				
53302	Improvement-Enhanc Fees	7,238	230,000	50,000	50,000
	Expenditures	7,238	230,000	50,000	50,000
	Fund Balance	247,143	54,743	239,143	230,893



BUDGETED FUND BALANCE

201 Supportive Housing Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
201	Supportive Housing Fund	(4,719)	-	-	-
	Fund Balance	(4,719)	-	-	-
	Income				
40050	Trf From General Fund	-	-	-	-
46088	Miscellaneous Income	4,719	-	-	-
	Income	4,719	-	-	-
	Expenditures				
54504	Special Services	-	-	-	-
	Expenditures	-	-	-	-
	Fund Balance	-	-	-	-



BUDGETED FUND BALANCE

201 Supportive Housing Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
201	Supportive Housing Fund	(4,719)	-	-	-
	Fund Balance	(4,719)	-	-	-
	Income				
40050	Trf From General Fund	-	-	-	-
46088	Miscellaneous Income	4,719	-	-	-
	Income	4,719	-	-	-
	Expenditures				
54504	Special Services	-	-	-	-
	Expenditures	-	-	-	-
	Fund Balance	-	-	-	-



BUDGETED FUND BALANCE

202 Emergency Solutions Grant

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
202	Emergency Solutions Grant	-	-	(57,298)	-
	Fund Balance	-	-	(57,298)	-
	Income				
40016	Contribution From US Govt.	413,127	600,000	553,421	449,786
40050	Trf From General Fund	35,669	-	60,768	-
	Income	448,796	600,000	614,189	449,786
	Expenditures				
51101	Supervision	16,566	-	23,374	-
51103	Maintenance Operations	12,758	-	20,410	-
51112	Worker's Comp	68	-	55	-
51113	Pensions/Retirement	4,639	-	7,026	-
51114	Social Security	2,178	-	3,260	-
51115	Group Insurance	2,493	-	4,814	-
51134	City Contribute 401(A)	308	-	434	-
53301	Buildings	3,144	-	-	-
54500	Communications-In House	1,359	-	-	-
54504	Special Services	384,430	600,000	497,519	449,786
54506	Travel	152	-	-	-
55801	Building & Facilities	78,000	-	-	-
	Expenditures	506,094	600,000	556,891	449,786
	Fund Balance	(57,298)	-	-	-



BUDGETED FUND BALANCE

203 CDBG Revolving Loan Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
203	CDBG Revolving Loan Fund	209,936	211,410	210,831	213,831
	Fund Balance	209,936	211,410	210,831	213,831
	Income				
41000	Interest Revenue	642	400	1,000	1,000
41015	Loan Interest	253	1,574	2,500	2,500
	Income	895	1,974	3,500	3,500
	Expenditures				
54504	Special Services	-	500	500	500
	Expenditures	-	500	500	500
	Fund Balance	210,831	212,884	213,831	216,831



BUDGETED FUND BALANCE

204 Community Development Block Grant Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
204	Community Development Block Grant Fund	(64,173)	-	(14,171)	-
	Fund Balance	(64,173)	-	(14,171)	-
	Income				
40016	Contribution From US Govt.	122,088	983,125	1,031,265	845,350
40048	Loan/Loss Receivable	24,811	-	-	-
40050	Trf From General Fund	87,836	-	2,563	-
	Income	234,736	983,125	1,033,828	845,350
	Expenditures				
51101	Supervision	6,718	-	2,269	-
51103	Maintenance Operations	29,353	-	21,699	-
51112	Worker's Comp	83	-	30	-
51113	Pensions/Retirement	5,674	-	3,841	-
51114	Social Security	2,701	-	1,801	-
51115	Group Insurance	1,241	-	947	-
51134	City Contribute 401(A)	111	-	42	-
52201	Supplies	-	2,000	2,000	2,000
54504	Special Services	71,582	973,125	979,026	715,350
54506	Travel	7,082	6,000	6,000	6,000
54525	Advertising	778	2,000	2,000	2,000
55707	Computer Hard & Software	228	-	-	-
55814	Parks&Recreational Area	59,185	-	-	-
57019	Park Improvements	-	-	-	120,000
	Expenditures	184,735	983,125	1,019,656	845,350
	Fund Balance	(14,171)	-	-	-



BUDGETED FUND BALANCE

205 EPA Petroleum Grant Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
205	EPA Petroleum Grant Fund	(217)	-	-	-
	Fund Balance	(217)	-	-	-
	Income				
40050	Trf From General Fund	217	-	-	-
	Income	217	-	-	-
	Expenditures				
	Expenditures	-	-	-	-
	Fund Balance	-	-	-	-



BUDGETED FUND BALANCE

207 EPA Revolving Loan Grant Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
207	EPA Revolving Loan Grant Fund	(3,983)	-	(5,526)	-
	Fund Balance	(3,983)	-	(5,526)	-
	Income				
40016	Contribution From US Govt.	20,647	861,356	141,181	973,663
40050	Trf From General Fund	25,141	-	3,861	-
	Income	45,789	861,356	145,042	973,663
	Expenditures				
51101	Supervision	8,971	-	227	-
51103	Maintenance Operations	8,441	-	2,250	-
51112	Worker's Comp	39	-	3	-
51113	Pensions/Retirement	2,727	-	396	-
51114	Social Security	1,287	-	188	-
51115	Group Insurance	1,885	-	217	-
51134	City Contribute 401(A)	156	-	4	-
52201	Supplies	-	-	156	-
54504	Special Services	19,995	69,356	134,694	969,663
54506	Travel	3,489	8,000	1,256	4,000
54519	Meals/Local Expense	30	-	125	-
54525	Advertising	313	1,000	-	-
54532	Loans for Grant Projects	-	390,000	-	-
54533	Sub-Grants	-	390,000	-	-
55707	Computer Hard & Software	-	3,000	-	-
	Expenditures	47,332	861,356	139,516	973,663
	Fund Balance	(5,526)	-	-	-



BUDGETED FUND BALANCE

208 EPA Multipurpose Grant Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
208	EPA Multipurpose Grant Fund	253	-	(6,893)	-
	Fund Balance	253	-	(6,893)	-
	Income				
40016	Contribution From US Govt.	173,928	116,145	160,451	-
40050	Trf From General Fund	23,375	-	4,523	-
	Income	197,303	116,145	164,974	-
	Expenditures				
51101	Supervision	7,448	-	-	-
51103	Maintenance Operations	9,519	-	2,855	-
51112	Worker's Comp	39	-	4	-
51113	Pensions/Retirement	2,663	-	456	-
51114	Social Security	1,262	-	217	-
51115	Group Insurance	2,056	-	302	-
51134	City Contribute 401(A)	130	-	-	-
52201	Supplies	7	-	-	-
54504	Special Services	180,403	116,145	154,213	-
54506	Travel	460	-	-	-
54507	Utilities-Electricity	463	-	35	-
	Expenditures	204,449	116,145	158,081	-
	Fund Balance	(6,893)	-	-	-



BUDGETED FUND BALANCE

209 Home Program Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
209	Home Program Fund	63,995	64,195	67,188	67,688
	Fund Balance	63,995	64,195	67,188	67,688
	Income				
40048	Loan/Loss Receivable	2,946	-	-	-
41000	Interest Revenue	247	200	500	500
	Income	3,193	200	500	500
	Expenditures				
	Expenditures	-	-	-	-
	Fund Balance	67,188	64,395	67,688	68,188



BUDGETED FUND BALANCE

211 Perot Theatre Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
211	Perot Theatre Fund	20,734	44,114	36,211	49,856
	Fund Balance	20,734	44,114	36,211	49,856
	Income				
40015	Trf From Hotel Occupancy Tax Fund	312,397	334,247	305,000	305,000
41000	Interest Revenue	9	50	100	100
46239	Perot Theatre Rental	31,768	30,000	30,000	30,000
	Income	344,174	364,297	335,100	335,100
	Expenditures				
50017	Trf To Building Maintenance Fund	40,000	40,000	40,000	40,000
50069	Trf To Technology Fund	1,335	1,335	1,335	338
50076	Trf To Hotel Occupancy Tax Fund	-	-	1,197	1,197
53301	Buildings	516	525	-	-
54502	Rental	13,440	-	-	-
54503	Insurance & Bond	4,231	5,150	5,000	5,000
54504	Special Services	268,532	286,207	272,923	273,921
54508	Utilities-Water & Sewer	-	-	-	-
54509	Utilities-Gas	-	-	-	-
54524	Other Services	644	1,030	1,000	1,000
	Expenditures	328,697	334,247	321,455	321,455
	Fund Balance	36,211	74,164	49,856	63,501



BUDGETED FUND BALANCE

212 Hotel Occupancy Tax Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
212	Hotel Occupancy Tax Fund	395,832	255,797	414,228	423,863
	Fund Balance	395,832	255,797	414,228	423,863
	Income				
40031	Contribution From Others	(3,290)	3,210	1,500	1,500
40052	Trf From Perot Theatre Fund	-	-	1,197	1,197
41000	Interest Revenue	1,426	1,800	4,900	4,900
46088	Miscellaneous Income	105	-	-	-
46237	Convention Ctr. Revenue	399,377	423,300	400,000	400,000
46238	Hotel/Motel Taxes	998,630	1,045,500	1,000,000	1,000,000
	Income	1,396,248	1,473,810	1,407,597	1,407,597
	Expenditures				
50033	Trf To Perot Theatre Fund	312,397	334,247	305,000	305,000
50052	Trf To Debt Service Fund	562,205	560,755	560,755	558,203
51101	Supervision	52,800	37,830	39,000	39,000
51103	Maintenance Operations	41,185	29,946	30,872	30,872
53301	Buildings	32,398	29,166	30,068	30,068
54502	Rental	-	-	-	-
54504	Special Services	6,900	12,000	10,000	10,000
54518	Conv Ctr Management	260,544	265,200	270,000	270,000
54525	Advertising	106,208	96,584	93,586	93,586
54681	Arts & Historic District	3,215	9,195	8,681	16,681
55801	Building & Facilities	-	98,684	50,000	135,455
	Expenditures	1,377,852	1,473,607	1,397,962	1,488,866
	Fund Balance	414,228	256,000	423,863	342,594



BUDGETED FUND BALANCE

213 Perot Theatre Building Maintenance Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
213	Perot Theatre Building Maintenance Fund	664,070	458,577	466,106	406,556
	Fund Balance	664,070	458,577	466,106	406,556
	Income				
40052	Trf From Perot Theatre Fund	40,000	40,000	40,000	40,000
41000	Interest Revenue	3,029	4,250	450	450
46135	Theatre Enhancement Fee	-	-	-	-
	Income	43,029	44,250	40,450	40,450
	Expenditures				
50083	Transfer to Perot Enhancement	204,742	-	-	-
53301	Buildings	19,231	5,000	5,000	-
53302	Improvement-Enhanc Fees	-	-	-	-
55801	Building & Facilities	17,020	95,000	95,000	400,000
	Expenditures	240,993	100,000	100,000	400,000
	Fund Balance	466,106	402,827	406,556	47,006



BUDGETED FUND BALANCE

214 COC Homeless Assistance Grant Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
214	COC Homeless Assistance Grant Fund	(25,671)	-	(35,959)	-
	Fund Balance	(25,671)	-	(35,959)	-
	Income				
40016	Contribution From US Govt.	99,418	406,920	654,964	457,970
40050	Trf From General Fund	55,082	-	26,982	-
	Income	154,499	406,920	681,946	457,970
	Expenditures				
51101	Supervision	21,166	-	16,611	20,000
51103	Maintenance Operations	18,096	-	10,235	20,000
51112	Worker's Comp	91	-	34	100
51113	Pensions/Retirement	6,174	-	4,313	4,200
51114	Social Security	2,869	-	1,996	2,000
51115	Group Insurance	5,267	-	3,012	3,200
51134	City Contribute 401(A)	379	-	309	350
54504	Special Services	110,001	406,920	609,477	406,920
54506	Travel	526	-	-	1,000
54519	Meals/Local Expense	217	-	-	200
	Expenditures	164,787	406,920	645,987	457,970
	Fund Balance	(35,959)	-	-	-



BUDGETED FUND BALANCE

215 Housing Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
215	Housing Fund	439,510	440,910	454,562	458,062
	Fund Balance	439,510	440,910	454,562	458,062
	Income				
40048	Loan/Loss Receivable	12,786	-	-	-
41000	Interest Revenue	2,266	1,400	3,500	-
	Income	15,052	1,400	3,500	-
	Expenditures				
53322	Housing Match	-	263,210	-	266,926
	Expenditures	-	263,210	-	266,926
	Fund Balance	454,562	179,100	458,062	191,136



BUDGETED FUND BALANCE

217 Law Enforcement Block Grant Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
217	Law Enforcement Block Grant Fund	14,010	28,052	28,057	-
	Fund Balance	14,010	28,052	28,057	-
	Income				
40001	Contribution From State	27,997	-	-	24,080
40016	Contribution From US Govt.	-	-	-	-
41000	Interest Revenue	55	-	-	-
	Income	28,052	-	-	24,080
	Expenditures				
52207	Minor Tools And Equip	14,005	16,797	16,859	14,448
54504	Special Services	-	11,255	11,198	9,632
	Expenditures	14,005	28,052	28,057	24,080
	Fund Balance	28,057	-	-	-



BUDGETED FUND BALANCE

218 CDBG 108 Loan Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
	Fund Balance	-	-	-	-
	Income				
40016	Contribution From US Govt.	-	-	-	10,000
	Income	-	-	-	10,000
	Expenditures				
54504	Special Services	-	-	-	10,000
	Expenditures	-	-	-	10,000
	Fund Balance	-	-	-	-



BUDGETED FUND BALANCE

219 Law Enforcement Program Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
219	Law Enforcement Program Fund	25,664	25,733	32,884	31,455
	Fund Balance	25,664	25,733	32,884	31,455
	Income				
40001	Contribution From State	7,063	6,750	6,772	6,700
40050	Trf From General Fund	-	-	-	-
41000	Interest Revenue	157	115	300	300
	Income	7,220	6,865	7,072	7,000
	Expenditures				
54506	Travel	-	7,000	8,500	11,000
	Expenditures	-	7,000	8,500	11,000
	Fund Balance	32,884	25,598	31,455	27,455



BUDGETED FUND BALANCE

220 Metropolitan Planning Organization Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
220	Metropolitan Planning Organization Fund	(51,244)	(27,678)	(5,528)	-
	Fund Balance	(51,244)	(27,678)	(5,528)	-
	Income				
40001	Contribution From State	359,369	322,119	330,226	299,402
40036	City Contribution	10,364	9,424	-	15,758
40050	Trf From General Fund	1	-	-	-
41000	Interest Revenue	40	-	-	-
	Income	369,774	331,543	330,226	315,160
	Expenditures				
51101	Supervision	78,394	83,002	80,033	82,000
51102	Clerical	36,442	-	-	-
51103	Maintenance Operations	-	39,375	38,000	39,000
51106	Longevity Pay	222	340	340	460
51112	Worker's Comp	263	155	149	201
51113	Pensions/Retirement	18,099	19,681	18,985	19,494
51114	Social Security	8,774	9,388	9,056	9,292
51115	Group Insurance	6,317	6,395	6,391	5,932
51199	Accrued Payroll	589	-	-	-
52201	Supplies	1,240	4,044	4,944	3,000
52204	Food Supplies	534	500	500	800
52205	Postage/Shipping	88	1,000	1,000	800
52207	Minor Tools And Equip	5,171	5,000	5,000	3,250
53400	Computer Hard & Software	787	4,000	4,000	-
53401	Furniture And Fixtures	-	10,000	10,000	6,281
54500	Communications-In House	1,360	1,200	1,200	1,200
54501	Communications-Cellular	144	500	500	400
54502	Rental	1,150	1,500	1,500	1,500
54504	Special Services	147,200	18,000	113,000	113,000
54506	Travel	15,214	25,000	25,000	25,750
54525	Advertising	1,509	5,000	5,000	2,000
54608	Dues And Memberships	560	1,000	100	800
	Expenditures	324,058	235,080	324,698	315,160
	Fund Balance	(5,528)	68,785	-	-

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

221 Texarkana Urban Transit District Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
221	Texarkana Urban Transit District Fund	100	100	-	-
	Fund Balance	100	100	-	-
	Income				
40036	City Contribution	(100)	-	-	-
41000	Interest Revenue	-	-	-	-
	Income	(100)	-	-	-
	Expenditures				
	Expenditures	-	-	-	-
	Fund Balance	-	100	-	-



BUDGETED FUND BALANCE

222 TIFMAS Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
222	TIFMAS Fund	-	-	-	12,000
	Fund Balance	-	-	-	12,000
	Income				
40001	Contribution From State	-	-	12,000	15,000
	Income	-	-	12,000	15,000
	Expenditures				
52207	Minor Tools And Equip	-	-	-	27,000
	Expenditures	-	-	-	27,000
	Fund Balance	-	-	12,000	-



BUDGETED FUND BALANCE

223 Economic Development Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
223	Economic Development Fund	1,448,415	701,935	975,734	976,780
	Fund Balance	1,448,415	701,935	975,734	976,780
	Income				
40001	Contribution From State	-	20,000	15,189	-
40031	Contribution From Others	-	244,500	257,500	13,000
41000	Interest Revenue	12,954	7,000	14,000	12,000
41015	Loan Interest	2,591	-	2,560	2,500
46011	Electric-SWEPCO	263,508	270,000	265,000	265,000
46012	Gas Franchise	68,876	70,000	75,000	75,000
	Income	347,928	611,500	629,249	367,500
	Expenditures				
50009	Trf To General Fund	650,000	244,500	-	-
50069	Trf To Technology Fund	547	547	547	1,090
51101	Supervision	1,003	75,521	75,800	77,316
51106	Longevity Pay	2	240	240	300
51112	Worker's Comp	3	104	104	140
51113	Pensions/Retirement	174	13,229	13,274	13,537
51114	Social Security	81	6,310	6,332	6,452
51115	Group Insurance	81	6,042	6,042	5,582
51120	Auto Allowance	83	6,000	6,000	6,000
51132	Telephone Allowance	10	728	728	728
51134	City Contribute 401(A)	20	1,510	1,516	1,546
51199	Accrued Payroll	3,706	-	-	-
52201	Supplies	1,097	2,392	1,000	1,000
52205	Postage/Shipping	-	70	70	70
54500	Communications-In House	-	132	-	-
54501	Communications-Cellular	-	74	-	-
54502	Rental	-	8,000	-	-
54504	Special Services	94,654	98,300	83,000	65,000
54506	Travel	8,569	15,000	16,000	12,000
54519	Meals/Local Expense	366	2,750	1,500	2,500
54524	Other Services	-	17,000	4,000	4,000
54525	Advertising	-	7,700	3,350	1,000
54529	Trade Shows	6,926	15,000	5,000	7,500
54608	Dues And Memberships	2,285	2,050	3,700	2,050
54679	Econ Incentive Payments	-	125,000	-	-

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

223 Economic Development Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
54683	Military Affairs	50,000	25,000	-	-
54686	Grant/Loan Matching Funds	1,000	120,000	75,000	50,000
54687	Regional Economic Development	-	-	325,000	325,000
	Expenditures	820,609	793,200	628,203	582,811
	Fund Balance	975,734	520,235	976,780	761,468



BUDGETED FUND BALANCE

225 EPA Brownfield Grant Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
225	EPA Brownfield Grant Fund	(74,368)	-	-	-
	Fund Balance	(74,368)	-	-	-
	Income				
40050	Trf From General Fund	74,368	-	-	-
	Income	74,368	-	-	-
	Expenditures				
	Expenditures	-	-	-	-
	Fund Balance	-	-	-	-



BUDGETED FUND BALANCE

227 NEA Grant Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
227	NEA Grant Fund	-	-	(81,796)	-
	Fund Balance	-	-	(81,796)	-
	Income				
40016	Contribution From US Govt.	-	100,000	91,296	-
40050	Trf From General Fund	13,387	-	6,095	-
40066	Transfer from 2017 Bond Fund	-	-	-	-
41000	Interest Revenue	-	-	500	-
	Income	13,387	100,000	97,891	-
	Expenditures				
51101	Supervision	7,443	-	2,950	-
51103	Maintenance Operations	2,313	-	1,175	-
51112	Worker's Comp	22	-	5	-
51113	Pensions/Retirement	1,530	-	664	-
51114	Social Security	722	-	299	-
51115	Group Insurance	727	-	947	-
51134	City Contribute 401(A)	129	-	55	-
52201	Supplies	365	-	-	-
52204	Food Supplies	136	-	-	-
54504	Special Services	-	100,000	10,000	-
57095	Art Park	81,796	-	-	-
	Expenditures	95,183	100,000	16,095	-
	Fund Balance	(81,796)	-	-	-



BUDGETED FUND BALANCE

229 Public Safety Radio Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance					
Fund Balance		-	-	-	-
Income					
40031	Contribution From Others	-	48,600	45,255	55,260
40050	Trf From General Fund	-	46,800	46,800	46,800
41000	Interest Revenue	-	-	30	60
Income		-	95,400	92,085	102,120
Expenditures					
53410	Communications Maint	-	50,000	50,000	50,000
54501	Communications-Cellular	-	16,000	16,000	16,000
Expenditures		-	66,000	66,000	66,000
Fund Balance		-	29,400	26,085	36,120



BUDGETED FUND BALANCE

230 Rotary Splash Pad Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
230	Rotary Splash Pad Fund	350	-	374	-
	Fund Balance	350	-	374	-
	Income				
40031	Contribution From Others	7,500	-	8,200	-
41000	Interest Revenue	24	-	2	-
46088	Miscellaneous Income	-	-	-	-
	Income	7,524	-	8,202	-
	Expenditures				
55703	Splash Pad Improvements	7,500	-	8,576	-
	Expenditures	7,500	-	8,576	-
	Fund Balance	374	-	-	-



BUDGETED FUND BALANCE

231 Airport Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
	Fund Balance	-	-	-	-
	Income				
40016	Contribution From US Govt.	-	50,000	-	-
40031	Contribution From Others	32,416	13,864	-	-
40050	Trf From General Fund	32,416	36,136	-	-
	Income	64,833	100,000	-	-
	Expenditures				
55817	Other Improvements	64,833	100,000	-	-
	Expenditures	64,833	100,000	-	-
	Fund Balance	-	-	-	-



BUDGETED FUND BALANCE

301 Debt Service Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
301	Debt Service Fund	76,937	181,191	22,502	159,256
	Fund Balance	76,937	181,191	22,502	159,256
	Income				
40015	Trf From Hotel Occupancy Tax Fund	562,205	560,755	560,755	558,203
40022	Proceeds From GO Bonds	9,090,000	-	-	-
40050	Trf From General Fund	-	-	-	5,121,614
40062	Bond Premium	795,605	-	-	-
40082	Bi-State CO Payment	-	208,247	208,247	211,842
41000	Interest Revenue	3,121	3,500	5,000	5,000
41035	Trf From TIRZ #1 Fund	252,988	255,313	255,313	998,059
46001	Current City Taxes	4,156,074	4,856,266	4,859,159	3,827,695
46002	Delinquent City Taxes	64,106	77,000	65,000	65,000
46003	Penalty & Interest	41,284	50,000	41,000	41,000
	Income	14,965,382	6,011,081	5,994,474	10,828,413
	Expenditures				
50005	Bonds Redeemed	3,535,000	3,735,000	3,735,000	8,500,000
50012	Bond Interest Expense	1,513,972	2,119,120	2,119,120	2,213,812
50019	Agent Fees	1,400	3,605	3,500	3,500
54523	Bank Service Charges	1,200	801	100	100
56918	Issuance Expense	175,466	-	-	-
56919	Payments to Escrow Agents	9,792,779	-	-	-
	Expenditures	15,019,818	5,858,526	5,857,720	10,717,412
	Fund Balance	22,502	333,746	159,256	270,257



BUDGETED FUND BALANCE

417 2005 Bond Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
417	2005 Bond Fund	512,914	487,469	484,272	488,272
	Fund Balance	512,914	487,469	484,272	488,272
	Income				
41000	Interest Revenue	2,461	1,000	4,000	-
	Income	2,461	1,000	4,000	-
	Expenditures				
55808	Summer Glen Acres Drain	-	235,000	-	235,000
56976	Lake Drive Overpass	-	20,000	-	20,000
57007	Findley St. Drainage	-	233,469	-	233,272
57035	Tx A&M East Approach	103	-	-	-
57071	Bingle North Park	31,000	-	-	-
	Expenditures	31,103	488,469	-	488,272
	Fund Balance	484,272	-	488,272	-



BUDGETED FUND BALANCE

420 2009 Bond Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
420	2009 Bond Fund	1,098	-	74	-
	Fund Balance	1,098	-	74	-
	Income				
41000	Interest Revenue	2	-	-	-
	Income	2	-	-	-
	Expenditures				
50052	Trf To Debt Service Fund	-	-	74	-
57035	Tx A&M East Approach	1,026	-	-	-
	Expenditures	1,026	-	74	-
	Fund Balance	74	-	-	-



BUDGETED FUND BALANCE

422 TIRZ Bond Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
422	TIRZ Bond Fund	1,904,254	537,343	537,323	120,406
	Fund Balance	1,904,254	537,343	537,323	120,406
	Income				
41000	Interest Revenue	3,980	1,000	4,500	-
	Income	3,980	1,000	4,500	-
	Expenditures				
57066	TIRZ Projects	-	-	-	-
57072	Linear Park	-	313,343	196,417	-
57078	Walton Dr. & Pavilion Drainage	370,911	-	-	-
57079	Gibson Extension to FM 989	1,000,000	-	-	-
57081	Extension of Pavilion Parkway	-	225,000	225,000	-
57099	South Cowhorn Loop Project	-	-	-	120,406
	Expenditures	1,370,911	538,343	421,417	120,406
	Fund Balance	537,323	-	120,406	-



BUDGETED FUND BALANCE

423 2017 Bond Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
423	2017 Bond Fund	-	2,325,982	8,714,466	2,733,467
	Fund Balance	-	2,325,982	8,714,466	2,733,467
	Income				
40026	Certificate of Obligation	14,160,000	-	-	-
40062	Bond Premium	315,198	-	-	-
41000	Interest Revenue	36,458	-	100,000	-
	Income	14,511,656	-	100,000	-
	Expenditures				
50042	Transfer to NEA Grant	-	-	-	-
56918	Issuance Expense	274,127	-	-	-
57083	Ballfield Lighting	786,622	-	-	-
57084	Forest Lake Estates St. Recons	1,364,450	260,774	3,237,075	-
57085	Cowhorn Creek Corridor Project	719,841	-	160,937	-
57086	Fire Dept Training Center Impr	-	-	387	-
57087	Playground Equipment	347,609	-	7,535	-
57088	SLP Lake Dredging	473,879	-	449,267	-
57089	Roof Replacement Project	667,750	-	209,667	-
57090	Fire Dept & St Dept Bldg Impr	365,948	61,900	419,084	-
57091	Fleet, SOTC & FD Prkg Lot Impr	529,454	-	30,729	-
57094	Perot Theatre Restoration	128,936	549,984	205,894	-
57095	Art Park	132,676	-	582,169	-
57096	Airport Terminal	-	-	267,859	907,308
57097	Fire Station Relocation	5,900	536,500	268,300	268,300
57098	Courthouse Square Project	-	742,819	242,098	500,721
	Expenditures	5,797,190	2,151,977	6,080,999	1,676,329
	Fund Balance	8,714,466	174,005	2,733,467	1,057,138



BUDGETED FUND BALANCE

501 Health Department Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
501	Health Department Fund	383,395	450,607	504,125	616,209
	Fund Balance	383,395	450,607	504,125	616,209
	Income				
41000	Interest Revenue	2,651	-	4,500	4,500
46088	Miscellaneous Income	57	-	-	-
47350	City Contribution - EE Health	70,262	-	70,261	75,000
47351	City Contribution	77,674	148,262	78,500	79,000
47352	County Contribution	68,700	75,000	75,000	75,000
47354	Adult Health Clinic Fee	-	1,000	1,000	-
47358	General Clinic Fees	7,842	3,000	3,000	3,800
47359	Health Card Fees	290	200	200	200
47361	Family Planning Nhic	121,400	78,000	78,000	80,000
47364	Immun-Nhic-Medicaid	7,403	6,000	6,000	6,000
47367	Wic-Tdh Contract	358,660	395,000	395,000	376,000
47371	Immunization-Tdh Contr	125,762	147,233	147,233	147,233
47372	Public Health Services	81,934	117,218	117,218	117,218
47374	Depreciation Reimburse	5,748	5,748	5,748	5,748
47379	Service From Private Inventory	610	500	500	500
47381	Title Xx/X Co-Pay Fees	736	1,000	1,000	500
47382	Tb Fees	1,884	1,000	1,000	1,000
47384	Employee Health Fees	3,216	2,200	2,200	2,200
47392	Family Planning - WHFPAT	142,473	121,156	121,156	121,156
	Income	1,077,301	1,102,517	1,107,516	1,095,055
	Expenditures				
50006	Termination Pay	948	-	-	-
50069	Trf To Technology Fund	10,027	9,378	9,378	8,488
51101	Supervision	124,548	124,730	124,530	131,927
51102	Clerical	162,448	129,175	153,537	133,960
51103	Maintenance Operations	209,319	252,075	216,177	218,596
51105	Overtime	14,963	16,120	15,250	16,000
51106	Longevity Pay	5,234	6,160	5,995	6,495
51112	Worker's Comp	2,347	3,099	3,098	3,092
51113	Pensions/Retirement	81,321	82,135	80,330	78,910
51114	Social Security	38,865	39,179	38,320	37,611
51115	Group Insurance	96,677	101,973	94,215	83,351
51132	Telephone Allowance	-	-	672	672

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

501 Health Department Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
51199	Accrued Payroll	5,870	-	-	-
52100	Indirect Expenses	-	17,000	-	-
52201	Supplies	61,838	80,049	62,049	76,018
52204	Food Supplies	133	200	200	400
52205	Postage/Shipping	602	1,125	840	950
52225	Unallowable Costs	5,846	1,500	3,800	6,500
53301	Buildings	4,014	8,000	7,000	15,000
53400	Computer Hard & Software	8,400	8,900	8,697	8,500
53405	Security & Surveillance	1,916	1,500	1,500	2,000
54500	Communications-In House	10,295	9,460	11,290	12,100
54501	Communications-Cellular	2,200	2,850	2,400	2,650
54502	Rental	5,668	5,500	5,600	5,950
54503	Insurance & Bond	13,645	14,827	14,827	14,954
54504	Special Services	58,922	103,000	77,303	97,000
54506	Travel	10,919	15,281	16,181	17,961
54507	Utilities-Electricity	13,454	16,000	15,000	16,000
54508	Utilities-Water & Sewer	2,574	3,200	2,500	3,000
54509	Utilities-Gas	1,512	3,000	3,000	2,800
54516	Mowing Services	-	-	-	-
54525	Advertising	1,825	1,500	1,500	2,000
54531	Bad Debt Expense	17	17	17	-
54608	Dues And Memberships	225	525	225	1,225
55801	Building & Facilities	-	20,000	20,000	20,000
	Expenditures	956,571	1,077,458	995,431	1,024,110
	Fund Balance	504,125	475,666	616,209	687,154

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

502 Public Library Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
502	Public Library Fund	(14,931)	-	(32,230)	0
	Fund Balance	(14,931)	-	(32,230)	0
	Income				
41000	Interest Revenue	243	-	400	-
46245	Due From Library	610,119	759,465	805,928	778,552
	Income	610,361	759,465	806,328	778,552
	Expenditures				
51101	Supervision	231,654	276,467	276,467	276,467
51102	Clerical	162,811	163,802	163,802	163,802
51103	Maintenance Operations	7,200	49,500	49,500	49,500
51104	Extra Help	29,768	30,158	36,675	36,675
51106	Longevity Pay	7,015	6,395	6,395	7,075
51112	Worker's Comp	1,267	766	776	1,080
51113	Pensions/Retirement	66,493	84,409	85,454	85,630
51114	Social Security	32,868	40,264	40,762	40,814
51115	Group Insurance	71,101	94,329	94,329	97,509
51199	Accrued Payroll	6,959	-	-	-
52206	Fuels And Lubricants	227	515	1,000	1,000
53403	Motor Vehicles-Dept. Use	-	1,030	5,000	5,000
54503	Insurance & Bond	10,096	11,330	13,437	13,500
54504	Special Services	202	500	500	500
	Expenditures	627,660	759,465	774,098	778,552
	Fund Balance	(32,230)	(0)	0	0



BUDGETED FUND BALANCE

701 Employee Health Trust Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
701	Employee Health Trust Fund	1,584,696	2,915,149	1,644,996	2,175,128
	Fund Balance	1,584,696	2,915,149	1,644,996	2,175,128
	Income				
40004	Buyout Insurance	90,392	86,500	92,700	99,699
40005	Retiree Insurance Contribution	121,065	129,000	97,500	104,861
40006	Employer Contribution	2,745,220	2,718,000	2,694,000	2,897,397
40007	Employee Contribution	867,804	933,064	915,000	984,083
40018	TWU Contribution	1,550,853	1,525,000	1,417,000	1,523,984
40020	Perot Theatre Contribution	121,279	117,000	126,500	136,051
40023	Airport Auth Contribution	91,197	87,000	80,700	86,793
40029	Refund of Contributions	14,062	-	4,053	-
40030	Cobra Premiums	9,352	9,000	21,000	22,586
40031	Contribution From Others	-	-	50	-
40035	MSFCU Contribution	14,814	13,915	17,500	18,821
40040	Stop Loss Reimbursements	9,598	-	6,485	-
40080	Contribution From TSO	18,544	18,500	19,300	20,757
41000	Interest Revenue	11,998	5,500	15,000	15,000
	Income	5,666,177	5,642,479	5,506,788	5,910,031
	Expenditures				
50007	Trf To Employee Benefit Fund	5,605,878	5,684,659	4,976,656	5,839,242
50009	Trf To General Fund	-	-	-	-
	Expenditures	5,605,878	5,684,659	4,976,656	5,839,242
	Fund Balance	1,644,996	2,872,969	2,175,128	2,245,917



BUDGETED FUND BALANCE

702 Employee Health Claim Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
702	Employee Health Claim Fund	884,233	-	737,520	-
	Fund Balance	884,233	-	737,520	-
	Income				
40008	Trf From Employee Benefit Trust Fund	5,605,878	5,684,659	4,976,656	5,839,242
41000	Interest Revenue	5,745	5,000	5,000	5,000
	Income	5,611,623	5,689,659	4,981,656	5,844,242
	Expenditures				
50001	Expend/Employee Claims	4,635,664	4,597,620	3,782,855	4,122,085
50008	Expend/Empl Claims/Flex	-	-	-	-
50014	Expenditures/Group Life	146,420	167,890	185,000	185,000
50031	Stop Loss/Admin Costs	665,343	597,613	631,187	449,874
50032	Employee Assistance Program	9,588	10,815	10,500	10,500
50034	HRA Funding	-	-	528,000	528,000
50035	Compass	36,740	37,595	37,000	37,000
50038	HSA Funding	-	-	225,000	225,000
50039	Critical Illness	53,591	57,680	65,000	65,000
50058	Vision Premiums	59,358	61,285	62,000	62,000
51101	Supervision	4,518	-	-	-
51102	Clerical	6,900	-	-	-
51103	Maintenance Operations	34,932	-	-	-
51112	Worker's Comp	773	-	-	-
51113	Pensions/Retirement	7,629	-	-	-
51114	Social Security	2,190	-	-	-
51115	Group Insurance	535	-	-	-
52201	Supplies	-	-	-	-
54504	Special Services	64,744	56,560	90,000	57,000
54521	Excise Fees	3,059	2,601	2,604	2,753
54523	Bank Service Charges	-	-	30	30
54610	Wellness Program	26,352	100,000	100,000	100,000
	Expenditures	5,758,336	5,689,659	5,719,176	5,844,242
	Fund Balance	737,520	-	-	-

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

703 Fleet Services Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
703	Fleet Services Fund	549,230	557,242	365,691	365,691
	Fund Balance	549,230	557,242	365,691	365,691
	Income				
40036	City Contribution	43,106	-	-	-
40050	Trf From General Fund	918,663	1,289,051	1,228,673	1,248,455
40055	Trf From Capital Replacement Fund	5,000	5,000	5,000	5,000
40074	Fuel Contribution TUTD	123,178	132,600	160,000	160,000
40079	Maint. Contribution Library	227	306	300	300
41000	Interest Revenue	1,973	1,500	2,000	2,000
46062	City Of Texarkana, Ark	78	-	99	-
46086	Recovery Damage Claims	16,716	-	11,665	-
46088	Miscellaneous Income	12	-	-	-
	Income	1,108,953	1,428,457	1,407,737	1,415,755
	Expenditures				
50066	Trf To NEA Grant Fund	128,816	-	-	-
50069	Trf To Technology Fund	2,164	2,742	2,742	2,778
51101	Supervision	67,487	67,527	33,763	-
51103	Maintenance Operations	184,270	220,373	242,463	270,682
51105	Overtime	6,663	-	12,500	12,500
51106	Longevity Pay	3,157	3,660	2,870	2,335
51112	Worker's Comp	5,173	3,627	3,936	6,514
51113	Pensions/Retirement	41,860	47,240	45,004	43,819
51114	Social Security	19,863	22,534	21,466	20,886
51115	Group Insurance	33,035	43,141	43,379	48,129
51120	Auto Allowance	3,000	3,000	1,500	-
51122	Tool Allowance	1,600	-	2,000	-
51199	Accrued Payroll	1,246	-	-	-
52201	Supplies	3,492	4,500	4,500	4,500
52202	Wearing Apparel	748	3,000	3,000	3,000
52204	Food Supplies	17	250	250	250
52205	Postage/Shipping	18	50	50	50
52206	Fuels And Lubricants	442,692	586,500	579,500	586,500
52207	Minor Tools And Equip	10,621	15,990	15,990	15,990

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

703 Fleet Services Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
52208 Janitorial Supplies	-	-	-	-
52209 Chemical Supplies	165	6,800	6,800	6,800
52212 Botanical And Agricultu	-	-	-	-
52213 Computer Supplies	-	-	-	-
52220 Safety Related Supplies	-	-	-	-
53301 Buildings	1,895	9,684	9,684	9,684
53400 Computer Hard &Software	6,484	5,500	5,500	5,500
53401 Furniture And Fixtures	-	-	-	-
53402 Tools And Equipment	7,924	5,000	5,000	5,000
53403 Motor Vehicles-Dept. Use	-	-	-	-
53404 Motor Vehicles-Fleet	300,204	341,629	336,629	341,629
53405 Security & Surveillance	-	1,200	1,200	1,200
53406 Heavy Equip Maint	-	-	-	-
53407 Accident Repairs-Fleet	-	-	-	-
53412 Motor Veh - Os Repairs	-	-	-	-
54500 Communications-In House	1,228	1,200	1,200	1,200
54501 Communications-Cellular	1,488	2,000	2,000	2,000
54502 Rental	938	800	800	800
54503 Insurance & Bond	4,614	4,800	4,800	4,800
54504 Special Services	932	300	300	300
54506 Travel	2,459	5,000	5,000	5,000
54507 Utilities-Electricity	4,235	5,900	5,900	5,900
54508 Utilities-Water & Sewer	2,395	1,764	1,764	1,764
54509 Utilities-Gas	1,325	4,200	4,200	4,200
54519 Meals/Local Expense	-	-	-	-
54523 Bank Service Charges	-	-	-	-
54525 Advertising	-	410	410	410
54608 Dues And Memberships	25	600	600	600
54611 Refuse Contract	259	1,036	1,036	1,036
55702 Major Tools & Equipment	-	-	-	-
55820 Capital Lease	-	-	-	-
Expenditures	1,292,492	1,421,957	1,407,737	1,415,755
Fund Balance	365,691	563,742	365,691	365,691

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

810 Member Cities Water Revenue Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
810	Member Cities Water Revenue Fund	(195)	-	-	-
	Fund Balance	(195)	-	-	-
	Income				
40120	Annona-Water Revenue	8,621	8,750	10,185	10,592
40121	Avery - Water Revenue	9,797	9,944	16,238	16,888
40122	Dekalb - Water Revenue	80,269	81,473	74,999	77,999
40123	Hooks - Water Revenue	164,127	166,589	176,083	183,126
40124	Maud - Water Revenue	45,826	46,513	38,806	40,358
40125	New Boston-Water Revenue	302,814	307,356	366,124	380,769
40126	Wake Village-Water Rev	159,863	162,261	143,971	149,730
40127	Nash - Water Rev	-	-	-	-
40128	TexAmericas-Water Revenue	-	-	-	-
40129	Riverbend - Water Revenue	264,991	268,966	283,323	294,656
40130	Member City Water Revenue	-	-	-	-
40135	Member City - True Up Revenue	-	-	-	-
40136	Member City - True Up Corr	-	-	-	-
40140	Member City - Capt Improvement	-	-	-	-
41000	Interest Revenue	-	-	-	-
46003	Penalty & Interest	562	203	650	676
	Income	1,036,869	1,052,056	1,110,379	1,154,794
	Expenditures				
50120	Two-Member City Revenue	839,796	852,223	990,339	1,029,953
50121	Riverbend-Membr Cty Rev	196,879	199,832	120,040	124,842
54524	Other Services	-	-	-	-
	Expenditures	1,036,674	1,052,056	1,110,379	1,154,794
	Fund Balance	-	-	-	-

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

901 General Fixed Assets Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
901	General Fixed Assets Fund	128,162,039	126,148,822	132,708,107	132,708,107
	Fund Balance	128,162,039	126,148,822	132,708,107	132,708,107
	Income				
40014	Proceeds From CO Bonds	5,499,051	-	-	-
40019	Proceeds From Rev Bonds	1,401,911	-	-	-
40024	Proceeds -Current Rec	2,624,629	-	-	-
40090	Trf From Fleet	128,816	-	-	-
41018	Sale of Land	(96,045)	-	-	-
	Income	9,558,362	-	-	-
	Expenditures				
50501	Depreciation Expense	5,012,293	-	-	-
	Expenditures	5,012,293	-	-	-
	Fund Balance	132,708,107	126,148,822	132,708,107	132,708,107



BUDGETED FUND BALANCE

903 Health Department Fixed Assets Fund

		Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
	Fund Balance				
903	Health Department Fixed Assets Fund	327,825	327,825	297,480	297,480
	Fund Balance	327,825	327,825	297,480	297,480
	Income				
	Income	-	-	-	-
	Expenditures				
50501	Depreciation Expense	30,345	-	-	-
	Expenditures	30,345	-	-	-
	Fund Balance	297,480	327,825	297,480	297,480

TEXARKANA WATER UTILITIES

TEXAS FUNDS

Texarkana Water Utilities is a combined department of the cities of Texarkana, Texas and Texarkana, Arkansas, and as such, presents a combined budget which includes both cities. This portion contains only the revenue, expenditures, and fund balances that are applicable to Texarkana, Texas.

Texas Revenue Fund

DESCRIPTION:

This fund provides for the general operations of the Texas water and sewer enterprise funds through funding from water and sewer fees and other revenues billed and collected from our customers.

FOCUS:

To provide general Utility services for the Texas portion of the Utility operating divisions, debt service, capital funds, depreciation funds, and infrastructure funds.

IP Revenue (Graphic Packaging) Fund

DESCRIPTION:

This fund provides for the general operations of the Graphic Packaging (IP) enterprise fund through funding from Graphic Packaging and from water fees billed and collected from the municipal entities served by the Graphic Packaging water plant in Domino, Texas.

FOCUS:

To provide funds for the operation of the Graphic Packaging Water Distribution Division.

2004 Bond Fund

DESCRIPTION:

The 2004 Bond Fund services the debt for the water and sewer revenue bonds issued in 2004 to extend utility services to the area north of I-30 annexed into the City in 1999.

FOCUS:

To remit the annual debt service payments required for the 2004 Bonds.

2013 Bond Fund

DESCRIPTION:

The 2013 Bond Fund services the debt for the water and sewer revenue bonds issued in 2013 to relocate and upsize a five-mile segment of water main between Malta, Texas and DeKalb, Texas to accommodate the widening of Highway 82 by Bowie County.

FOCUS:

To remit the annual debt service payments required for the 2013 Bonds.

2013 Bond Construction Fund

DESCRIPTION:

This fund provides for the receipt and disbursement of proceeds from the 2013 bond funds for costs related to the Highway 82 water line.

FOCUS:

To fund the removal, upsizing and other related costs for the Highway 82 water line between Malta, Texas and DeKalb, Texas.

Millwood Depreciation Fund

DESCRIPTION:

This fund provides for the replacement of aging plant equipment and infrastructure at the Millwood Water Treatment Plant in Ashdown, Arkansas.

FOCUS:

To accumulate funds sufficient to allow budgeted expenditures needed to maintain this plant in proper working condition by replacing broken, worn or end of life plant assets to keep this plant fully functional and operating within ADH and AWWA standards.

North Texarkana Wastewater Treatment Plant Depreciation Fund

DESCRIPTION:

Provides for the replacement of aging plant equipment and infrastructure at the North Texarkana Wastewater Treatment Plant that serves the northern area of both sides of Texarkana to keep this plant properly functioning within ADEQ and EPA requirements.

FOCUS:

To accumulate funds sufficient to replace plant equipment and infrastructure as it is needed.

Equipment Fund

DESCRIPTION:

This fund allows for budgeted replacement of assets such as furniture, fixtures, equipment, fleet vehicles, and mobile equipment.

FOCUS:

To replace utility rolling stock and furniture, fixtures and equipment as needed.

Technology Fund

DESCRIPTION:

To provide funds for hardware, software and related technology asset purchases and replacements.

FOCUS:

To purchase new and replacement technology assets as needed.

South Regional Wastewater Treatment Plant Depreciation Fund

DESCRIPTION:

To provide for replacement of worn and aging plant assets at this plant, which is the primary sewer plant for both sides of Texarkana that is in continuous operation twenty-four hours a day and to keep this plant fully operational in accordance with TCEQ and EPA requirements.

FOCUS:

To consistently monitor the condition and effectiveness of plant assets and repair, rebuild or replace as needed.

Compost Fund

DESCRIPTION:

To set aside funding for maintenance and replacement of capital assets used in composting operations.

FOCUS:

To keep the bi-city composting operations fully functioning by ongoing maintenance of compost assets and fund capital repairs and replacement as necessary.

Customer Loan Fund

DESCRIPTION:

Originally established to finance low interest loans to sewer customers in the Singing Pines community when required replacement of the dilapidated sewer main in that area forced customers to replace their sewer service lines that tie into the city main. Customers were billed monthly loan installments on their water bills until the loan and interest was repaid with the proceeds used to replenish this fund. Inactive since the last loans were repaid in 2011, this fund was de-funded in FY 2018 to be re-established in the future if a need arises.

FOCUS:

To re-activate this fund as needed to provide a source of low interest loan funds to assist customers in connecting to replaced water or sewer mains.

Personnel Policy Fund

DESCRIPTION:

To set aside funds to pay benefit obligations due to employees upon termination.

FOCUS:

To pay accrued and payable benefit obligations owed to employees when employment terminates according to established policies and procedures.

TX Capital Improvement Fund

DESCRIPTION:

To set aside funds dedicated to extending or improving water and sewer infrastructure, which is essential for our continued ability to provide public water and sanitary sewer to our customers and meets or exceeds all regulatory requirements.

FOCUS:

To expend funds through capital improvement construction projects to address water and sewer extensions or improvement needs identified by utility engineers.

TX Infrastructure Fund

DESCRIPTION:

To set aside funds for the repair and replacement of our aging water and sewer infrastructure.

FOCUS:

To expend funds through infrastructure construction projects to address water and sewer infrastructure repairs and replacements identified by utility engineers.

Wright Patman Corps of Engineers Cost Fund

DESCRIPTION:

This fund serves as a sinking fund to accumulate funds to apply towards costs associated with the implementation of the Corps of Engineers ultimate operating rule curve for Lake Wright Patman.

FOCUS:

To have funds available to pay future costs as they become due for implementation of the ultimate operating rule curve for Lake Wright Patman.

Lake Texarkana Capital Improvement Fund (Member Cities)

DESCRIPTION:

To collect funding from Texarkana, Arkansas, Texarkana, Texas, and the Member Cities for the capital maintenance and repairs of the jointly owned Lake Texarkana Water Supply System.

FOCUS:

To continuously assess the capital improvement maintenance and repairs necessary to keep the Wright Patman Water Production Plant fully operational and in compliance with TCEQ and AWWA standards.

Wagner Creek Wastewater Treatment Plant Capital Improvement Fund

DESCRIPTION:

This fund is used to provide for repair, replacement, improvements and upgrades needed to keep this plant fully operational and functioning in accordance with TCEQ and EPA requirements.

FOCUS:

To monitor the efficiency, effectiveness and condition of plant infrastructure and rebuild, repair, replace or upgrade assets as needed.



BUDGET SUMMARY PAGES

Texarkana Water Utilities Fund Budget Summary

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance October 1				
Texas Revenue Fund	3,010,834	3,955,643	3,766,064	4,545,677
IP Revenue Fund	-	-	-	-
2004 Bond Fund	33,321	32,796	32,363	32,796
2013 Bond Fund	27,195	27,282	27,361	27,282
2013 Bond Construction Fund	28,156	28,265	28,292	28,652
Millwood Depreciation Fund	453,946	197,420	306,090	559,423
North Texarkana Wastewater Treatment Plant Depreciation Fund	39,251	7,763	27,233	27,428
Equipment Fund	309,106	112,979	220,330	145,066
Technology Fund	369,874	133,658	223,358	180,900
South Regional Wastewater Treatment Plant Depreciation Fund	378,313	226,522	226,522	121,015
Compost Fund	446,528	179,918	221,642	195,684
Customer Loan Fund	40,157	40,312	40,352	-
Personnel Policy Fund	92,939	114,933	155,064	172,665
TX Capital Improvement Fund	1,720,106	919,317	1,112,383	463,712
TX Infrastructure Fund	1,249,796	1,195,676	1,122,510	598,234
Wright Patman Corps of Engineers Cost Fund	1,583,731	3,176,846	3,131,643	2,645,862
Lake Texarkana Capital Improvement Fund	868,382	863,323	850,811	560,538
Wagner Creek Wastewater Treatment Plant Capital Improvement Fund	2,751,150	2,915,590	2,945,081	30,237
Fund Balance October 1	13,402,785	14,128,243	14,437,099	10,335,171
Revenue				
Texas Revenue Fund	17,529,412	17,613,808	17,717,216	18,093,733
IP Revenue Fund	1,106,601	1,421,147	1,416,643	1,408,382
2004 Bond Fund	195,018	194,875	195,308	193,208
2013 Bond Fund	162,810	165,944	165,865	164,078
2013 Bond Construction Fund	136	109	360	15
Millwood Depreciation Fund	119,198	334,390	336,035	333,196
North Texarkana Wastewater Treatment Plant Depreciation Fund	7,805	7,806	7,800	7,800
Equipment Fund	170,907	127,315	133,445	216,368
Technology Fund	326,349	281,728	284,831	310,749
South Regional Wastewater Treatment Plant Depreciation Fund	71,910	94,878	95,292	95,408
Compost Fund	116,536	64,065	68,084	68,212
Customer Loan Fund	195	13	231	-
Personnel Policy Fund	100,505	100,440	101,044	101,050

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGET SUMMARY PAGES

Texarkana Water Utilities Fund Budget Summary

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
TX Capital Improvement Fund	427,774	403,775	425,276	9,600
TX Infrastructure Fund	528,234	580,759	578,724	328,634
Wright Patman Corps of Engineers Cost Fund	1,597,912	1,604,548	1,597,219	3,683,419
Lake Texarkana Capital Improvement Fund	559,805	707,284	706,382	555,090
Wagner Creek Wastewater Treatment Plant Capital Improvement Fund	199,491	207,474	207,274	148,244
Revenue	23,220,598	23,910,358	24,037,029	25,717,186
Expenditures				
Texas Revenue Fund	16,774,182	17,806,377	16,937,603	19,405,527
IP Revenue Fund	1,106,601	1,421,147	1,416,643	1,408,382
2004 Bond Fund	195,976	194,875	194,875	193,475
2013 Bond Fund	162,644	165,944	165,944	163,694
2013 Bond Construction Fund	-	-	-	28,667
Millwood Depreciation Fund	267,054	529,924	82,702	759,059
North Texarkana Wastewater Treatment Plant Depreciation Fund	19,823	11,700	7,605	27,300
Equipment Fund	259,683	213,056	208,709	266,090
Technology Fund	472,865	337,358	327,289	373,695
South Regional Wastewater Treatment Plant Depreciation Fund	223,701	200,799	200,799	147,603
Compost Fund	341,422	90,673	94,042	223,603
Customer Loan Fund	-	40,325	40,583	-
Personnel Policy Fund	38,380	83,443	83,443	84,746
TX Capital Improvement Fund	1,035,497	918,865	1,073,947	423,333
TX Infrastructure Fund	655,520	1,729,865	1,103,000	900,000
Wright Patman Corps of Engineers Cost Fund	50,000	2,083,000	2,083,000	-
Lake Texarkana Capital Improvement Fund	577,376	1,515,000	996,655	1,115,500
Wagner Creek Wastewater Treatment Plant Capital Improvement Fund	5,560	3,123,000	3,122,118	153,000
Expenditures	22,186,284	30,465,351	28,138,957	25,673,674
Fund Balance September 30				
Texas Revenue Fund	3,766,064	3,763,074	4,545,677	3,233,883
IP Revenue Fund	-	-	-	-
2004 Bond Fund	32,363	32,796	32,796	32,529
2013 Bond Fund	27,361	27,282	27,282	27,666
2013 Bond Construction Fund	28,292	28,374	28,652	-
Millwood Depreciation Fund	306,090	1,886	559,423	133,560

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGET SUMMARY PAGES

Texarkana Water Utilities Fund Budget Summary

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
North Texarkana Wastewater Treatment Plant Depreciation Fund	27,233	3,869	27,428	7,928
Equipment Fund	220,330	27,238	145,066	95,344
Technology Fund	223,358	78,028	180,900	117,954
South Regional Wastewater Treatment Plant Depreciation Fund	226,522	120,601	121,015	68,820
Compost Fund	221,642	153,310	195,684	40,293
Customer Loan Fund	40,352	-	-	-
Personnel Policy Fund	155,064	131,930	172,665	188,969
TX Capital Improvement Fund	1,112,383	404,227	463,712	49,979
TX Infrastructure Fund	1,122,510	46,570	598,234	26,868
Wright Patman Corps of Engineers Cost Fund	3,131,643	2,698,394	2,645,862	6,329,281
Lake Texarkana Capital Improvement Fund	850,811	55,607	560,538	128
Wagner Creek Wastewater Treatment Plant Capital Improvement Fund	2,945,081	64	30,237	25,481
Fund Balance September 30	14,437,099	7,573,250	10,335,171	10,378,683

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

Texas Revenue Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
Texas Revenue Fund	3,010,834	3,955,643	3,766,064	4,545,677
Fund Balance	3,010,834	3,955,643	3,766,064	4,545,677
Income				
Water and Sewer Sales	13,320,136	13,673,226	13,516,244	13,815,544
Water Connection Fees	7,475	7,120	7,350	7,350
Service Charge	653,961	644,020	662,815	662,815
Wholesale Water Sales	1,270,177	1,235,200	1,326,400	1,355,200
Wholesale Sewer Charges	544,966	520,600	582,700	593,700
Interest Income	12,531	7,500	26,000	27,000
IP Service Charge	40,300	40,300	40,300	40,300
IP Service Charge (Expan)	18,900	18,900	18,900	18,900
AR Share LT Operations	535,097	550,689	588,976	628,796
UN Share LT Operations	38,122	40,635	41,960	44,797
MN Share LT Operations	11,355	12,436	12,498	13,343
MC Share Wtr Operations (Cash B)	684,168	463,619	495,453	528,951
Transfer from Customer Loan Fund	-	40,325	40,583	-
Miscellaneous Income	392,224	359,238	357,037	357,037
Income	17,529,412	17,613,808	17,717,216	18,093,733
Expenditures				
Total Operating Expenses	11,094,154	12,071,587	11,218,655	12,522,027
Total Capital Outlay	-	-	-	-
Share of North Texarkana Operations	67,481	82,267	91,420	90,427
Share of Millwood Operations	598,955	554,956	530,479	561,511
Bond Fund 2004	194,730	193,970	194,916	192,816
Bond Fund 2005	172,773	-	-	-
Bond Fund 2013	162,532	165,837	165,587	163,798
Bond Fund (Projected)	-	-	-	-
Share 1998 AR Debt Service	92,616	92,649	92,536	92,536
Share 1998-B AR Debt Service	16,943	16,955	16,910	16,929
Share 2007 AR Refunding Bonds	430,888	430,242	424,789	428,943
Transfer to Gen Fund -IP	18,900	18,900	18,900	18,900
Transfer to Gen Fund	21,097	31,585	31,585	37,500
Millwood Depreciation Fund	117,509	334,390	334,390	330,715
North Texarkana Depreciation Fund	7,800	7,800	7,800	7,800
Equipment Acquisition Fund	95,198	125,500	125,500	213,793
Technology Fund	269,205	219,625	219,625	244,833

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

Texas Revenue Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Customer Loan Fund	-	-	-	-
Personnel Policy Fund	100,000	100,000	100,000	100,000
Capital Improvement Fund	420,446	400,000	400,000	-
Infrastructure Fund	519,625	572,265	567,807	324,074
Compost Fund	115,866	62,750	62,750	62,810
WP COE Cost Fund	1,528,419	1,578,419	1,578,419	3,361,419
LT Capital Improvement Fund	306,385	390,692	390,692	307,266
River Bend Water District	233,239	124,000	132,855	135,000
Wagner Creek Capital Improvement	50,000	50,000	50,000	-
SR WWTP Depreciation Fund	70,458	94,125	94,125	94,215
Other/Legal	68,963	87,863	87,863	98,215
Expenditures	16,774,182	17,806,377	16,937,603	19,405,527
Fund Balance	3,766,064	3,763,074	4,545,677	3,233,883

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

IP Revenue Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
IP Revenue Fund				
Fund Balance	-	-	-	-
Income				
Wholesale Water Sales	1,106,601	1,421,147	1,416,643	1,408,382
Income	1,106,601	1,421,147	1,416,643	1,408,382
Expenditures				
Total Operating Expenses	1,106,601	1,421,147	1,416,643	1,408,382
Total Capital Outlay				
Expenditures	1,106,601	1,421,147	1,416,643	1,408,382
Fund Balance	-	-	-	-

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

Texas 2004 Bond Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
Texas 2004 Bond Fund	33,321	32,796	32,363	32,796
Fund Balance	33,321	32,796	32,363	32,796
Income				
Transfer from Revenue Fund	194,730	193,970	194,916	192,816
Transfer from Reserve Fund	-	513	-	-
Transfer from 04B Constr	-	-	-	-
Interest Income	288	392	392	392
Income	195,018	194,875	195,308	193,208
Expenditures				
Interest-February	24,488	21,488	21,488	18,388
Interest -August	21,488	18,387	18,387	15,087
Principal	150,000	155,000	155,000	160,000
Agent Fees				
Expenditures	195,976	194,875	194,875	193,475
Fund Balance	32,363	32,796	32,796	32,529



BUDGETED FUND BALANCE

Texas 2013 Bond Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
Texas 2013 Bond Fund	27,195	27,282	27,361	27,282
Fund Balance	27,195	27,282	27,361	27,282
Income				
Transfer from Revenue Fund	162,532	165,837	165,587	163,798
Transfer from 2013 Bond Const	-	-	-	-
Transfer from Reserve Fund	-	-	-	-
Transfer from LT Capital Impr	-	-	-	-
First SW Issuance Cost Refund	-	-	-	-
Interest Income	278	107	278	280
Income	162,810	165,944	165,865	164,078
Expenditures				
Interest-February	38,822	37,972	37,972	36,847
Interest -August	38,822	37,972	37,972	36,847
Principal	85,000	90,000	90,000	90,000
Agent Fees				
Expenditures	162,644	165,944	165,944	163,694
Fund Balance	27,361	27,282	27,282	27,666

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

Texas 2013 Bond Construction Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
Texas 2013 Bond Construction Fund	28,156	28,265	28,292	28,652
Fund Balance	28,156	28,265	28,292	28,652
Income				
Transfer from Revenue Fund	-	-	-	-
Transfer from LT Capital Impr	-	-	-	-
Bond Proceeds	-	-	-	-
Salvage Iron from 16" Water Line Removal	-	-	-	-
Interest Income	136	109	360	15
Income	136	109	360	15
Expenditures				
Hwy 82 Water Line Relocation Project:				
Materials (Piping, Fittings, Valves, etc.)				
Equipment Rental/ Fuel				
Labor				
Other:				
System Improvements				28,667
Expenditures	-	-	-	28,667
Fund Balance	28,292	28,374	28,652	-

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

Millwood Depreciation Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
Millwood Depreciation Fund	453,946	197,420	306,090	559,423
Fund Balance	453,946	197,420	306,090	559,423
Income				
Transfer from Revenues	117,509	334,390	334,390	330,715
Plans/Specs	188	-	-	-
Interest Income	1,501	-	1,645	2,481
Income	119,198	334,390	336,035	333,196
Expenditures				
Paint Bridge Pipework		141,187	-	141,323
Storage Building		7,216	-	9,422
Replace Chlorinators	2,845		22,321	
Filter Rehab - Phases IV - VII	23,991			
Replace Cuastic Pumps/Drives	6,720		2,936	
Caustic Tank	383		24,779	
Concrete Foundation for Caustic Tank	30,928			
Chlorine Scales	8,357			
Chemical Bldg, HVAC Repl.			11,770	
Pipe Galley Repairs	5,595			
Sludge Pond Cleaning - 2017	74,970	62,750	-	75,372
Caustic Pumps/Drives	7,892		(53)	
Ultrasonic Raw Meter	2,542			
MW Settling Basin Repairs - 2017	2,947		117	
MW Concrete Repairs	99,884			
Lawn Tractor		6,903	6,878	
Replace Valves - Filters 5 & 6		144,325	-	241,819
Replace Gate Actuator		4,393	4,393	
Repair High Service Pump		50,200	9,561	50,248
Basin Lining (1)		112,950	-	172,728
High Service Pump Bldg Heat Unit				7,223
Clearwell Mixer				8,165
#3 High Service Ball Valve and Actuator				47,108
Surface Wash Nozzle Replacement				5,651
Expenditures	267,054	529,924	82,702	759,059
Fund Balance	306,090	1,886	559,423	133,560

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

North Texarkana Wastewater Treatment Plant Depreciation Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
North Texarkana Wastewater Treatment Plant Depreciation Fund	39,251	7,763	27,233	27,428
Fund Balance	39,251	7,763	27,233	27,428
Income				
Transfer from Revenues	7,800	7,800	7,800	7,800
Interest Income	5	6	-	-
Plans/Specs	-	-	-	-
Income	7,805	7,806	7,800	7,800
Expenditures				
Repair/Improve Plant Driveway	7,312			
Pump/Motor/VFD Replacements - 2017	8,310			
Plant Entrance Road Improvements	93		3,175	
Replace UV Lamps	2,120			
Replace Auger Screen Assembly	1,988			
Pump/Motor/VFD Replacements - 2018		3,900	4,430	
Paint Exposed Surfaces		7,800		
Pump/Motor/VFD Replacements - 2019				19,500
Aeriation Tanks Cleaned Out				7,800
Expenditures	19,823	11,700	7,605	27,300
Fund Balance	27,233	3,869	27,428	7,928

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

Equipment Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
Equipment Fund	309,106	112,979	220,330	145,066
Fund Balance	309,106	112,979	220,330	145,066
Income				
Transfer from Revenue Fund	95,585	125,500	125,500	213,793
Insurance Proceeds	74,086	-	-	-
Sale of Retired Assets	-	-	5,397	-
Interest Income	1,236	1,815	2,548	2,575
Income	170,907	127,315	133,445	216,368
Expenditures				
FY 2017	259,683			
FY 2018		213,056	208,709	
FY 2019				266,090
Expenditures	259,683	213,056	208,709	266,090
Fund Balance	220,330	27,238	145,066	95,344



BUDGETED FUND BALANCE

Technology Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
Technology Fund	369,874	133,658	223,358	180,900
Fund Balance	369,874	133,658	223,358	180,900
Income				
Transfer from Revenue Fund	269,205	219,625	219,625	244,833
Other Transfers	11	-	-	-
Reimbursement - Miller County	-	-	-	-
Reimbursement - TASD	-	-	-	-
Reimbursement - TISD	-	-	-	-
Reimbursement - Bowie County	55,044	60,500	60,500	61,017
Interest Income	2,089	1,603	4,706	4,899
Income	326,349	281,728	284,831	310,749
Expenditures				
FY 2017	472,865			
FY 2018		337,358	327,289	
FY 2019				373,695
Expenditures	472,865	337,358	327,289	373,695
Fund Balance	223,358	78,028	180,900	117,954

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

South Regional Wastewater Treatment Plant Depreciation Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
South Regional Wastewater Treatment Plant Depreciation Fund	378,313	226,522	226,522	121,015
Fund Balance	378,313	226,522	226,522	121,015
Income				
Transfer from Revenues	70,458	94,125	94,125	94,215
Interest Income	1,452	753	1,167	1,193
Income	71,910	94,878	95,292	95,408
Expenditures				
Emergency Repair/Rebuild - 200 Site Generator	223,701			
P201 Rebuild		25,100	25,100	
Roof Repairs, 200, 1300, 1400, 1600 Bldgs		25,100	25,100	
Muffin Monster Replacement		9,412	9,412	
Pump/Motor/VFD Replacement - 2018		31,375	31,375	
Belt Press Refurbish		25,100	25,100	
Centrifuge Rebuilds		25,100	25,100	
Blower Rebuilds		12,550	12,550	
SRWWTP Wireless SCADA		18,825	18,825	
Transfer Switch Repair 200 Pump Station		9,412	9,412	
Engine Generator 1112 Rebuild		18,825	18,825	
Centrifuge Rebuilds- 2019				47,107
Blower Engine/Gearbox				25,124
Roof Repairs , Buildings 700 & 1500				25,124
Plant Wireless SCADA				25,124
Pump/Motor/VFD Replacement- 2019				25,124
Expenditures	223,701	200,799	200,799	147,603
Fund Balance	226,522	120,601	121,015	68,820

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

Compost Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
Compost Fund	446,528	179,918	221,642	195,684
Fund Balance	446,528	179,918	221,642	195,684
Income				
Transfer from Revenue Fund	115,866	62,750	62,750	62,810
Proceeds from Asset Disposal				
Plans/Specs				
Interest Income	670	1,315	5,334	5,402
Income	116,536	64,065	68,084	68,212
Expenditures				
Access Road Entrance Repair	43			
Road Improvement/Compost Pad	285,735			
Skid Steer	32,799			
Grinder Wear Parts	7,308			
Emergency Repair - Windrow Turner	15,537			
Replacement Grinder - Hammermill		23,217	23,217	
Equipment Wear Parts		9,412	7,467	18,843
1 Ton Truck w/ Refueling Tank		25,100	25,100	
Ton Tote Hopper/Bagger		1,569	-	1,570
Oversize Greenwaste Disposal		31,375	32,912	
Replace Loader Foam Tires			5,346	6,909
Skid Steer Sweeper Attachmt				4,711
Skid Steer Tires				3,140
Grind/ Dispose of Oversized Greenwaste				62,810
Additional Concrete Unloading Pad				125,620
Expenditures	341,422	90,673	94,042	223,603
Fund Balance	221,642	153,310	195,684	40,293

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

Customer Loan Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
Customer Loan Fund	40,157	40,312	40,352	-
Fund Balance	40,157	40,312	40,352	-
Income				
Transfer from Revenues (Loan Repayments)	-	-	-	-
Transfer from Infrastructure Fund	-	-	-	-
Interest Income	195	13	231	-
Income	195	13	231	-
Expenditures				
Customer Loans	-	-	-	-
Transfer to Revenue Fund	-	40,325	40,583	-
Expenditures	-	40,325	40,583	-
Fund Balance	40,352	-	-	-



BUDGETED FUND BALANCE

Personnel Policy Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
Personnel Policy Fund	92,939	114,933	155,064	172,665
Fund Balance	92,939	114,933	155,064	172,665
Income				
Transfer from Revenues	100,000	100,000	100,000	100,000
Interest Income	505	440	1,044	1,050
Income	100,505	100,440	101,044	101,050
Expenditures				
Termination Pay	17,045	45,000	60,000	55,500
Social Security	1,304	3,443	4,590	4,246
Post Retirement Benefits	20,031	35,000	18,853	25,000
Expenditures	38,380	83,443	83,443	84,746
Fund Balance	155,064	131,930	172,665	188,969

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

TX Capital Improvement Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
TX Capital Improvement Fund	1,720,106	919,317	1,112,383	463,712
Fund Balance	1,720,106	919,317	1,112,383	463,712
Income				
Transfer from Revenue Fund	400,000	400,000	400,000	-
Interest Income	7,178	3,725	9,566	9,600
Prorata Fees	-	-	-	-
Plans	150	50	-	-
State Reimbursements	-	-	-	-
Other Reimbursements	20,446	-	15,710	-
Insurance Reimbursements	-	-	-	-
Income	427,774	403,775	425,276	9,600
Expenditures				
Water System Improvements	24,377	60,000	50,000	60,000
Sewer System Improvements	46,641	60,000	20,000	60,000
North Texarkana Sewer Project	411,424	200,000	454,281	
TX Fire Hydrants	3,889	30,000	30,000	30,000
Manholes Where Needed	61,467	55,000	55,000	50,000
Eliminate Dead End Mains		40,000	40,000	
Extend 8" Water Main - Gin Rd - 2,000'		85,000	30,712	
Gin Rd Sewer - 1,700 of 8"	56	151,000	151,000	
Project Canceled-Funds XFR to TX Gen Fund		(151,000)	(151,000)	
Lift Station Communication Upgrade	20,350			
(12) Lift Stations - 3 Phase Electr. Hookup	12,961			
TX DOT McKnight Rd. Wtr. Relocation	18,911	-	5,315	
1/2 River Bend Fees - RD Supplemental		76,865	-	
Walnut St. - Elevated Tank Painting - Exter.	209,432		10,779	
4th St. - Elevated Tank Painting - Exterior	129,588		98,811	
TCH Remibursable 100% - Forrest Lake Estates - Water	96,401		(96,393)	
Automatic Water Flush Valves (4)		18,000	10,175	
North Texarkana Sewer Project - Phase II		143,000	143,000	

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

TX Capital Improvement Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Project Canceled-Funds XFR to TX Gen Fund		(143,000)	(143,000)	
Funds Transfer to TX Gen Fund		294,000	294,000	
TCH Reimbursable 100%-FD Training Facility			15,710	
Chlorine Conversion Project		-	50,057	
North Kenwood-Relocate Sewer-City			5,500	
Automatic Water Flush Valves (5)				23,333
North Txk Sewer Project PH II (1998 Annexation)				-
2018 Annexation Engineering Fee				-
Transfer to Wright Patman COE				200,000
Expenditures	1,035,497	918,865	1,073,947	423,333
Fund Balance	1,112,383	404,227	463,712	49,979

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

TX Infrastructure Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
TX Infrastructure Fund	1,249,796	1,195,676	1,122,510	598,234
Fund Balance	1,249,796	1,195,676	1,122,510	598,234
Income				
Transfer from Revenues	519,625	572,265	567,807	324,074
Plans & Specs.	50	-	-	-
Interest Income	8,559	8,494	10,917	4,560
Income	528,234	580,759	578,724	328,634
Expenditures				
Flower Acres Rd. Sewer - Phase I	224	400,000	400,000	
Project Canceled-Funds XFR to TX Gen Fund		(400,000)	(400,000)	
Replace 3,800' of 2" Water Main		75,000	75,000	
Project Canceled-Funds XFR to TX Gen Fund		(75,000)	(75,000)	
Wagner Crk. Plant Engineering Design	192,732			
1/2 River Bend Fees - Supplemental Budger		76,865	-	
McKnight Rd. Water & Sewer Reloc. (TX DOT)	1,218			
Wagner Crk. Trunk Collection Main - Phase II	461,346	528,000	528,000	
West Texarkana Area Sewer Project		300,000	-	300,000
Manhole Relining/Replacement - 2018		50,000	50,000	
Project Canceled-Funds XFR to TX Gen Fund		(50,000)	(50,000)	
Wagner Crk. Trunk Collection Main - Phase III		300,000	50,000	250,000
Funds Transfer tp TX GF		525,000	525,000	
Wagner Creek Engineering Fee				-
College Drive Area Sewer				200,000
New Boston Rd/ Robison Rd Repl 12" Sewer				150,000
Expenditures	655,520	1,729,865	1,103,000	900,000
Fund Balance	1,122,510	46,570	598,234	26,868

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

Wright Patman Corps of Engineers Cost Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
Wright Patman Corps of Engineers Cost Fund	1,583,731	3,176,846	3,131,643	2,645,862
Fund Balance	1,583,731	3,176,846	3,131,643	2,645,862
Income				
Transfer for Revenue Fund	1,578,419	1,578,419	1,578,419	3,361,419
Transfer from Wagner Creek				100,000
Transfer from Capital Improv				200,000
Interest Income	19,493	26,129	18,800	22,000
Income	1,597,912	1,604,548	1,597,219	3,683,419
Expenditures				
Reimb RWRD COE Scope of Work-Cultural Resources Study	50,000			
Funds Transfer to TXK, TX GF		2,083,000	2,083,000	
Expenditures	50,000	2,083,000	2,083,000	-
Fund Balance	3,131,643	2,698,394	2,645,862	6,329,281



BUDGETED FUND BALANCE

Lake Texarkana Capital Improvement Fund (Member Cities)

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
Lake Texarkana Capital Improvement Fund	868,382	863,323	850,811	560,538
Fund Balance	868,382	863,323	850,811	560,538
Income				
Member Cities	64,742	77,383	77,383	60,801
Transfers from Arkansas	182,814	231,925	231,925	181,933
Transfers from Texas	306,385	390,692	390,692	307,266
Other Transfers from Arkansas	2,000		2,000	
Other Transfers from Texas				
Interest Income	2,808	6,784	3,782	4,490
Insurance Proceeds				
Miscellaneous	1,056	500	600	600
Income	559,805	707,284	706,382	555,090
Expenditures				
Repair Annona Ground Storage Tank	14			
Rebuild HS Pump	49,995			
(1/2) Ton Pickup	3,819			
Lateral Filing Cabinets	0	0	1,040	
Flammable Cabinet	1,108			
Filter Media Replacement	0	300,000	300,000	
TCEQ Item: Filter Troughs	2,623	300,000	300,000	
TCEQ Item: Basin Lining (1 Basin)	0	160,000	3,100	160,000
Replace Crew Dually	40,595			
Chlorine Scales	13,458			
New Boston- Omni Meter	4,303			
Replace #4 Drain Valve Actuator	8,050			
Replace (3) 30" Drain Valves/Actuators	75,000			
Replace (4) 24" Backwash Valves/Actuators	65,000			
Member City Tank Aerator	3,990		9,980	
Power Inverter for Electrician Van	1,424			
Front Gate Operator	5,206			
Portable Flow Meter	5,189			
(2) 6" Surface Wash				
Valves/Actuator-#5, #6 Filters	6,692			
Lab Spectrophotometer	4,174			

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

Lake Texarkana Capital Improvement Fund (Member Cities)

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Member Cities Ground Storage				
Tank Repairs (6)	214,835			
Settling Basin Repairs	4,968			
Replace MC Line Segment @ Hooks	2,907	200,000	0	200,000
Sodium Chlorite Tank	17,520			
Wire Welder	2,344			
Lab/Filter Building Flooring	0		10,000	
Upgrade SCADA System	7,986	45,000	45,000	
Ball Valve/Actuator, 20"- #1 Intake	0	68,000	0	
TCEQ Item: Basin Gates and Weirs	0	25,000	75,000	
Replace 2nd Ammonia Pipe Stinger	0	7,500	0	8,500
High Service #5 Pump Bowl	0	50,000	0	65,000
Rebuild #2 Low Service	36,176	45,000	45,000	
1/2 Ton Crew Truck		34,500	34,500	
Filter Effluent Valve Position/Filter Head Gauges		45,000	36,243	
Chlorine Dioxide Scales		20,000	11,792	
Raw Water Valve Actuator		20,000	20,000	
Filter Effluent Valve and Mag Meter		30,000	30,000	
High Service Pump/Motor Repair		90,000	0	90,000
Filter Control for #3, #5, #6 & #7 Filters		45,000	45,000	
Settled Water Mixing Chamber		30,000	30,000	
Rate of Flow Venturies for 4 Filter Effluent Lines				49,000
#2 Influent Valve/Actuator				16,000
East Alum Pump Replacement				4,500
#1 Intake Pump/Gate & Ball Valves/Actuator, Piping				59,500
East Basin Sludge Rakes				48,000
Chlorine Dioxide Enclosure/Leak Detection				20,000
Pump and Motor Rebuild				80,000
Surface Wash				49,000
Arms/Bearings/Nozzle				
Replace Pump Room Flooring				16,000
Filter Troughs PH II				200,000
TCEQ Required Flow Distribution Design				50,000
Expenditures	577,376	1,515,000	996,655	1,115,500
Fund Balance	850,811	55,607	560,538	128

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)



BUDGETED FUND BALANCE

Wagner Creek Wastewater Treatment Capital Improvement Fund

	Actual 16-17	Adopted 17-18	Revised 17-18	Proposed 18-19
Fund Balance				
Wagner Creek Wastewater Treatment Capital Improvement Fund	2,751,150	2,915,590	2,945,081	30,237
Fund Balance	2,751,150	2,915,590	2,945,081	30,237
Income				
Transfer from Revenue Fund	50,000	50,000	50,000	-
Contributions from Wake Village	67,730	73,887	73,887	73,887
Contributions from Nash	67,730	73,887	73,887	73,887
Plans/Specs	250	-	-	-
Interest Income	13,781	9,700	9,500	470
Income	199,491	207,474	207,274	148,244
Expenditures				
Gearbox Replacement	5,560		(882)	
Pump/Motor/VFD Replacement		25,000	3,960	6,000
Funds Transfer to TXK, TX GF		3,098,000	3,098,000	
Emergency Repair- Secure Trough Wall			19,040	
TCEQ Mandated Walkway Repairs			2,000	
Re-coat Roof				15,000
Clean out Tanks				15,000
SO2 Building Repair				10,000
Main Breaker Replacement				7,000
Wagner Creek Engineering Fee				0
Transfer to Wright Patman COE				100,000
Expenditures	5,560	3,123,000	3,122,118	153,000
Fund Balance	2,945,081	64	30,237	25,481

Attachment: 2018-076 ATTH 01 Proposed FY 2019 Budget (1870 : 2018-076 ORD Fiscal Year 2019 Budget)

City of Texarkana, Texas

Briefing Sheet

Version: A

Update Date: 7/5/2018 11:56 AM

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

Subject: Resolution No. 2018-077 adopting the FY19 Master Fee List.

Briefing: 7/9/2018 **Public Hearing:** 8/13/2018 **Council Vote:** 8/13/2018

Item Schedule

Updates/History of Briefing:

Last approval of the Master Fee List was July 2017.

Executive Summary and Background Information:

The Master Fee List is presented to the council on an annual basis for approval of city fees. Staff has reviewed the list and made a few additions and changes which are highlighted in yellow on the list. See attachment, Master Fee List.

Some of the noted changes are:

- New alcoholic beverage permits for beer manufacturing
- New dog and cat breeding fee (unaltered)
- New ballfield rental fees.
- New CPI annual adjustment for water and sewer rates (per existing ordinance)
- New smoke testing for sewer main fee
- New CCTV sewer main fee
- New Hydrant flow testing fee

- Reduction in various building inspection fees
- Increase in park pavilion rental
- Increase in street, utility and alley abandonment, and street name change fees
- CPI adjustment rates for solid waste (annual adjustments per contract)

Potential Options:

- Approve master fee list with changes
- Deny master fee list and stay with current fees

Fiscal Implications:

Increase in some fees and reduction in other.

Staff Recommendation:

City of Texarkana, Texas

Staff recommends approval of the proposed Master Fee List

Advisory Board/Committee Review:

"NONE"

Board/Committee Recommendation:

"NOT APPLICABLE"

Advisory Board/Committee Meeting Date and Minutes:

"NOT APPLICABLE"

Attachments

- a. 2018-077 RES Adopting FY19 Master Fee List (DOCX)
- b. 2018-077 ATTH 01 DRAFT FY19 Master Fee List (PDF)
- c. 2018-077 Goals & Perspectives (DOCX)

Staff Coordination

City Manager	Shirley Jaster	Department Head Review	Completed
	07/05/2018 11:56 AM		
Deputy City Manager - Review	Kyle Dooley	Kyle Dooley	Deputy City Manager
	Completed	07/05/2018 1:37 PM	
Public Information Officer		Lisa Thompson	PIO Review
	07/05/2018 1:39 PM		Completed
City Manager	Shirley Jaster	City Manager Review	Completed
9:06 AM			07/06/2018
City Council	Vicky Coopwood	Meeting	Pending
6:00 PM			07/09/2018

Meeting History

RESOLUTION NO. 2018 - 077**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ADOPTING THE FY19 MASTER FEE LIST; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, municipal services generally serve the total city population; and

WHEREAS, these general municipal services are expected to be delivered on a scheduled or demand basis but paid for from general funds collected broadly via property taxes or sales taxes; and

WHEREAS, there are a number of municipal services that are provided on a demand basis or provided to a very restricted segment of the general population; and

WHEREAS, the guiding principle for funding these demand basic services or services targeting a very restricted segment of the population should be paid for by those who receive or request the specific service; and

WHEREAS, user fees are often established by local governments throughout Texas and the nation using the uniform basis of collected revenues offsetting the expenses incurred delivering the service, thus not requiring taxpayer subsidy; and

WHEREAS, Texarkana does provide a number of municipal services that are used by segments of the city and thus lend themselves to being provided subject to the beneficiary paying related user fees; and

WHEREAS, city staff has prepared a list of services that are generally not used by the whole collective of the city and therefore should be paid for by those who directly benefit from the service provided.

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

SECTION 1: That the City Council has reviewed the Master Fee List and has determined that the services listed are used by segments of the city and should appropriately be paid for by the charging and collecting of related user fees.

SECTION 2: That the Master Fee List will be reviewed annually and adjustments made to further align the user fee revenues with the costs of providing the designated services or city council directed percentages of the total costs of providing the designated service.

SECTION 3: That this Resolution shall be in full force and effect from and after adoption of this resolution.

PASSED AND APPROVED in Regular Council Session on this the **13th** day of **August, 2018**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2018-077 RES Adopting FY19 Master Fee List (1871 : 2018-077 RES Adopting FY19 Master Fee List)

**FY19 Master Fee List
(proposed)**

*** Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.**

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
1	Extraordinary Event Cost Recovery Fee	\$0.00							An invoice may be sent by the City to any individual, organization or entity to recapture the cost of staff time, materials and supplies, and other costs related to an event, item or activity which is not considered a service provided to the general population in the normal and ordinary course of the City's operation.	All Departments and Offices		
2	Returned Checks	\$25.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	Each check	NSF –Non-Sufficient Funds	All Departments and Offices		
3	Coin Operated Machine Permit	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	Per Coin Operated Machine	Maximum \$250.00	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
4	Annual Special Event Permit	\$0.00	\$100.00	\$110.00	\$100.00	\$100.00	\$100.00	Each		Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
5	Daily Special Event Permit (20 days processing)	\$0.00	\$0.00	\$30.00	\$30.00	\$40.00	\$40.00	Each	No processing will occur without payment	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
6	Daily Special Event Permit (Expedited Processing)					\$150.00	\$150.00	Each	Five days processing after acceptance of a <u>completed</u> application: no processing will occur without payment	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
7	Daily Special Event Permit (Express Processing)					\$300.00	\$300.00	Each	Next day permit based on receipt of a <u>completed</u> application with proper insurance certificate included, received no later than 4:00 p.m. on a regular work day: no processing will occur without payment	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
8	Transient Dealer Precious Metal Permit	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	Each	For 30 Days	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
9	Alcoholic Beverage Permit: Beer Off-Premise (BF)	\$0.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
10	Alcoholic Beverage Permit: Wine & Beer Off-Premise (BQ)	\$0.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
11	Alcoholic Beverage Permit: Beer On-Premise (BE)	\$0.00	\$75.00	\$75.00	\$75.00	\$75.00	\$150.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
12	Alcoholic Beverage Permit: Wine & Beer Retailer (BG)	\$0.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
13	Alcoholic Beverage Permit: Wine & Beer Retailer On-Premise Late Hours (BL)	\$0.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
14	Alcoholic Beverage Permit: Brewpub License (BP)		\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
15	Alcoholic Beverage Permit: Package Store (P)	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
16	Alcoholic Beverage Permit: Wine Only Package Store (Q)	\$0.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
17	Alcoholic Beverage Permit: General Class B Wholesaler (X)	\$0.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
18	Alcoholic Beverage Permit: Importer's License (BI)	\$0.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
19	Alcoholic Beverage Permit: Importer's Carrier's License (BJ)	\$0.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
20	Alcoholic Beverage Permit: Beer Manufacturer's License (BA) - 1st Established	\$0.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
	Alcoholic Beverage Permit: Beer Manufacturer's License (BA) - 2nd Established	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
	Alcoholic Beverage Permit: Beer Manufacturer's License (BA) - 3rd, 4th, 5th Established	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,275.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
	Alcoholic Beverage Permit: Beer Manufacturer's License (BA) - Excess of 5 Established	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,400.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
21	Alcoholic Beverage Permit: Brewer (B)	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900

**FY19 Master Fee List
(proposed)**

*** Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.**

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
22	Alcoholic Beverage Permit: Winery (G)			\$75.00	\$75.00	\$75.00	\$75.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
23	Alcoholic Beverage Permit: Local Distributor (to sell to private clubs) (LP)	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
24	Alcoholic Beverage Permit: Branch Distributor (BC)	\$0.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
25	Alcoholic Beverage Permit: Wholesaler (W)	\$0.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	\$1,875.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
26	Alcoholic Beverage Permit: General Distributors (BB)	\$0.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
27	Alcoholic Beverage Permit: Food and Beverage Certificate (FB)	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
28	Alcoholic Beverage Permit: Caterer's Permit (CB)		\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
29	Alcoholic Beverage Permit: Mixed Beverage Permit (MB or RM) - Original	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
30	Alcoholic Beverage Permit: Mixed Beverage Permit (MB or RM) - 1st Renewal	\$0.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
31	Alcoholic Beverage Permit: Mixed Beverage Permit (MB or RM) - 2nd Renewal	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
32	Alcoholic Beverage Permit: Mixed Beverage Permit (MB or RM) - 3rd and all Subsequent Renewals	\$0.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
33	Alcoholic Beverage Permit: Public Storage (K)	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
34	Alcoholic Beverage Permit: Beverage Cartage (PE)	\$0.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
35	Alcoholic Beverage Permit: Private Carrier (O)	\$0.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
36	Alcoholic Beverage Permit: Package Store Tasting (PS)	\$0.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
37	Alcoholic Beverage Permit: Mixed Beverage Restaurant (RM)	\$0.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	Each	Bi-Annual Permit at same time as state permit application/renewal (collect 3rd year and after issuance of license)	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
38	Alcoholic Beverage Permit: Mixed Beverage Late Hours (LB)	\$0.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	Each	Bi-Annual Permit at same time as state permit application/renewal	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
39	Motor Vehicle Junk Yard or Business Permit		\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Each	Annual Note: \$1.00 Fee to Replace Lost Permit	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
40	Open Records Information: Copies (letter & legal)	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	Per Page		Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
41	Open Records Information: Copies over 50 pages	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	Per Page	Plus Labor charge prorated and overhead charge	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
42	Open Records Information: Copies (Oversize 11" x 17")	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	Each		Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
43	Open Records Information: Computer	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	Per Page		Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
44	Open Records Information: Diskette	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	Each		Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
45	Open Records Information: VHS video	\$2.50	\$2.50	\$2.50	\$2.50	\$2.50	\$2.50	Each		Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
46	Open Records Information: Audio Cassette	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	Each		Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
47	Open Records Information: CD	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	Per clock hour		Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
48	Open Records Information: Maps/D Size	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	Sheet paper		Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
49	Open Records Information: Maps/D Size	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	Sheet film		Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
50	Open Records Information: Maps/E Size	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	Sheet paper		Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900

**FY19 Master Fee List
(proposed)**

*** Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.**

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
51	Open Records Information: Maps/E Size	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00	Sheet film		Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
52	Open Records Information: Other								Note: Any other charges for public information not listed will be as defined in Title 1, Part 3, Chapter 70 of the Texas Administrative Code. When applicable, labor cost will be added to open records requests and will be billed at \$15/hour plus a 20% overhead charge.	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
53	Airport Operations, Maintenance and Improvement Fee - Residential 1 *		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Monthly	Collected via Utility Statement when water use less than 6,000 gallons (Residential)	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
54	Airport Operations, Maintenance and Improvement Fee - Residential 2 *		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Monthly	Collected via Utility Statement when water use exceeds 6,000 gallons (Residential)	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
55	Airport Operations, Maintenance and Improvement Fee - Commercial 1 *		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Monthly	Collected via Utility Statement when water use is less than 4,000 gallons (Commercial)	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
56	Airport Operations, Maintenance and Improvement Fee - Commercial 2 *		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Monthly	Collected via Utility Statement when water use exceeds 4,000 gallons (Commercial)	Administration	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3900
57	Dog & Cat Registration (Unaltered) *	\$0.00	\$30.00	\$30.00	\$30.00	\$40.00	\$40.00	Per Pet	Per Year	Animal Services	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3535
	Dog & Cat Breeding Fee (Unaltered)						\$50.00	Per Pet	Per Year - Waived if proof of alteration & rabies vaccination shown	Animal Services	City Hall - Municipal Building - 220 Texas Boulevard	903-798-3535
58	Dog & Cat Registration (Altered) *	\$0.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	Per Pet	Per Year - Must show proof of alteration and rabies vaccination.	Animal Services	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3535
59	Dog & Cat Late Registration or Fail to Register *	\$0.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	Per Pet	Per Year	Animal Services	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3535
60	Dog & Cat Registration 3-Year (Altered)	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	\$20.00	Per Pet	Every 3 years - Must show proof of alteration and rabies vaccination.	Animal Services	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3535
61	Dog & Cat Registration - Replacement Tag *	\$0.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	Per Pet		Animal Services	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3535
62	Dangerous Dog Registration					\$50.00	\$50.00	Per Pet Per Year		Animal Services	City Hall - Municipal Building - 220 Texas Boulevard	903-798-3912
63	Reclaim Impounded Animal	\$0.00	\$90.00	\$90.00	\$90.00	\$150.00	\$150.00	Per Pet	Does not Include Arkansas Animal Shelter Fees	Animal Services	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
64	Rabies Quarantine	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00	Per Pet	To Be Done at Vet's Office Or Approved Place	Animal Services	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
65	Owner Surrenders	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00	Per Pet		Animal Services	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
66	Birth Certificates	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	Each		Vital Statistics Office	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3905
67	Death Certificates	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	Each		Vital Statistics Office	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3905
68	Death Certificates (additional copies)	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00	Each		Vital Statistics Office	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3905
69	Abstract Poly Envelope	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	Each		Vital Statistics Office	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3905
70	Long Poly Envelope	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	Each		Vital Statistics Office	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3905
71	Mail Request: Shipping & Handling Fee	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	Each		Vital Statistics Office	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3905
72	Credit/debit card payment	\$2.50	\$2.50	\$2.50	\$2.50	\$2.50	\$2.50	Each Transaction	In Addition to certificate fees	Vital Statistics Office	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3905
73	Garage Sale Permit	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	Each	3-day/max 2 per year	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3905
74	Estate Sale Permit	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	Each	3-days/Max 2 per year	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3905
75	Iterate Vendor Permit	\$20.00/\$5.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Each	\$10.00 each additional permit for same sales group. 1-year permit	Vital Statistics Office	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3905
76	Incident Report Copies	\$2.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	Per Report	Fire Department calls only	Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994

**FY19 Master Fee List
(proposed)**

*** Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.**

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
77	Fire Inspection Service: Nursing Home	\$0.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	Annual Fee	Includes two inspections performed semi-annually	Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
78	Fire Inspection Service: Day Care	\$0.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Annual Fee	Includes two inspections performed semi-annually	Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
79	Fire Inspection Service: Group Home	\$0.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Annual Fee	Includes two inspections performed semi-annually	Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
80	Fire Inspection Service: Hospital	\$0.00	\$350.00	\$350.00	\$350.00	\$350.00	\$350.00	Annual Fee	Includes two inspections performed semi-annually	Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
81	Fire Inspection Service: Hotel/Motel - Base		\$0.00	\$25.00	\$25.00	\$25.00	\$25.00	Annual Fee	Includes two inspections, performed semi-annually, \$25 base fee plus \$5 per room inspected	Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
82	Fire Inspection Service: Hotel/Motel - Per Room		\$0.00	\$5.00	\$5.00	\$5.00	\$5.00	Annual Fee	Includes two inspections, performed semi-annually, \$25 base fee plus \$5 per room inspected	Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
83	Fire Inspection Service: First Re-Inspection	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	Each		Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
84	Fire Inspection Service: 2nd and subsequent re-inspections.	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Each		Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
85	Fire Inspection Service: After Hours Inspection (Minimum 2 hr.)	\$0.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Per hour		Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
86	Water Fill / Truck Only	\$0.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Per Order		Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
87	Fire Inspection Service: Home Safety Inspection	\$0.00	No Charge	No Charge	No Charge	No Charge	No Charge			Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
88	Fire Inspection Service: Foster Home Inspection	\$0.00	No Charge	No Charge	No Charge	No Charge	No Charge			Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
89	Permit: Fire Alarm Commercial	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Annual Fee		Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
90	False Alarm Fee - Commercial: 4-6 Alarms	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Each Alarm	Per 12-month period	Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
91	False Alarm Fee - Commercial: 7 and more	\$0.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Each Alarm	Per 12-month period	Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
92	False Alarm Fee - Residential: 4-6 Alarms	\$0.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	Each Alarm	Per 12-month period	Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
93	False Alarm Fee - Residential: 7 and more	\$0.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	Each Alarm	Per 12-month period	Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
94	Permit: Fixed Fire Extinguishing System	\$0.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Each		Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
95	Permit: Sprinkler/Standpipe	\$0.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Each		Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
96	Permit: Installation/Removal of UST's	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Each		Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
97	Permit: Open Burning (not recreational)	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	Each		Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
98	Permit: Recreational Burning	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Each		Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
99	Permit: Fireworks	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Each		Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
100	Response: Hazardous Materials	100%	110%	110%	110%	110%	110%	Replacement	Current Replacement cost of materials used	Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
101	Response: Technical Rescue	100%	110%	110%	110%	110%	110%	Replacement	Current Replacement cost of materials used	Fire Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3994
102	Inspection Service: Pool (each body of water)	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Annual Fee		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
103	Inspection Service: Pool Late Fee (each body of water)	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Each		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
104	Inspection Service: Pool 1st Re-inspection (each body of water)	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Each		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912

**FY19 Master Fee List
(proposed)**

*** Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.**

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
105	Inspection Service: Pool Subsequent Re-inspections (each body of water/each additional inspection - incremental increase in fee)	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Each	Increasing in \$100.00 increments for each additional re-inspection	Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
106	Inspection Service: Pool Complaint (each body of water)	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Each		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
107	Inspection Service: Pool Reinstatement (each body of water)	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Each		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
108	Health Service Inspection: Food Service w/1-5 employees	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	Annual Fee		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
109	Health Service Inspection: Food Service w/6-10 employees	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	Annual Fee		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
110	Health Service Inspection: Food Service w/11 or more employees	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	Annual Fee		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
111	Health Service Inspection: Food Service each Public & Private School	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	Annual Fee		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
112	Health Service Inspection: Food Service for each Non-Profit	\$275, \$300, \$325	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Annual Fee	Complaint Inspection, reinstatement & re-inspection fees apply	Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
113	Health Service Inspection: Day Care Food Service	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Annual Fee	Per Day Care	Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
114	Health Service Inspection: Day Care Non-Food Service	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Annual Fee	Per Day Care	Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
115	Health Service Inspection: Foster Home	\$100.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	Bi-annual		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
116	Health Service Inspection: Adoption	\$100.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	Each		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
117	Health Service Inspection: Temporary Event	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Each		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
118	Health Service Inspection: Seasonal Permit	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Each	There was an error in the current fee schedule that had swapped Mobile Fee with Seasonal Fee, this is to correct that error.	Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
119	Health Service Inspection: Mobile Food Unit	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	Annual Fee	There was an error in the current fee schedule that had swapped Mobile Fee with Seasonal Fee, this is to correct that error.	Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
120	Health Service Inspection: Late fee	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Each		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
121	Health Service Inspection: Complaint Inspection	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Each		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
122	Health Service Inspection: 1st Re-inspection	\$75.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Each		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
123	Health Service Inspection: Subsequent Re-inspections	\$0.00						Each	Increasing in \$100.00 increments for each additional re-inspection	Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
124	Health Service Inspection: Reinstatement	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	Each		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
125	Health Service Inspection: Duplicate Permit	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	Each		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
126	Copy: Texas Food Establishment Rules (picked up)	\$8.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Each		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
127	Copy: Texas Food Establishment Rules (mailed)	\$10.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	Each		Health Inspections	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
128	Health Service Inspection: Courtesy Follow Up Inspection					\$25.00	\$25.00	Each	Charged after the 2nd Courtesy Inspection	Health Inspections	City Hall - Municipal Building - 220 Texas Boulevard	903-798-3912
129	Immunization: Child Administrative Fee	\$12.00	\$12.00	\$12.00	\$14.00	\$14.00	\$14.00	Per Visit	No Vaccine Maximum - No charge for Texas Medicaid Children	Health Clinic	Bowie County Health Clinic, 902 W. 12 th Street	903-798-3250
130	Immunization: Adult Administrative Fee	\$15.00	\$15.00	\$15.00	\$20.00	\$20.00	\$20.00	Per Visit		Health Clinic	Bowie County Health Clinic, 902 W. 12 th Street	903-798-3250
131	Copy: Shot Record	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	Each		Health Clinic	Bowie County Health Clinic, 902 W. 12 th Street	903-798-3250
132	Immunization: Private Purchase Flu vaccine	\$20.00	\$20.00	\$20.00	\$25.00	\$25.00	\$25.00	Per Shot	Price subject to change	Health Clinic	Bowie County Health Clinic, 902 W. 12 th Street	903-798-3250

**FY19 Master Fee List
(proposed)**

*** Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.**

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
133	Health Service: Tuberculosis Skin Test for Employment or Schooling	\$15.00	\$15.00	\$15.00	\$20.00	\$20.00	\$20.00	Per Test		Health Clinic	Bowie County Health Clinic, 902 W. 12 th Street	903-798-3250
134	Health Service: Health Card Renewal	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	Per Card		Health Clinic	Bowie County Health Clinic, 902 W. 12 th Street	903-798-3250
135	Health Service: Blood Sugar (Finger Stick)	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	Per Test		Health Clinic	Bowie County Health Clinic, 902 W. 12 th Street	903-798-3250
136	Notary Fee	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	Per Service		Human Resources Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3917
137	Portable Building Permit					\$50.00	\$30.00	Each	For buildings that are already constructed, moved on site	Inspections Department	City Hall - Municipal Building - 220 Texas Boulevard	903-798-3912
138	New Residential Building Permit			\$0.50	\$0.50	\$0.50	\$0.50	Per Square Foot	1. New SF, DD, MH and MF including units available for individual ownership; 2. Additions including but not limited to: bedrooms, bathrooms, screened porch, sunrooms and etc.; 3. Attached Accessory Structure including but not limited to: deck, garage, open porch and etc... 4. All space measured including heated and unheated space.	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
139	Residential Repair Permit					\$30.00	\$0.00	Per House	For Greater Area Than 10% of House	Inspections Department	City Hall - Municipal Building - 220 Texas Boulevard	903-798-3912
140	Residential Remodel/ Repair					\$0.25	\$0.25	Per Square Foot	Of Room Remodeled	Inspections Department	City Hall - Municipal Building - 220 Texas Boulevard	903-798-3912
141	Residential Re-Inspection Fee	\$5.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	All Trades	Does not include "Missed Appointment"	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
142	Non-Residential Building Permit			See Separate Schedule	See Separate Schedule	See Separate Schedule	See Separate Schedule	Each	Use the on-line file to determine permit fee and the fee will be based on the fiscal year in which the construction work is scheduled to begin.	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
143	Residential Re-Roofing or Repair Permit				\$75.00	\$75.00	\$75.00	Each		Inspections Department	City Hall - Municipal Building - 220 Texas Boulevard	903-798-3912
144	Non Residential Re-Roofing or Repair Permit					\$150.00	See Separate Schedule	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
145	Application Plan Review Fee: Residential	\$0.00	\$75.00	\$50.00	\$50.00	\$50.00	\$50.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
146	Application Plan Review Fee: Non-Residential	\$0.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	Each	Project costs < \$1,000,000	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
147	Application Plan Review Fee: Non-Residential	\$0.00	\$300.00	\$300.00	\$300.00	\$500.00	\$500.00	Each	Project costs => \$1,000,000	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3913
148	Residential: Re-Review Plan or Change	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
149	Non-Residential: Re-Review Plan or Change	\$0.00	\$150.00	\$150.00	\$150.00	\$250.00	\$250.00	Each	Project costs < \$1,000,000	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
150	Non-Residential: Re-Review Plan or Change	\$0.00	\$150.00	\$150.00	\$150.00	\$500.00	\$500.00	Each	Project costs => \$1,000,000	Inspections Department	City Hall - Municipal Building - 220 Texas Boulevard	903-798-3913
151	Non-Residential: Re-Inspection Fee	\$5.00	\$75.00	\$50.00	\$50.00	\$50.00	\$50.00	Each Trade	Increases at \$25 rate per failed inspection, thus increasing to \$75, \$100, \$125 and etc... Does not include "Missed Appointment"	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
152	Inspections Outside City Limits - Inside ETJ	\$45.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	Each	Per Request from owner/contractor	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
153	Demolition Permit	\$10.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	Each	Performance Bond/cashiers check Required	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
154	Non-Residential: Temporary Electrical Power	\$30.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912

**FY19 Master Fee List
(proposed)**

*** Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.**

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
155	Work Performed without Permit	Double Fee						Each	Double Fee	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
156	Record Retrieval	\$0.00	\$60.00	\$60.00	\$60.00	\$60.00	\$60.00	Each Request	Pulling closed files, plans and etc...	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
157	Initial Certificate of Occupancy	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	Each	Does not include new construction; 2 inspections included; \$25 each additional inspection	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
158	Replacement of Certificate of Occupancy Card	\$0.00	\$25.00	\$25.00	\$25.00	\$10.00	\$10.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
159	Re-stamp Previously Approved Plans	\$0.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
160	Non Residential Permit Renewal of Expired Permit	\$0.00	0.25%	0.25%	0.25%	25%	25%	Each	25% of original permit fee	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
161	Residential renewal of Expired Permit							Each	Price of the Original Permit	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
162	Failure to Pick-up Permit within 60 days of Approval	\$0.00							Forfeit Fees	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
163	Refund Fee for Non-expired Permits	\$0.00	\$75.00	\$75.00	\$75.00	\$0.00	\$0.00	Each	Forfeit Fees; Permit fees will be reimbursed.	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
164	Refund Fee for Expired Permits	\$0.00							Forfeit Fees	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
165	Weekend/After Office Hours Inspection Fee	\$0.00	\$75.00	\$75.00	\$75.00	\$100.00	\$100.00	Per Hour	Minimum of 3 hours	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
166	Miscellaneous Inspection	\$0.00	\$75.00	\$75.00	\$75.00	\$75.00	\$0.00	Each	Not Used	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
167	Construction or Work Site Trailer	\$10.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	Per Trailer	Includes piers, tie-downs, steps, decks, electrical, plumbing, and mechanical	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
168	Minimum Inspection Miscellaneous Permit Fee	\$0.00	\$25.00	\$25.00	\$25.00	\$25.00	\$0.00	Each	Not Used	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
169	Courtesy/ Follow Up Inspection	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	Each	2 inspections included with building permit, 3rd + is charged for each inspection	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
170	Builders & Mechanical Contractors (Plumbing, Electric, HVAC) Registration Fee	\$0.00	\$30.00	\$30.00	\$30.00	\$50.00	\$50.00	One time	Expiration or cancellation of license or insurance re-registration is \$30	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
171	Driveway Permit	\$10.00	\$20.00	\$20.00	\$20.00	\$30.00	\$30.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
172	Swimming Pool Permit	\$10+\$4 per add thousand	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
173	Tent Permit	\$10.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
174	Sign Permit for basic/simple sign			\$70.00	\$70.00	\$70.00	\$70.00	Each	Simple Sign including but not limited to: Wall Mounted, Free Standing, Monument, or Pole - No electric power	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
175	Sign Permit for sign with electric power			\$100.00	\$100.00	\$100.00	\$100.00	Each	Simple Sign including but not limited to: Wall Mounted, Free Standing, Monument, or Pole with electric power	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
176	Sign Permit for sign with electronic messaging (CVEMS) less than or equal to 50 Square Feet			\$125.00	\$125.00	\$125.00	\$125.00	Each	CVEMS including but not limited to: Wall Mounted, Free Standing, Monument, or Pole	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
177	Sign Permit for sign with electronic messaging (CVEMS) greater than 50 Square Feet			\$150.00	\$150.00	\$150.00	\$150.00	Each	CVEMS including but not limited to: Wall Mounted, Free Standing, Monument, or Pole	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
178	Sign Permit-Banner	\$10.00	\$10.00	\$10.00	\$10.00	\$25.00	\$25.00	Each	Per month	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
179	Sign Permit Promotional/Grand Opening	\$30.00	\$75.00	\$75.00	\$75.00	\$100.00	\$100.00	Each	Maximum Promotional 90 days; Grand Opening two weeks	Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
180	Billboard/Off Premise advertising sign *	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	Per Year		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
181	Cell Tower Permit	\$0.00	\$650.00	\$650.00	\$650.00	\$650.00	\$650.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
182	Co-location Antenna on Cell Tower Permit	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912

**FY19 Master Fee List
(proposed)**

*** Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.**

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
183	Basic Electrical Rough-In or General Repairs Permit (up to 4 circuits)	\$8.50	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	Permit		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
184	Additional Electrical Rough-In or General Repairs Permit (5 – 16 circuits) (Basic + Additional)	\$1.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	Each Additional Circuit		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
185	Additional Electrical Rough-In or General Repairs Permit (More than 16 circuits) (Basic + Additional 1 + Additional 2)	\$0.75	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	Each Additional Circuit		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
186	Restore/Repair Electrical Service Permit (100 amp)	\$7.00	\$17.00	\$17.00	\$17.00	\$25.00	\$25.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
187	Restore/Repair Electrical Service Permit (200 amp)	\$8.50	\$18.50	\$18.50	\$18.50	\$25.00	\$25.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
188	Restore/Repair Electrical Service Permit (400 amp)	\$12.50	\$22.50	\$22.50	\$22.50	\$30.00	\$30.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
189	Restore/Repair Electrical Service Permit (600 amp)	\$15.00	\$25.00	\$25.00	\$25.00	\$35.00	\$35.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
190	Restore/Repair Electrical Service Permit (Greater than 600 amp)	\$25.00	\$35.00	\$35.00	\$35.00	\$40.00	\$40.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
191	Other General Electrical Repair Permit	\$7.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
	Non Residential General Electrical Repair Permit						\$50.00	Each				
192	Electric Power Permit for Sign	\$8.50	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
193	Placement of Temporary Pole for Electrical Power Permit	\$5.00	\$15.00	\$15.00	\$15.00	\$20.00	\$20.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
194	Appeal Concerning Electrical Code Filing Fee	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
195	Plumbing Permit Water (Installation or Replacement of Fixtures, Water Heater, Foot Spa, and etc.... Including general repair of water system)	\$4.00	\$20.00	\$10.00	\$10.00	\$15.00	\$15.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
196	Plumbing Permit: Sewer Line or Tap	\$10.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
197	Plumbing Permit Gas (Basic) (up to 4 openings)	\$4.00	\$20.00	\$10.00	\$10.00	\$15.00	\$15.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
198	Plumbing Permit Gas (Additional) (Greater than 4 openings) (Basic + Additional)	\$0.50	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	Each (over 4)		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
199	Plumbing Permit Irrigation: RPZ instillation	\$4.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	Each		Inspections Department	City Hall - Municipal Building - 220 Texas Boulevard	903-798-3912
200	Plumbing Permit Irrigation: (Basic) (1-5 Heads)	\$4.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	Each		Inspections Department	City Hall - Municipal Building - 220 Texas Boulevard	903-798-3912
201	Plumbing Permit Irrigation (Additional) (More than heads)(Basic + Additional)	\$0.30	\$0.60	\$0.60	\$0.60	\$0.60	\$0.60	Each Additional Head		Inspections Department	City Hall - Municipal Building - 220 Texas Boulevard	903-798-3912
202	Plumbing Permit Miscellaneous (Backflow, Grease Trap, Sand/Oil Separator and etc....)	\$4.00	\$20.00	\$20.00	\$20.00	\$25.00	\$25.00	Each		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
203	HVAC Permit: Residential Air Installation/Replacement	\$12.50	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Per Unit		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
204	HVAC Permit: Non Residential Commercial Air Installation/Replacement	\$0.60	\$1.20	\$1.20	\$1.20	\$50.00	\$50.00	Per Unit		Inspections Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3912
205	HVAC Permit: Mini Split Commercial Air Units	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	Per Unit		Inspections Department	City Hall - Municipal Building - 220 Texas Boulevard	903-798-3912
206	Library Membership Texarkana AR/TX Residents	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Each		Library	600 West 3 rd Street	903-794-2149
207	Library Membership Non-Texarkana Resident	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	Annual Fee		Library	600 West 3 rd Street	903-794-2149
208	Library Overdue Fines (Books and Compact Discs)	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25	Per Calendar Day	Up to the cost of the book or compact discs. Return stops the fine accumulation.	Library	600 West 3 rd Street	903-794-2149
209	Library Overdue Fines (Videos, DVD or Playaway)	\$2.00	\$2.00	\$2.00	\$2.00	\$1.00	\$1.00	Per Calendar Day	Until the return, up to the cost of the videos, DVD or Playaway	Library	600 West 3 rd Street	903-794-2149

**FY19 Master Fee List
(proposed)**

* Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
210	Library card replacement	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	Per Replacement	Lost unexpired library card	Library	600 West 3 rd Street	903-794-2149
211	Library: Ear buds	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	Per Set		Library	600 West 3 rd Street	903-794-2149
212	Library: Memory Sticks (flash drive)	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	Per Drive		Library	600 West 3 rd Street	903-794-2149
213	Library Bag (Plastic)	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	Per Bag		Library	600 West 3 rd Street	903-794-2149
214	Library Bag (Canvas)	\$7.50	\$7.50	\$7.00	\$7.00	\$7.00	\$7.00	Per Bag		Library	600 West 3 rd Street	903-794-2149
215	Library: Use of Typewriter	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	Per 1/2 Hour		Library	600 West 3 rd Street	903-794-2149
216	Library: Case Replacement	\$1.00	\$1.00	\$1 - \$9	\$1 - \$9	\$1 - \$9	\$1 - \$9	Per Case		Library	600 West 3 rd Street	903-794-2149
217	Library: Art Sleeve for case			\$1.00	\$1.00	\$1.00	\$1.00	Each		Library	600 West 3 rd Street	903-794-2149
218	Library: Due Date Card Replacement	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	Per Card		Library	600 West 3 rd Street	903-794-2149
219	Library: Photo copies (B&W)	\$0.15	\$0.15	\$0.15	\$0.15	\$0.15	\$0.15	Per Page		Library	600 West 3 rd Street	903-794-2149
220	Library: Photo copies (Color)	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	Per Page		Library	600 West 3 rd Street	903-794-2149
221	Library: Texas Notary	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	Per Service		Library	600 West 3 rd Street	903-794-2149
222	Library: Fax Service Receiving	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25	Per Page		Library	600 West 3 rd Street	903-794-2149
223	Library: Fax Service Sending (local)	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25	Per Page		Library	600 West 3 rd Street	903-794-2149
224	Library: Fax Service Sending (long distance)	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	Per Page		Library	600 West 3 rd Street	903-794-2149
225	Library: Fax Service Sending (International)			\$5.00	\$5.00	\$5.00	\$5.00	Per Page		Library	600 West 3 rd Street	903-794-2149
226	Library: Lamination								Inquire at Circulation Desk	Library	600 West 3 rd Street	903-794-2149
227	Library: David Nelson Meeting Room Rental	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Per Rental	Non-Profit Organizations Exempt	Library	600 West 3 rd Street	903-794-2149
228	Municipal Court Technology Fees	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00	Per Case		Municipal Court	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3551
229	Municipal Court Building Security Fees	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	Per Case		Municipal Court	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3551
230	Municipal Court Warrant Fee	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Per Warrant		Municipal Court	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3551
231	Park Pavilion Rental (Half Day)	\$10.00	\$15.00	\$15.00	\$15.00	\$15.00	\$20.00	Per Rental	8:00 AM - 2:45 PM or 3:00 PM to 10:00 PM	Parks, Recreation and Community Health	3222 W. 7th Street	903-798-3978
232	Park Pavilion Rental (All Day)	\$20.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Per Rental		Parks, Recreation and Community Health	3222 W. 7th Street	903-798-3978
233	Ball Field Rental - Practice Game	\$15.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	Per Game		Parks, Recreation and Community Health	3222 W. 7th Street	903-798-3978
234	Ball Field Rental - Tournaments 1 Field	\$75.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Per Tournament		Parks, Recreation and Community Health	3222 W. 7th Street	903-798-3978
235	Ball Field Rental - Tournaments 2 Fields	\$150.00	\$175.00	\$175.00	\$175.00	\$175.00	\$200.00	Per Tournament		Parks, Recreation and Community Health	3222 W. 7th Street	903-798-3978

**FY19 Master Fee List
(proposed)**

* Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
236	Ball Field Rental - Tournaments 3 Fields	\$200.00	\$250.00	\$250.00	\$250.00	\$250.00	\$300.00	Per Tournament		Parks, Recreation and Community Health	3222 W. 7th Street	903-798-3978
237	Ball Field Rental - Tournaments 4-5 Fields	\$250.00	\$300.00	\$300.00	\$300.00	\$300.00	\$400.00	Per Day		Parks, Recreation and Community Health	3222 W. 7th Street	903-798-3978
238	Collins Senior Center Activity Room	\$0.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Per Event		Parks, Recreation and Community Health	3222 W. 7th Street	903-798-3978
239	Collins Senior Center Meeting Room	\$0.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Each Rental		Parks, Recreation and Community Health	3222 W. 7th Street	903-798-3978
240	Southwest Center Multipurpose Room (GYM) Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Each Rental	Group 1 Users	Southwest Center	3222 W. 7th Street	903-798-3978
241	Southwest Center Multipurpose Room (GYM) Rental	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	Each Rental	Group 2 Users	Southwest Center	3222 W. 7th Street	903-798-3978
242	Southwest Center Multipurpose Room (GYM) Rental	\$250.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	Each Rental	Group 3 Users	Southwest Center	3222 W. 7th Street	903-798-3978
243	Southwest Center ABC Room Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Each Rental	Group 1 Users	Southwest Center	3222 W. 7th Street	903-798-3978
244	Southwest Center ABC Room Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Each Rental	Group 2 Users	Southwest Center	3222 W. 7th Street	903-798-3978
245	Southwest Center ABC Room Rental	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Each Rental	Group 3 Users	Southwest Center	3222 W. 7th Street	903-798-3978
246	Southwest Center Game/Activity Room Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Each Rental	Group 1 Users	Southwest Center	3222 W. 7th Street	903-798-3978
247	Southwest Center Game/Activity Room Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Each Rental	Group 2 Users	Southwest Center	3222 W. 7th Street	903-798-3978
248	Southwest Center Game/Activity Room Rental	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Each Rental	Group 3 Users	Southwest Center	3222 W. 7th Street	903-798-3978
249	Southwest Center Room A Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Each Rental	Group 1 Users	Southwest Center	3222 W. 7th Street	903-798-3978
250	Southwest Center Room A Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Each Rental	Group 2 Users	Southwest Center	3222 W. 7th Street	903-798-3978
251	Southwest Center Room A Rental	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Each Rental	Group 3 Users	Southwest Center	3222 W. 7th Street	903-798-3978
252	Southwest Center Room B Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Each Rental	Group 1 Users	Southwest Center	3222 W. 7th Street	903-798-3978
253	Southwest Center Room B Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Each Rental	Group 2 Users	Southwest Center	3222 W. 7th Street	903-798-3978
254	Southwest Center Room B Rental	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Each Rental	Group 3 Users	Southwest Center	3222 W. 7th Street	903-798-3978
255	Southwest Center Room C Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Each Rental	Group 1 Users	Southwest Center	3222 W. 7th Street	903-798-3978
256	Southwest Center Room C Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Each Rental	Group 2 Users	Southwest Center	3222 W. 7th Street	903-798-3978
257	Southwest Center Room C Rental	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Each Rental	Group 3 Users	Southwest Center	3222 W. 7th Street	903-798-3978
258	Southwest Center Room D Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Each Rental	Group 1 Users	Southwest Center	3222 W. 7th Street	903-798-3978
259	Southwest Center Room D Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Each Rental	Group 2 Users	Southwest Center	3222 W. 7th Street	903-798-3978

**FY19 Master Fee List
(proposed)**

*** Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.**

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
260	Southwest Center Room D Rental	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Each Rental	Group 3 Users	Southwest Center	3222 W. 7th Street	903-798-3978
261	Application for Zoning Change (Base Fee) (Base + Variable)	\$90.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	Per Application		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
262	Application for Specific Use Permit (Base Fee) (Base + Variable)	\$90.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	Per Application		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
263	Application for Site Plan approval (Base Fee) (Base + Variable)	\$90.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	Per Application		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
264	Application for Site Plan Amendments (Base Fee) (Base + Variable)	\$90.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	Per Application		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
265	Specific Use Permit Renewal (Base Fee) (Base + Variable)	\$90.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Per Permit		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
266	Application fee for Amendment to Zoning Ordinance	\$0.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	Per Amendment		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
267	Variances Requests (ZBA)(Base Fee) (Base + Variable)	\$60.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	Per Application		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
268	Historic District Certificate of Appropriateness	\$0.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Per Applicant		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
269	Subdivision Plats – preliminary (Base Fee) (Base + Variable Deposit)	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Per Plat		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
270	Subdivision Plats – final (Base Fee) (Base + Variable Deposit)	\$0.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	Per Plat		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
271	Subdivision Plats – re-approval (Base Fee) (Base + Variable Deposit)	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Per Re-approval		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
272	Subdivision Replats (Base Fee) (Base + Variable Deposit)	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Per Replat		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
273	Subdivision Plat - Vacated (Base Fee)	\$0.00	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	Per Plat		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
274	Subdivision Plat – amendments (Base Fee) (Base + Variable Deposit)	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Per Amendment		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945

**FY19 Master Fee List
(proposed)**

*** Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.**

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
275	Subdivision Minor Plats (Base Fee) (Base + Variable Deposit)	\$0.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Per Minor Plat		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
276	Deposit for Variable Fees	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	Per Application	(Variable costs include the costs such as advertising, mailing notices, sign manufacturing and posting and etc...) Unused deposit will be returned to petitioner once the final decision is rendered. If variable costs exceed the deposit amount the difference is required to be paid in full prior to issuance of the permit or other required document.	Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
277	Zoning Verification Document	\$0.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Each		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
278	Voluntary Annexation Application Fee	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	Each Application		Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
279	Street Name Change Application Fee	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00	\$750.00	Per request	Additional cost for new signage	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
280	Street/Alley/Public ROW Abandonment Application Fee	\$0.00	\$2,000.00	\$500.00	\$500.00	\$500.00	\$750.00	Per request	All associated costs including Quit claim deeds and any legal work will be applicant's responsibility	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
281	Ground Level License to Encumber Right-Of-Way	100% Fair Market Value	100% Fair Market Value	100% Fair Market Value	100% Fair Market Value	100% Fair Market Value	100% Fair Market Value	Per Square Foot	\$100 Nonrefundable deposit required at submittal for request review. The fair market value per square foot cost is an annual fee.	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
282	Ground Level License to Encumber Right-Of-Way: Sign Only				\$10.00	\$10.00	\$10.00	Each Encumbrance		Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
283	Wireless Cell communication pole/tower with network nodes to Encumber Right-of -Way					\$250.00	\$250.00	Each individual network node	Maximum fee set by Texas State Legislators 2017, annual fee does not include fees for building permits issued by the Inspections Department	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
284	Air Space License to Encumber Right-Of-Way	10% Fair Market Value	10% Fair Market Value	10% Fair Market Value	10% Fair Market Value	10% Fair Market Value	10% Fair Market Value	Per Square Foot	\$100 Nonrefundable deposit required at submittal for request review. The fair market value per square foot cost is an annual fee.	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
285	Subsurface License to Encumber Right-Of-Way	10% Fair Market Value	10% Fair Market Value	10% Fair Market Value	10% Fair Market Value	10% Fair Market Value	10% Fair Market Value	Per Square Foot	\$100 Nonrefundable deposit required at submittal for request review. The fair market value per square foot cost is an annual fee.	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
286	Ornamental Device License to Encumber Right-Of-Way	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Per Request	\$100 Nonrefundable deposit required at submittal for request review. This is a one time fee.	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
287	Downtown CBD License to Encumber Right-Of-Way*				\$100.00	\$100.00	\$100.00	Per Request	\$100 Nonrefundable deposit required at submittal for request review. This is a one time fee.	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
288	Solid Waste Pickup - Residential Rate	\$17.21	\$17.54	\$17.35	\$17.85	\$18.39	\$19.20	Per Month	Includes 96 gal. Trash cart, 65 Gal. recycle cart, Yard waste pickup. 2019 - \$10.94/month for additional cart.	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
289	Solid Waste Pickup - Commercial Hand PU (1 Toter)	\$22.57	\$23.00	\$22.75	\$25.00	\$25.75	\$26.88	Per Month	One pick up per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
290	Solid Waste Pickup - Commercial Hand PU (2 Toter)	\$33.83	\$34.47	\$34.09	\$42.00	\$43.26	\$45.16	Per Month	One pick up per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
291	Solid Waste Pickup - Commercial Hand PU (4 Toter)	\$42.34	\$43.14	\$42.67	\$59.00	\$60.77	\$81.72	Per Month	One pick up per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
292	Solid Waste Pickup - Commercial 2-Yard FEL Container	\$90.54	\$92.26	\$91.25	\$94.90	\$97.75	\$102.05	Per Month	One pick up per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
293	Solid Waste Pickup - Commercial 2-Yard FEL Container	\$135.76	\$138.34	\$136.82	\$142.29	\$146.56	\$153.01	Per Month	Two pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948

**FY19 Master Fee List
(proposed)**

* Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
294	Solid Waste Pickup - Commercial 2-Yard FEL Container	\$158.40	\$161.41	\$159.63	\$166.02	\$171.00	\$178.52	Per Month	Three pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
295	Solid Waste Pickup - Commercial 2-Yard FEL Container	\$181.13	\$184.57	\$182.54	\$189.84	\$195.54	\$204.14	Per Month	Four pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
296	Solid Waste Pickup - Commercial 2-Yard FEL Container	\$203.68	\$207.55	\$205.27	\$213.48	\$219.88	\$229.55	Per Month	Five pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
297	Solid Waste Pickup - Commercial 2-Yard FEL Container	\$249.12	\$253.85	\$251.06	\$261.10	\$268.93	\$280.76	Per Month	Six pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
298	Solid Waste Pickup - Commercial 2-Yard FEL Container	\$58.81	\$59.93	\$59.27	\$61.64	\$63.49	\$66.28	Each	Extra Pick Up	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
299	Solid Waste Pickup - Commercial 3-Yard FEL Container	\$108.63	\$110.69	\$109.47	\$113.85	\$117.27	\$122.43	Per Month	One pick up per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
300	Solid Waste Pickup - Commercial 3-Yard FEL Container	\$163.05	\$166.15	\$164.32	\$170.89	\$176.02	\$183.76	Per Month	Two pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
301	Solid Waste Pickup - Commercial 3-Yard FEL Container	\$190.14	\$193.75	\$191.62	\$199.28	\$205.26	\$214.29	Per Month	Three pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
302	Solid Waste Pickup - Commercial 3-Yard FEL Container	\$217.40	\$221.53	\$219.09	\$227.85	\$234.69	\$245.02	Per Month	Four pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
303	Solid Waste Pickup - Commercial 3-Yard FEL Container	\$244.48	\$249.13	\$246.39	\$256.25	\$263.94	\$275.55	Per Month	Five pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
304	Solid Waste Pickup - Commercial 3-Yard FEL Container	\$298.84	\$304.52	\$301.17	\$313.22	\$322.62	\$336.82	Per Month	Six pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
305	Solid Waste Pickup - Commercial 3-Yard FEL Container	\$70.58	\$71.92	\$71.13	\$73.98	\$76.20	\$79.55	Each	Extra Pick Up	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
306	Solid Waste Pickup - Commercial 4-Yard FEL Container	\$126.80	\$129.21	\$127.79	\$132.90	\$136.89	\$142.91	Per Month	One pick up per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
307	Solid Waste Pickup - Commercial 4-Yard FEL Container	\$190.14	\$193.75	\$191.62	\$199.28	\$205.26	\$214.29	Per Month	Two pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
308	Solid Waste Pickup - Commercial 4-Yard FEL Container	\$221.89	\$226.11	\$223.62	\$232.56	\$239.54	\$250.08	Per Month	Three pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
309	Solid Waste Pickup - Commercial 4-Yard FEL Container	\$253.59	\$258.41	\$255.57	\$265.79	\$273.76	\$285.81	Per Month	Four pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
310	Solid Waste Pickup - Commercial 4-Yard FEL Container	\$285.31	\$290.73	\$287.53	\$299.03	\$308.00	\$321.55	Per Month	Five pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
311	Solid Waste Pickup - Commercial 4-Yard FEL Container	\$348.69	\$355.32	\$351.41	\$365.47	\$376.43	\$392.99	Per Month	Six pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
312	Solid Waste Pickup - Commercial 4-Yard FEL Container	\$82.36	\$83.92	\$83.00	\$86.32	\$88.91	\$92.82	Each	Extra Pick Up	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
313	Solid Waste Pickup - Commercial 6-Yard FEL Container	\$164.10	\$167.83	\$165.98	\$172.62	\$177.80	\$185.62	Per Month	One pick up per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
314	Solid Waste Pickup - Commercial 6-Yard FEL Container	\$248.51	\$253.23	\$250.44	\$260.46	\$268.27	\$280.07	Per Month	Two pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
315	Solid Waste Pickup - Commercial 6-Yard FEL Container	\$287.48	\$292.94	\$289.72	\$301.31	\$310.35	\$324.01	Per Month	Three pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
316	Solid Waste Pickup - Commercial 6-Yard FEL Container	\$329.35	\$335.61	\$331.92	\$345.20	\$355.56	\$371.20	Per Month	Four pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
317	Solid Waste Pickup - Commercial 6-Yard FEL Container	\$371.32	\$378.38	\$374.22	\$389.19	\$400.87	\$418.51	Per Month	Five pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
318	Solid Waste Pickup - Commercial 6-Yard FEL Container	\$452.17	\$460.76	\$455.69	\$473.92	\$488.14	\$509.62	Per Month	Six pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
319	Solid Waste Pickup - Commercial 6-Yard FEL Container	\$106.99	\$109.02	\$107.82	\$112.13	\$115.49	\$141.45	Each	Extra Pick Up	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
320	Solid Waste Pickup - Commercial 8-Yard FEL Container	\$190.08	\$193.69	\$191.56	\$199.22	\$205.20	\$214.23	Per Month	One pick up per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
321	Solid Waste Pickup - Commercial 8-Yard FEL Container	\$253.59	\$258.41	\$255.57	\$265.79	\$273.76	\$285.81	Per Month	Two pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
322	Solid Waste Pickup - Commercial 8-Yard FEL Container	\$329.40	\$335.66	\$331.97	\$345.25	\$355.61	\$371.26	Per Month	Three pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
323	Solid Waste Pickup - Commercial 8-Yard FEL Container	\$476.31	\$485.36	\$480.02	\$499.22	\$514.20	\$536.82	Per Month	Four pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948

**FY19 Master Fee List
(proposed)**

*** Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.**

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
324	Solid Waste Pickup - Commercial 8-Yard FEL Container	\$519.51	\$529.38	\$523.56	\$544.50	\$560.84	\$585.52	Per Month	Five pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
325	Solid Waste Pickup - Commercial 8-Yard FEL Container	\$600.57	\$611.98	\$605.25	\$629.46	\$648.34	\$676.87	Per Month	Six pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
326	Solid Waste Pickup - Commercial 8-Yard FEL Container	\$123.51	\$125.86	\$124.48	\$129.46	\$133.34	\$139.21	Each	Extra Pick Up	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
327	Solid Waste Pickup - Commercial 96-Gallon Toter (RECYCLE)	\$3.20	\$3.26	\$3.22	\$3.35	\$3.45	\$3.60	Per Month	One pick up per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
328	Solid Waste Pickup - Commercial 6-Yard FEL Container/Cardboard	\$51.19	\$52.16	\$51.59	\$53.65	\$55.26	\$57.69	Per Month	One pick up per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
329	Solid Waste Pickup - Commercial 8-Yard FEL Container/Cardboard	\$61.42	\$62.59	\$61.90	\$64.38	\$66.31	\$69.23	Per Month	One pick up per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
330	Solid Waste Pickup - Commercial 4-Yard FEL Compactor	\$222.00	\$226.22	\$223.73	\$232.68	\$239.66	\$250.21	Per Month	One pick up per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
331	Solid Waste Pickup - Commercial 4-Yard FEL Compactor	\$444.00	\$452.44	\$447.46	\$465.36	\$479.32	\$500.41	Per Month	Two pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
332	Solid Waste Pickup - Commercial 4-Yard FEL Compactor	\$666.00	\$678.65	\$671.18	\$698.03	\$718.97	\$750.60	Per Month	Three pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
333	Solid Waste Pickup - Commercial 4-Yard FEL Compactor	\$888.00	\$904.87	\$894.92	\$930.72	\$958.64	\$1,000.82	Per Month	Four pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
334	Solid Waste Pickup - Commercial 4-Yard FEL Compactor	\$1,110.00	\$1,131.09	\$1,118.65	\$1,163.40	\$1,198.30	\$1,251.03	Per Month	Five pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
335	Solid Waste Pickup - Commercial 4-Yard FEL Compactor	\$1,332.00	\$1,357.31	\$1,342.38	\$1,396.08	\$1,448.67	\$1,512.41	Per Month	Six pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
336	Solid Waste Pickup - Commercial 6-Yard FEL Compactor	\$261.79	\$266.76	\$263.83	\$274.38	\$282.61	\$295.04	Per Month	One pick up per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
337	Solid Waste Pickup - Commercial 6-Yard FEL Compactor	\$523.59	\$533.54	\$527.67	\$548.78	\$565.24	\$590.11	Per Month	Two pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
338	Solid Waste Pickup - Commercial 6-Yard FEL Compactor	\$785.38	\$800.30	\$791.50	\$823.16	\$847.85	\$885.16	Per Month	Three pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
339	Solid Waste Pickup - Commercial 6-Yard FEL Compactor	\$1,047.18	\$1,067.08	\$1,055.34	\$1,097.55	\$1,130.48	\$1,180.22	Per Month	Four pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
340	Solid Waste Pickup - Commercial 6-Yard FEL Compactor	\$1,308.96	\$1,333.83	\$1,319.16	\$1,371.93	\$1,413.09	\$1,475.27	Per Month	Five pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
341	Solid Waste Pickup - Commercial 6-Yard FEL Compactor	\$1,570.76	\$1,600.60	\$1,582.99	\$1,646.31	\$1,695.70	\$1,770.31	Per Month	Six pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
342	Solid Waste Pickup - Commercial 8-Yard FEL Compactor	\$301.06	\$306.78	\$303.41	\$315.55	\$325.02	\$339.32	Per Month	One pick up per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
343	Solid Waste Pickup - Commercial 8-Yard FEL Compactor	\$602.12	\$613.56	\$606.81	\$631.08	\$650.01	\$678.61	Per Month	Two pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
344	Solid Waste Pickup - Commercial 8-Yard FEL Compactor	\$903.18	\$920.34	\$910.22	\$946.63	\$975.03	\$1,017.93	Per Month	Three pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
345	Solid Waste Pickup - Commercial 8-Yard FEL Compactor	\$1,204.24	\$1,227.12	\$1,213.62	\$1,262.16	\$1,300.02	\$1,357.22	Per Month	Four pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
346	Solid Waste Pickup - Commercial 8-Yard FEL Compactor	\$1,505.30	\$1,533.90	\$1,517.03	\$1,577.71	\$1,625.04	\$1,696.54	Per Month	Five pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
347	Solid Waste Pickup - Commercial 8-Yard FEL Compactor	\$1,806.36	\$1,840.68	\$1,820.43	\$1,893.25	\$1,950.05	\$2,035.85	Per Month	Six pick ups per week	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
348	Solid Waste Pickup 20-Yard Roll-Off (Open Top)	\$288.14	\$293.61	\$290.38	\$290.38	\$299.09	\$321.25	Per Haul	2019 Rates Delivery Rate - \$116.99 Rental Daily Rate - \$5.49 Disposal Rate - \$39.04 per ton	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
349	Solid Waste Pickup 25-Yard Roll-Off (Open Top)	\$288.14	\$293.61	\$290.38	\$290.38	\$299.09	\$312.25	Per Haul	2020 Rates Delivery Rate - \$116.99 Rental Daily Rate - \$5.49 Disposal Rate - \$39.04 per ton	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
350	Solid Waste Pickup 30-Yard Roll-Off (Open Top)	\$312.16	\$318.09	\$314.59	\$314.59	\$324.03	\$338.29	Per Haul	2021 Rates Delivery Rate - \$116.99 Rental Daily Rate - \$5.49 Disposal Rate - \$39.04 per ton	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
351	Solid Waste Pickup 40-Yard Roll-Off (Open Top)	\$336.17	\$342.56	\$338.79	\$338.79	\$349.07	\$364.43	Per Haul	2022 Rates Delivery Rate - \$116.99 Rental Daily Rate - \$5.49 Disposal Rate - \$39.04 per ton	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948

**FY19 Master Fee List
(proposed)**

* Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
352	Solid Waste Pickup 30-Yard Roll-Off (Compactor)	\$312.16	\$318.09	\$314.59	\$314.59	\$324.03	\$338.29	Per Haul	2023 Rates Delivery Rate - \$116.99 Rental Daily Rate - NEGOTIATED Disposal Rate - \$39.04 per ton	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
353	Solid Waste Pickup 33-Yard Roll-Off (Compactor)	\$336.17	\$342.56	\$338.79	\$338.79	\$348.95	\$364.30	Per Haul	2024 Rates Delivery Rate - \$116.99 Rental Daily Rate - NEGOTIATED Disposal Rate - \$39.04 per ton	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
354	Solid Waste Pickup 34-Yard Roll-Off (Compactor)	\$336.17	\$342.56	\$338.79	\$338.79	\$348.95	\$364.30	Per Haul	2025 Rates Delivery Rate - \$116.99 Rental Daily Rate - NEGOTIATED Disposal Rate - \$39.04 per ton	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
355	Solid Waste Pickup 35-Yard Roll-Off (Compactor)	\$336.17	\$342.56	\$338.79	\$338.79	\$348.95	\$364.30	Per Haul	2026 Rates Delivery Rate - \$116.99 Rental Daily Rate - NEGOTIATED Disposal Rate - \$39.04 per ton	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
356	Solid Waste Pickup 40-Yard Roll-Off (Compactor)	\$336.17	\$342.56	\$338.79	\$338.79	\$348.95	\$364.30	Per Haul	2027 Rates Delivery Rate - \$116.99 Rental Daily Rate - NEGOTIATED Disposal Rate - \$39.04 per ton	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
357	Solid Waste Pickup 42-Yard Roll-Off (Compactor)	\$336.17	\$342.56	\$338.79	\$338.79	\$348.95	\$364.30	Per Haul	2028 Rates Delivery Rate - \$116.99 Rental Daily Rate - NEGOTIATED Disposal Rate - \$39.04 per ton	Public Works Department	Public Works Admin Building - 919 Elm Street	903-798-3948
358	Utility Easement Abandonment Application Fee	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00	\$750.00	Per request	All associated costs including Quit claim deeds and any legal work will be applicant's responsibility	Planning and Community Development Department	City Hall – Municipal Building – 220 Texas Boulevard	903-798-3945
359	Central Records and Communications	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	Per Copy or 911 Recording		Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3181
360	Police: Accident or Crash Report	\$5.00	\$5.00	\$5.00	\$6.00	\$6.00	\$6.00	Copy of Report	Front and back pages	Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3181
361	Police: Offense Report	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	Copy of Report	Front page only	Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3181
362	Police: Criminal History	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	Each	Must show two forms of ID	Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3181
363	Police: Certification of any Report	\$5.00	\$5.00	\$5.00	\$2.00	\$2.00	\$2.00	Each	Added to the cost of the report	Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3181
364	Burglar Alarm Permits – Residential	\$20.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	Annual Permit		Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3102
365	Burglar Alarm Permits – Commercial	\$20.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	Annual Permit		Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3102
366	Burglar Alarm Permits -- late renewal (30 days or less late)	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	Each System		Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3102
367	Burglar Alarm Permits -- late renewal (more than 30 days late)	\$20.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	Each System		Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3102
368	False Alarm Fees	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Each alarm	Per alarm after 6 alarms in any 12 month period	Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3102

**FY19 Master Fee List
(proposed)**

* Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
369	Wrecker Permits	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	Per wrecker	Annual fee	Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3116
370	Vehicle Storage Facility	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Per facility	Annual fee	Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3116
371	Taxi Permits	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	Per taxicab	Annual fee	Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3116
372	Sexually Oriented Business	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	Per business	Annual fee	Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3116
373	Youth Club/Dance Hall Permit	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	Per business	Annual fee	Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3116
374	Police: Extraordinary Response to Problem Location				\$22.88	\$28.78	\$28.78	Per additional Officer	Only after Owner/Manager has been placed on legal notice.	Police Department	Bi-State Justice Building 100 North State Line Avenue at Broad Street	903-798-3116
375	Water Service Connection	\$10.00	\$10.00	\$15.00	\$15.00	\$15.00	\$15.00	Each	Water Service Initiation	TWU	801 Wood Street	903-798-3800
376	Water Meter Disconnect	\$10.00	\$10.00	\$15.00	\$15.00	\$15.00	\$15.00	Each	Discontinue Service	TWU	801 Wood Street	903-798-3800
377	Water Service Transfer	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	Each		TWU	801 Wood Street	903-798-3800
378	Late Service Charge – Non-Payment	10%	10%	10%	10%	10%	10%	On billed amount	If not paid by Due Date	TWU	801 Wood Street	903-798-3800
379	After Hours Service Call to reinstate water service	\$25.00	\$25.00	\$50.00	\$50.00	\$50.00	\$50.00	Each		TWU	801 Wood Street	903-798-3800
380	Non Payment Service Charge	\$20.00	\$20.00	\$35.00	\$35.00	\$35.00	\$35.00	Each	if not paid by disconnect date	TWU	801 Wood Street	903-798-3800
381	Water meter reread initiated by Customer	\$10.00	\$10.00	\$10.00	\$10.00	\$15.00	\$15.00	Each	No charge if initiated by TWU	TWU	801 Wood Street	903-798-3800
382	Water meter testing initiated by Customer	\$30.00	\$30.00	\$30.00	\$50.00	\$50.00	\$50.00	Each	Meters two inches & smaller	TWU	801 Wood Street	903-798-3800
383	Water meter testing, for 2" line or greater, initiated by Customer (Cost plus %)	10%	10%	10%	10%	10%	10%	Each	Meters larger than two inches	TWU	801 Wood Street	903-798-3800
384	Water meter Tampering	\$35.00	\$35.00	\$50.00	\$50.00	\$50.00	\$50.00	Each		TWU	801 Wood Street	903-798-3800
385	Unauthorized Water Connection Inserted	\$35.00	\$35.00	\$100.00	\$100.00	\$100.00	\$100.00	Each		TWU	801 Wood Street	903-798-3800
386	Water meter Fees – 5/8" meter	Cost	Cost	Cost	Cost	Cost	Cost	Each		TWU	801 Wood Street	903-798-3800
387	Water meter Fees – 1" meter	Cost	Cost	Cost	Cost	Cost	Cost	Each		TWU	801 Wood Street	903-798-3800
388	Water: Single Register 2" (irrigation)	Cost	Cost	Cost	Cost	Cost	Cost	Each		TWU	801 Wood Street	903-798-3800
389	Inspection/Tapping Fee for Water Main	\$25.00	\$25.00	\$25.00	\$75.00	\$75.00	\$75.00	Each		TWU	801 Wood Street	903-798-3800
390	Bacteriological testing of water samples	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	Each		TWU	801 Wood Street	903-798-3800
	Late fee for submission of Bacteriological testing samples after 12:00 noon daily cut-off	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	Each		TWU	2700 New Boston Rd	903-798-3850
391	Inspection/Tapping Fee for Sewer Main	\$0.00	\$0.00	\$0.00	\$25.00	\$50.00	\$50.00	Each		TWU	801 Wood Street	903-798-3800
392	Sanitary Sewer Availability Fee *	\$0.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	Monthly	Non-Connection when Sewer Connection is available to the property	TWU	801 Wood Street	903-798-3800
393	Sewer Surcharge -- Excessive Strength Wastes	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	TSS per pound		TWU	801 Wood Street	903-798-3800
394	Sewer Surcharge -- Excessive Strength Wastes	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25	\$0.25	BOD per pound		TWU	801 Wood Street	903-798-3800
395	Industrial Wastewater Discharge Permit	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00		Significant Discharger	TWU	801 Wood Street	903-798-3800
396	Industrial Wastewater Discharge Permit	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00		Minor Discharger	TWU	801 Wood Street	903-798-3800
397	Industrial Wastewater Discharge Permit	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00		Commercial Discharger	TWU	801 Wood Street	903-798-3800
398	Industrial Wastewater Discharge Permit	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00		Intermittent Discharger	TWU	801 Wood Street	903-798-3800
399	Industrial Wastewater Discharge Permit	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00		Transported Discharger	TWU	801 Wood Street	903-798-3800
400	Industrial Wastewater Discharge Permit	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00		Non-Discharge	TWU	801 Wood Street	903-798-3800
401	Temporary Wastewater Discharge Permit	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00			TWU	801 Wood Street	903-798-3800
402	Metered Discharge Treatment	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05	Per Gallon		TWU	801 Wood Street	903-798-3800
403	Liquid Waste Transport Permit	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$60.00			TWU	801 Wood Street	903-798-3800
404	Liquid Waste Transport Permit Late Fee					\$25.00	\$25.00	Each Permit		TWU	3616 South State Line Ave	903-798-3870
405	Septic Waste Dumping	\$35.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Per 1,000 Gallons	Per Volume of Tank	TWU	801 Wood Street	903-798-3800
406	Delivery of Non-Domestic Waste to POTW Treatment Plant	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	\$0.10	Per Gallon		TWU	801 Wood Street	903-798-3800
407	Septic Waste Manifest Books	\$12.00	\$12.00	\$12.00	\$12.00	\$13.00	\$15.00	Each		TWU	801 Wood Street	903-798-3800

**FY19 Master Fee List
(proposed)**

* Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
408	Liquid Waste Transporter Manifest Late Fee					\$25.00	\$25.00	Each Occurrence		TWU	3616 South State Line Ave	903-798-3870
409	Non-Residential Backflow Prevention Assembly Device	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	Per Year		TWU	801 Wood Street	903-798-3800
410	Backflow Testing Fee	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$135.00	Each		TWU	3616 South State Line Ave	903-798-3870
411	Backflow Tester Registration Fee				\$25.00	\$25.00	\$25.00	Per Tester	Annual Fee	TWU	3616 South State Line Ave	903-798-3870
	Fire Hydrant Flow Testing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	Per Test		TWU	801 Wood Street	903-798-3829
	Smoke Testing Sewer Mains						\$100.00	Per Test	(2 Person Crew, 2 hours)	TWU	3616 South State Line Ave	903-798-3870
	CCTV Sewer Mains						\$250.00	Each	(3 Person Crew, 3 hours)	TWU	801 Wood Street	903-798-3829
412	Commercial Customer Service Inspection				\$15.00	\$15.00	\$15.00	Each		TWU	3616 South State Line Ave	903-798-3870
413	Environmental Services Enforcement Fee				Cost plus 10%	Cost plus 10%	Cost plus 10%	Per Action		TWU	3616 South State Line Ave	903-798-3870
414	Backflow Assembly Text Booklet	\$6.00	\$6.00	\$6.00	\$6.00	\$7.00	\$7.00	Each		TWU	801 Wood Street	903-798-3800
415	Water Infrastructure Fee - Residential	\$1.00	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	Monthly		TWU	801 Wood Street	903-798-3800
416	Waste Water Infrastructure Fee - Residential	\$1.00	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	Monthly		TWU	801 Wood Street	903-798-3800
417	Water Infrastructure Fee - Commercial	\$2.50	\$3.75	\$3.75	\$3.75	\$3.75	\$3.75	Monthly		TWU	801 Wood Street	903-798-3800
418	Waste Water Infrastructure Fee - Commercial	\$2.50	\$3.75	\$3.75	\$3.75	\$3.75	\$3.75	Monthly		TWU	801 Wood Street	903-798-3800
419	Sales: Screened Compost	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	Per Cubic Yard		TWU	4000 South State Line Ave	903-798-3860
420	Sales: Screened Compost	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00	Per bag (1- Cubic Foot)		TWU	4000 South State Line Ave	903-798-3860
421	Sales: Unscreened Compost	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	Per Cubic Yard		TWU	4000 South State Line Ave	903-798-3860
422	Sales: Wood Chips	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	Per Cubic Yard		TWU	4000 South State Line Ave	903-798-3860
423	Sales: Wood Chips	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	Per Bag (2- Cubic Foot)		TWU	4000 South State Line Ave	903-798-3860
424	Sales: Leaf Mulch	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	Per Cubic Yard		TWU	4000 South State Line Ave	903-798-3860
425	Residential Water Service Charge (Monthly)			\$8.15	\$8.15	\$8.15	\$8.15	Per Meter		TWU	801 Wood Street	903-798-3800
426	Residential Water Volume Rate Tier 1			\$1.75	\$1.75	\$1.75	\$1.75	Per 1,000 Gallons	Over zero to 2,000 gallons	TWU	801 Wood Street	903-798-3800
427	Residential Water Volume Rate Tier 2			\$2.00	\$2.00	\$2.00	\$2.00	Per 1,000 Gallons	Over 2,000 to 5,000 gallons	TWU	801 Wood Street	903-798-3800
428	Residential Water Volume Rate Tier 3			\$3.25	\$3.25	\$3.25	\$3.25	Per 1,000 Gallons	Over 5,000 to 7,000 gallons	TWU	801 Wood Street	903-798-3800
429	Residential Water Volume Rate Tier 4			\$3.75	\$3.75	\$3.75	\$3.75	Per 1,000 Gallons	Over 7,000 to 10,000 gallons	TWU	801 Wood Street	903-798-3800
430	Residential Water Volume Rate Tier 5			\$4.00	\$4.00	\$4.00	\$4.00	Per 1,000 Gallons	Over 10,000 gallons	TWU	801 Wood Street	903-798-3800
431	Commercial Water Service Charge 1 (Monthly)			\$9.28	\$9.28	\$9.28	\$9.28	Per Meter	5/8" Meter	TWU	801 Wood Street	903-798-3800
432	Commercial Water Service Charge 2 (Monthly)			\$9.28	\$9.28	\$9.28	\$9.28	Per Meter	3/4" Meter	TWU	801 Wood Street	903-798-3800
433	Commercial Water Service Charge 3 (Monthly)			\$10.61	\$10.61	\$10.61	\$10.61	Per Meter	1" Meter	TWU	801 Wood Street	903-798-3800
434	Commercial Water Service Charge 4 (Monthly)			\$11.93	\$11.93	\$11.93	\$11.93	Per Meter	1.5" Meter	TWU	801 Wood Street	903-798-3800
435	Commercial Water Service Charge 5 (Monthly)			\$13.24	\$13.24	\$13.24	\$13.24	Per Meter	2" Meter	TWU	801 Wood Street	903-798-3800
436	Commercial Water Service Charge 6 (Monthly)			\$26.50	\$26.50	\$26.50	\$26.50	Per Meter	3" Meter	TWU	801 Wood Street	903-798-3800
437	Commercial Water Service Charge 7 (Monthly)			\$39.75	\$39.75	\$39.75	\$39.75	Per Meter	4" Meter	TWU	801 Wood Street	903-798-3800
438	Commercial Water Service Charge 8 (Monthly)			\$66.25	\$66.25	\$66.25	\$66.25	Per Meter	6" Meter	TWU	801 Wood Street	903-798-3800
439	Commercial Water Service Charge 9 (Monthly)			\$66.25	\$66.25	\$66.25	\$66.25	Per Meter	8" Meter	TWU	801 Wood Street	903-798-3800
440	Commercial Water Volume Rate Tier 1			\$3.25	\$3.25	\$3.25	\$3.25	Per 1,000 Gallons	Over zero to 2,000 gallons	TWU	801 Wood Street	903-798-3800
441	Commercial Water Volume Rate Tier 2			\$3.25	\$3.25	\$3.25	\$3.25	Per 1,000 Gallons	Over 2,000 to 5,000 gallons	TWU	801 Wood Street	903-798-3800
442	Commercial Water Volume Rate Tier 3			\$3.25	\$3.25	\$3.25	\$3.25	Per 1,000 Gallons	Over 5,000 to 7,000 gallons	TWU	801 Wood Street	903-798-3800
443	Commercial Water Volume Rate Tier 4			\$3.25	\$3.25	\$3.25	\$3.25	Per 1,000 Gallons	Over 7,000 to 10,000 gallons	TWU	801 Wood Street	903-798-3800
444	Commercial Water Volume Rate Tier 5			\$3.25	\$3.25	\$3.25	\$3.25	Per 1,000 Gallons	Over 10,000 gallons	TWU	801 Wood Street	903-798-3800
445	Industrial Water Rates and Service Charges			\$0.00	\$0.00	\$0.00	\$0.00	Annual	Negotiated Water Budgets	TWU	801 Wood Street	903-798-3800

**FY19 Master Fee List
(proposed)**

* Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
446	Residential Water Service Charge (Monthly) [outside city limits]			\$12.23	\$12.23	\$12.23	\$12.23	Per Meter		TWU	801 Wood Street	903-798-3800
447	Residential Water Volume Rate Tier 1 [outside city limits]			\$2.63	\$2.63	\$2.63	\$2.63	Per 1,000 Gallons	Over zero to 2,000 gallons	TWU	801 Wood Street	903-798-3800
448	Residential Water Volume Rate Tier 2 [outside city limits]			\$3.00	\$3.00	\$3.00	\$3.00	Per 1,000 Gallons	Over 2,000 to 5,000 gallons	TWU	801 Wood Street	903-798-3800
449	Residential Water Volume Rate Tier 3 [outside city limits]			\$4.88	\$4.88	\$4.88	\$4.88	Per 1,000 Gallons	Over 5,000 to 7,000 gallons	TWU	801 Wood Street	903-798-3800
450	Residential Water Volume Rate Tier 4 [outside city limits]			\$5.63	\$5.63	\$5.63	\$5.63	Per 1,000 Gallons	Over 7,000 to 10,000 gallons	TWU	801 Wood Street	903-798-3800
451	Residential Water Volume Rate Tier 5 [outside city limits]			\$6.00	\$6.00	\$6.00	\$6.00	Per 1,000 Gallons	Over 10,000 gallons	TWU	801 Wood Street	903-798-3800
452	Commercial Water Service Charge 1 (Monthly) [outside city limits]			\$13.92	\$13.92	\$13.92	\$13.92	Per Meter	5/8" Meter	TWU	801 Wood Street	903-798-3800
453	Commercial Water Service Charge 2 (Monthly) [outside city limits]			\$13.92	\$13.92	\$13.92	\$13.92	Per Meter	3/4" Meter	TWU	801 Wood Street	903-798-3800
454	Commercial Water Service Charge 3 (Monthly) [outside city limits]			\$15.92	\$15.92	\$15.92	\$15.92	Per Meter	1" Meter	TWU	801 Wood Street	903-798-3800
455	Commercial Water Service Charge 4 (Monthly) [outside city limits]			\$17.90	\$17.90	\$17.90	\$17.90	Per Meter	1.5" Meter	TWU	801 Wood Street	903-798-3800
456	Commercial Water Service Charge 5 (Monthly) [outside city limits]			\$19.86	\$19.86	\$19.86	\$19.86	Per Meter	2" Meter	TWU	801 Wood Street	903-798-3800
457	Commercial Water Service Charge 6 (Monthly) [outside city limits]			\$39.75	\$39.75	\$39.75	\$39.75	Per Meter	3" Meter	TWU	801 Wood Street	903-798-3800
458	Commercial Water Service Charge 7 (Monthly) [outside city limits]			\$59.63	\$59.63	\$59.63	\$59.63	Per Meter	4" Meter	TWU	801 Wood Street	903-798-3800
459	Commercial Water Service Charge 8 (Monthly) [outside city limits]			\$99.38	\$99.38	\$99.38	\$99.38	Per Meter	6" Meter	TWU	801 Wood Street	903-798-3800
460	Commercial Water Service Charge 9 (Monthly) [outside city limits]			\$99.38	\$99.38	\$99.38	\$99.38	Per Meter	8" Meter	TWU	801 Wood Street	903-798-3800
461	Commercial Water Volume Rate Tier 1 [outside city limits]			\$4.88	\$4.88	\$4.88	\$4.88	Per 1,000 Gallons	Over zero to 2,000 gallons	TWU	801 Wood Street	903-798-3800
462	Commercial Water Volume Rate Tier 2 [outside city limits]			\$4.88	\$4.88	\$4.88	\$4.88	Per 1,000 Gallons	Over 2,000 to 5,000 gallons	TWU	801 Wood Street	903-798-3800
463	Commercial Water Volume Rate Tier 3 [outside city limits]			\$4.88	\$4.88	\$4.88	\$4.88	Per 1,000 Gallons	Over 5,000 to 7,000 gallons	TWU	801 Wood Street	903-798-3800
464	Commercial Water Volume Rate Tier 4 [outside city limits]			\$4.88	\$4.88	\$4.88	\$4.88	Per 1,000 Gallons	Over 7,000 to 10,000 gallons	TWU	801 Wood Street	903-798-3800
465	Commercial Water Volume Rate Tier 5 [outside city limits]			\$4.88	\$4.88	\$4.88	\$4.88	Per 1,000 Gallons	Over 10,000 gallons	TWU	801 Wood Street	903-798-3800
466	Residential Sewer Minimum Charge (Monthly)			\$10.52	\$10.52	\$10.52	\$10.52	Per Meter	Zero to 2,000 gallons	TWU	801 Wood Street	903-798-3800
467	Residential Sewer Volume Rate			\$3.77	\$3.77	\$3.77	\$3.77	Per 1,000 Gallons	Over 2,000 to 15,000 gallons	TWU	801 Wood Street	903-798-3800
468	Residential Unmetered Sewer (Monthly) (from water supplied by sources other than TWU)			\$26.72	\$26.72	\$26.72	\$26.72	Per Sewer Connection	Flat Fee	TWU	801 Wood Street	903-798-3800
469	Commercial Sewer Minimum Charge (Monthly)			\$10.52	\$10.52	\$10.52	\$10.52	Per Meter	Zero to 2,000 gallons	TWU	801 Wood Street	903-798-3800
470	Commercial Sewer Volume Rate			\$4.41	\$4.41	\$4.41	\$4.41	Per 1,000 Gallons	Over 2,000 gallons	TWU	801 Wood Street	903-798-3800
471	Residential Sewer Minimum Charge (Monthly) [outside city limits]			\$15.78	\$15.78	\$15.78	\$15.78	Per Meter	Zero to 2,000 gallons	TWU	801 Wood Street	903-798-3800
472	Residential Sewer Volume Rate [outside city limits]			\$5.66	\$5.66	\$5.66	\$5.66	Per 1,000 Gallons	Over 2,000 to 15,000 gallons	TWU	801 Wood Street	903-798-3800
473	Residential Unmetered Sewer Charge (Monthly) (from water supplied by sources other than TWU) [outside city limits]			\$40.08	\$40.08	\$40.08	\$40.08	Per Sewer Connection	Flat Fee	TWU	801 Wood Street	903-798-3800
474	Commercial Sewer Minimum Charge (Monthly) [outside city limits]			\$15.78	\$15.78	\$15.78	\$15.78	Per Meter	Zero to 2,000 gallons	TWU	801 Wood Street	903-798-3800
475	Commercial Sewer Volume Rate [outside city limits]			\$6.62	\$6.62	\$6.62	\$6.62	Per 1,000 Gallons	Over 2,000 gallons	TWU	801 Wood Street	903-798-3800

**FY19 Master Fee List
(proposed)**

* Indicates that Authorizing Ordinances have not been enacted - Therefore, these fees will not be assessed prior to adoption of the appropriate ordinance(s)
Building Permit Fees to be Based on the FY Schedule of Fees in which the construction work is scheduled to begin.

Item Number	SERVICE/PERMIT	Y14 RATE	FY15 RATE	FY16 RATE	FY17 RATE	FY18 RATE	FY19 RATE	PER UNIT	OTHER INFORMATION	OFFICE	LOCATION	TELEPHONE
	CPI adjustment to water and sewer rates to include all minimum charges, volume charges, unmetered sewer rates and wholesale rates						2.80%		CPI adjustment to all rates effective on first day of January each year per Ord. 290-01 and Code of Ordinances 29-27.2	TWU	801 Wood Street	903-798-3800

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 7/5/2018 8:54 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-079 granting a Specific Use Permit to allow the application
of permanent cosmetics/microblading on an approximate 1.757 acre tract of
land in the George Brinlee HRS, A-18, located in a tenant space at 4140
Subject: McKnight Road. Bill King, applicant. Shelly Brown, agent.

Briefing: 7/9/2018 **Public Hearing:** 8/13/2018 **Council Vote:** 8/13/2018

Item Schedule

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-692: This is a request by Bill King, owner, and Shelly Brown, agent, for a Specific Use Permit, SUP, to allow the location of a permanent cosmetics/microblading business in a tenant space at 4140 McKnight Road.

The adjacent zoning is Office to the north and west and PD-Neighborhood Service to the east and south. The adjacent land usage is vacant land to the north and west and tenants spaces in a strip center to the south and east.

The Comprehensive Plan has designated this as a Neighborhood Retail area.

This property is zoned PD-Neighborhood Service (PD-NS). 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"

City of Texarkana, Texas

Staff Recommendation:

Staff recommends for approval.

If this request is approved, staff would suggest the following stipulations be placed in the Ordinance:

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 automatically revoke the Specific Use Permit.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

July 2, 2018

Attachments

- a. 2018-079 ORD granting SUP in tenant space at 4140 McKnight Rd. (PDF)
- b. 2018-079 EXH 'A' (legal description) (PDF)
- c. 2018-079 ATTH 01 (maps) (PDF)
- d. 2018-079 ATTH 02 (public hearing & application) (PDF)
- e. 2018-079 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	07/05/2018 9:04 AM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	07/05/2018 1:38 PM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	07/05/2018 1:40 PM	
City Manager Shirley Jaster	City Manager Review Completed	07/05/2018
1:54 PM		
City Council Vicky Coopwood	Meeting	Pending 07/09/2018
6:00 PM		

Meeting History

City of Texarkana, Texas

ORDINANCE NO. 2018-079

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-692 TO ALLOW THE ONE ADDITIONAL USE OF APPLICATION OF PERMANENT COSMETICS/MICROBLADING ON AN APPROXIMATE 1.757 ACRE TRACT OF LAND IN THE GEORGE BRINLEE HRS, A-18, LOCATED IN A TENANT SPACE AT 4140 MCKNIGHT 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 an approximate 1.757 acre tract of land in the George Brinlee HRS, A-18 (**Exhibit ‘A’**), located in a tenant space at 4140 McKnight 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 five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the one additional use 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 so as to grant **Specific Use Permit numbered S-692 for the purpose of allowing the one additional use of application of permanent cosmetics/microblading** on the following described property, to-wit: **an approximate 1.757 acre tract of land in the George Brinlee HRS, A-18 (Exhibit 'A'), located in a tenant space at 4140 McKnight Road, in the City of Texarkana, Bowie County, Texas.**

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

1. That the owner/or any employee performing the application of permanent cosmetics 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 **13th day of August, 2018.**

ATTEST:

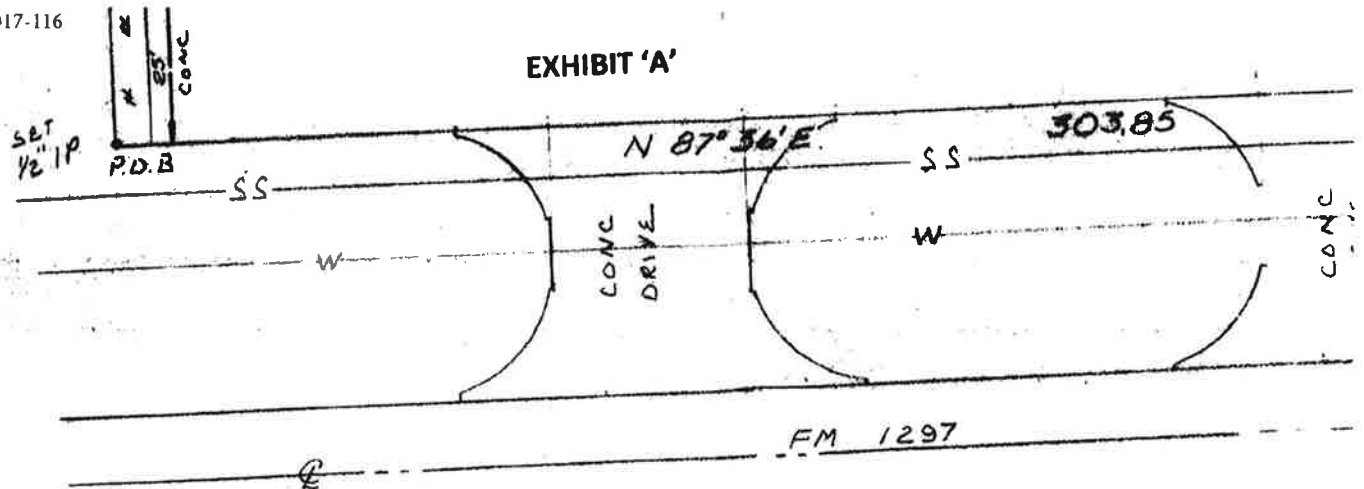
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Ord. 2018-079

Attachment: 2018-079 ORD granting SUP in tenant space at 4140 McKnight Rd. (1888 : 2018-079 ORD granting SUP at 4140 McKnight Rd.)

2017-116



THIS IS TO CERTIFY: that this plat and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in Bowie County, Texas, a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abst. No. 18, and being a part of a 23 3/4 acre tract of land in said survey formerly owned by J. B. Adkinson, and being more particularly described by metes and bounds as follows:

COMMENCING at an iron pipe in the North right-of-way line of Farm Road No. 1297, and in the West boundary line of said 23 3/4 acre tract;

THENCE: N 87° 36' E, with said North right-of-way line, 638.22 feet to an iron pin for corner and the POINT OF BEGINNING for the herein described tract of land;

THENCE: N 87° 36' E, with said right-of-way line, 303.85 feet to an iron pin for corner;

THENCE: N 20° 58' 16" W, 319.05 feet to an iron pipe for corner;

THENCE: S 87° 36' W, 202.22 feet to an iron pipe for corner;

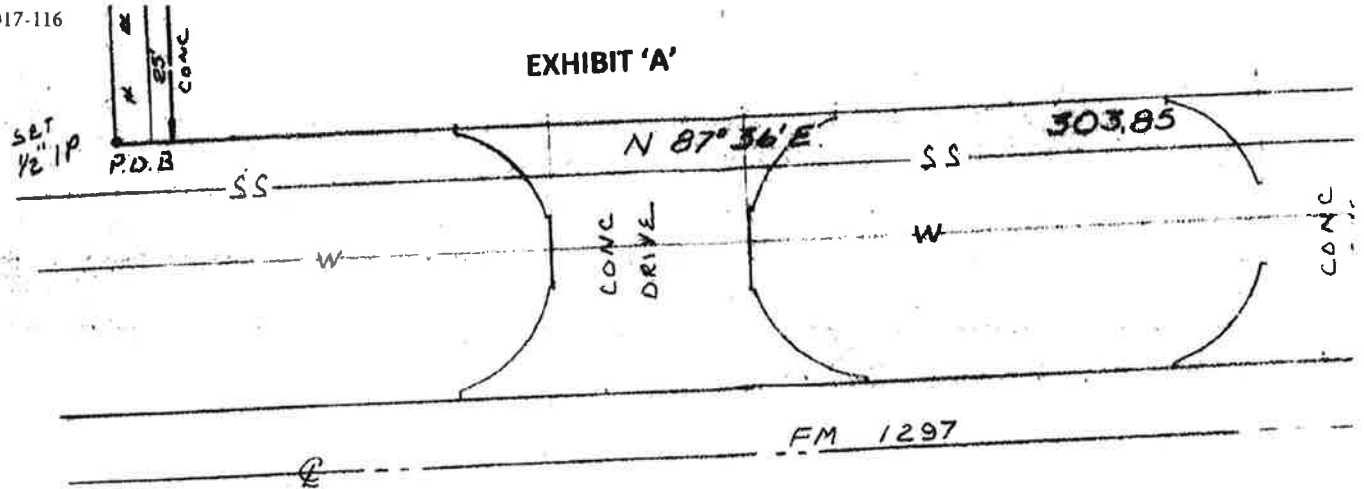
THENCE: S 02° 24' E, 302.45 feet to the PLACE OF BEGINNING and containing 1.757 acres of land, more or less.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of improvements, apparent easements or rights of way, Except as shown hereon, and that said property has access to and from a dedicated roadway.

Ord. 2018-079

2017-116



THIS IS TO CERTIFY: that this plat and field notes correctly reflect the results of a survey made by us on the ground covering all that certain tract or parcel of land situated in Bowie County, Texas, a part of the GEORGE BRINLEE HEADRIGHT SURVEY, Abst. No. 18, and being a part of a 23 3/4 acre tract of land in said survey formerly owned by J. B. Adkinson, and being more particularly described by metes and bounds as follows:

COMMENCING at an iron pipe in the North right-of-way line of Farm Road No. 1297, and in the West boundary line of said 23 3/4 acre tract;

THENCE: N 87° 36' E, with said North right-of-way line, 638.22 feet to an iron pin for corner and the POINT OF BEGINNING for the herein described tract of land;

THENCE: N 87° 36' E, with said right-of-way line, 303.85 feet to an iron pin for corner;

THENCE: N 20° 58' 16" W, 319.05 feet to an iron pipe for corner;

THENCE: S 87° 36' W, 202.22 feet to an iron pipe for corner;

THENCE: S 02° 24' E, 302.45 feet to the PLACE OF BEGINNING and containing 1.757 acres of land, more or less.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of improvements, apparent easements or rights of way, Except as shown hereon, and that said property has access to and from a dedicated roadway.

Attachment: 2018-079 EXH 'A' (legal description) (1888 : 2018-079 ORD granting SUP at 4140 McKnight Rd.)

4140 McKnight Rd.

Department of Planning and Community Development



1:1,250

Attachment: 2018-079 ATTH 01 (maps) (1888 : 2018-079 ORD granting SUP at 4140 McKnight Rd.)



4140 McKnight Rd.
Department of Planning and Community Development



1:1,250



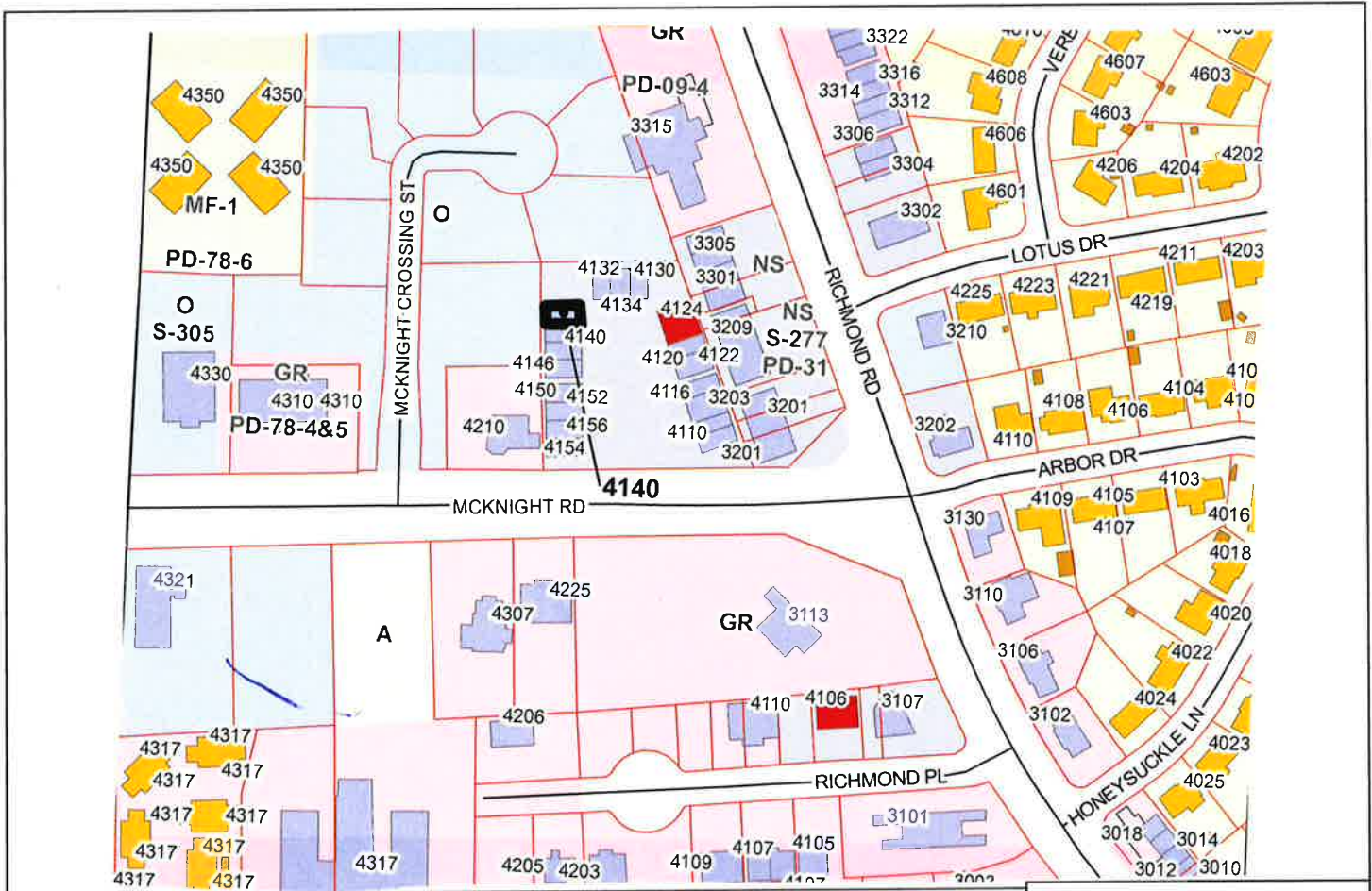
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS. If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, July 2, 2018 Hearing Time: 6:00 pm

CITY COUNCIL: Hearing Date: Monday, August 13, 2018 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition in opposition to or in favor of the proposed change. If a petition in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the petition must be received and filed before or at the Planning and Zoning Commission Meeting. Please contact the Planning Department to obtain format for petition.



APPLICANT'S NAME: Bill King, owner (Shelly Brown, agent)

APPLICANT'S ADDRESS: 11 Riverside Place, Texarkana, Texas

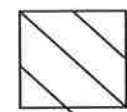
LOCATION OF REZONING: 4140 McKnight Road (tenant space), Texarkana, Texas

PROPOSED CHANGE: ~~Specific Use Permit to allow permanent cosmetics and/or microblading~~

LEGAL DESCRIPTION: An approximate 1.757 acre tract of land in the George Brinlee HRS, A-18

CASE NUMBER: S-692

DATED MAILED: -6-21-18



MAP LEGEND
Proposed Change

SCALE: 1" = 400'

Attachment: 2018-079 ATTH 02 (public hearing & application) (1888 : 2018-079 ORD granting SUP at 4140 McKnight Rd.)

**ZONING APPLICATION**

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. ADCase 5-693Date 6-6-18

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: _____ Block: _____ Addition: _____
(Or see attached legal description)

Location: 4140 McKnight Rd.Present Zoning: PD-GRRequested: Specific Use Permit

The requested Specific Use Permit will be used for the following:

Permanent Cosmetics & microblading

Describe the changed conditions, if any, that have occurred which affects your property and justifies this Specific Use Permit:

Shelby Brown
Attorney or Agent Signature

82 Fricks Ln
Address

Texarkana, TX 75501
City, State, Zip

903 949 0193-cell
Home Phone & Cell Phone

shelby101496@gmail.com
Email address

William King
Property Owner Signature

11 RIVERSIDE PLACE
Address

TEXARKANA, TX 75503
City, State, Zip

903-276-2809 / SMIE
Home Phone & Cell Phone

KINGBILL@CABLEONE.NET
Email address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: 2018-079 ATTH 02 (public hearing & application) (1888 : 2018-079 ORD granting SUP at 4140 McKnight Rd.)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 7/5/2018 8:53 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-080 granting a Specific Use Permit to allow the location
of a double wide HUD code manufactured home on Lots 10-12, Block 7,
Grandview Addition, located at 3102 Alexander Avenue. D'Neishia Bruce,
Subject: applicant.

Briefing: 7/9/2018 **Public Hearing:** 8/13/2018 **Council Vote:** 8/13/2018

Item Schedule

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-693: This is a request by D'Neishia Bruce, owner, for a Specific Use Permit to allow a double wide HUD code manufactured home on Lots 10-12, Block 7, Grandview Addition, located at 3102 Alexander Avenue. This property is zoned Single Family-3 (SF-3). A residence was recently demolished at this location.

The adjacent zoning is Single Family-3 to the north, east, west and south. The adjacent land use is a residence and vacant lot to the north, a parking lot to the south and vacant lots to the east and west.

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit. Any home built after 1976 is considered HUD code standard.

Please see attached floor plan and photographs of the proposed home.

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

Potential Options:

"None"

Fiscal Implications:

"None"

Staff Recommendation:

Double wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could be a revitalization housing alternative to

City of Texarkana, Texas

traditional site built homes. There is numerous other HUD code manufactured homes in the Grandview area.

Staff recommends for approval of this request with the following stipulations:

1. That one 2018 or newer Platinum, 4-bedroom, 3 bath, double wide HUD code manufactured home be allowed on this property (or comparable home).
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period or is removed from the property, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements be in accordance with the City of Texarkana, Texas codes.

Advisory Board/Committee Review:

Planning and Zoning Commission.

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

July 2, 2018

Attachments

- a. 2018-080 ORD granting SUP at 3102 Alexander Ave. (PDF)
- b. 2018-080 EXH 'A' (floor plan) (PDF)
- c. 2018-080 ATTH 01 (maps) (PDF)
- d. 2018-080 ATTH 02 (photo of home) (PDF)
- e. 2018-080 ATTH 03 (public hearing & application) (PDF)
- f. 2018-080 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	07/05/2018 9:04 AM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	07/05/2018 1:40 PM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	07/05/2018 1:41 PM	
City Manager	Shirley Jaster	City Manager Review Completed
1:57 PM		07/05/2018
City Council	Vicky Coopwood	Meeting Pending
6:00 PM		07/09/2018

City of Texarkana, Texas

Meeting History

ORDINANCE NO. 2018-080

S-693

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-693 TO ALLOW THE LOCATION OF A DOUBLE WIDE HUD CODE MANUFACTURED HOME ON LOTS 10-12, BLOCK 7, GRANDVIEW ADDITION, LOCATED AT 3102 ALEXANDER AVENUE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an Amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the **location of a double wide HUD code manufactured home (Exhibit “A” - Floor Plan)** on Lots 10-12, Block 7, Grandview Addition, located at 3102 Alexander Avenue, 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 five (5) to zero (0) to recommend** to the City Council of Texarkana, Texas, that a **Specific Use Permit be granted to allow the location of a double wide HUD code manufactured home** on said property; and

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

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-693 to allow the location of a double wide HUD code manufactured home (Exhibit “A” – Floor Plan) on Lots 10-12, Block 7, Grandview Addition, located at 3102 Alexander Avenue** in the City of Texarkana, Bowie County, Texas.

Attachment: 2018-080 ORD granting SUP at 3102 Alexander Ave. (1889 : 2018-080 ORD granting SUP at 3102 Alexander Ave.)

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

1. That one 2018 or newer Platinum, 4-bedroom, 3 bath, double wide HUD code manufactured home be allowed on this property (or comparable home).
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period or is removed from the property, the Specific Use Permit will automatically be revoked.

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 **13th day of August, 2018.**

ATTEST:

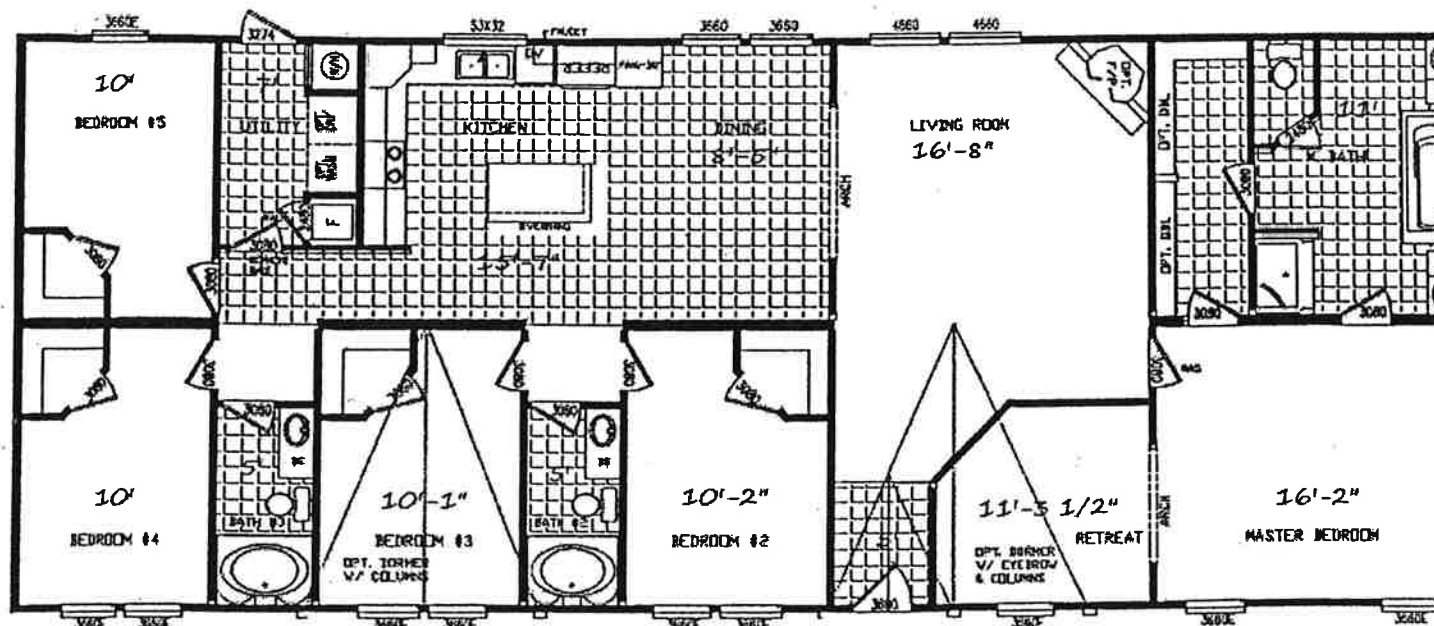
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



4302 E. Texas St.
Bossier City, LA 71111
Office: (318) 747-7600 | Fax: (318) 742-3858

#1



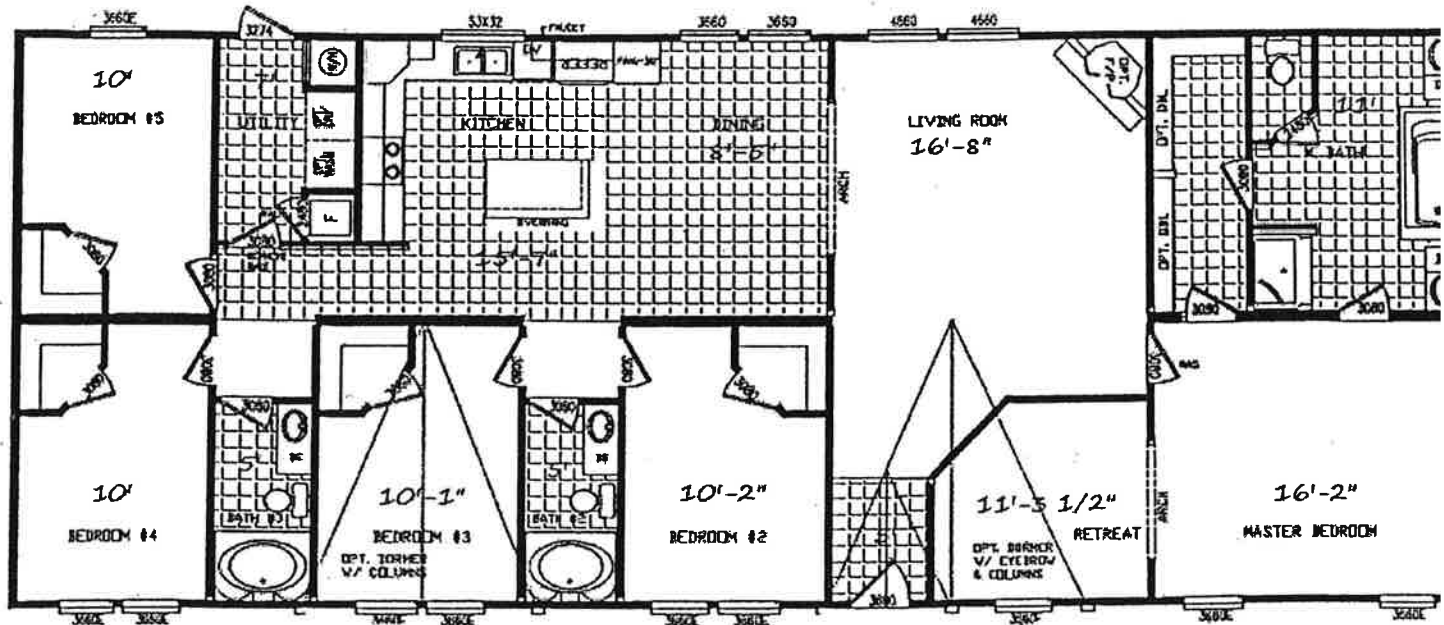
Platinum Homes
32X80 4 Bed / 3 Bath / Study
2,432 SQ.FT.

R-38-R11-R11 Insulation	3/4" Tongue Groove OSB Floors
50 Gallon Water Heater	Shut Off Valves T/Out
1 Exterior Faucet	Stainless Steel Double Sink
Ceramic Sinks	Elongated Toilets
Recessed Can Lights Kit, DR, LR	Stem lights Over Island
Ceiling Fan in LR	Total Electric
Up Flow A/C	1/2 Rock Fireplace
8Ft Ceilings	Finished Sheetrock T/O
OSB Backer	Exterior Brown Shakes
Thermopane Windows	30" Louvered Door @ Utility
Wood Cabinets	Glass Mosaic between Cabinets
4" Crown	3" Baseboard
16X16 Hand Laid Tile	25' Black Side by Side w/ Ice Maker
Smooth Top Range	Dishwasher
Vented Microwave	All Electric



4302 E. Texas St.
Bossier City, LA 71111
Office: (318) 747-7600 | Fax: (318) 742-3858

#1

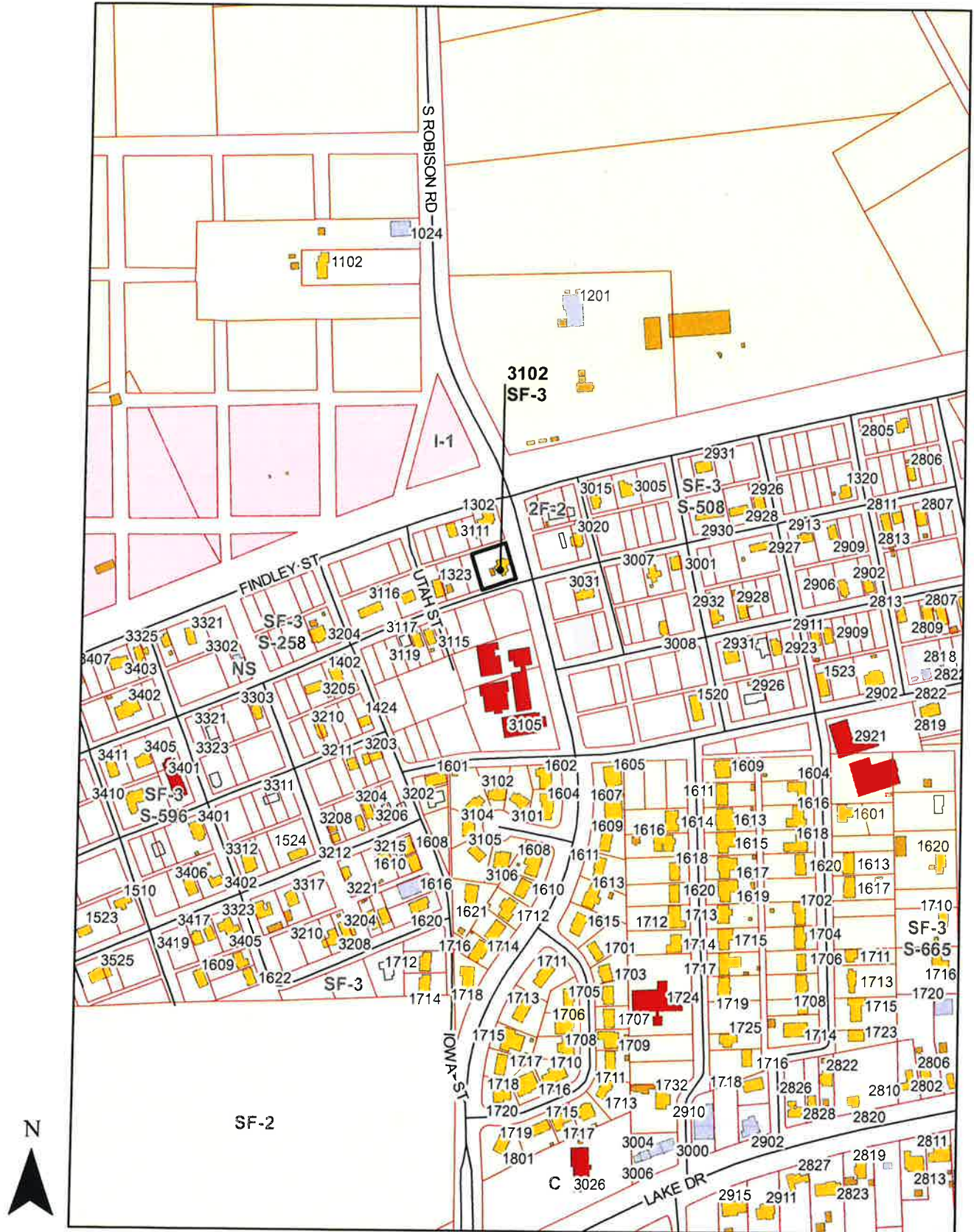


Platinum Homes
32X80 4 Bed / 3 Bath / Study
2,432 SQ.FT.

R-38-R11-R11 Insulation	3/4" Tongue Groove OSB Floors
50 Gallon Water Heater	Shut Off Valves T/Out
1 Exterior Faucet	Stainless Steel Double Sink
Ceramic Sinks	Elongated Toilets
Recessed Can Lights Kit, DR, LR	Stem lights Over Island
Ceiling Fan in LR	Total Electric
Up Flow A/C	1/2 Rock Fireplace
8Ft Ceilings	Finished Sheetrock T/O
OSB Backer	Exterior Brown Shakes
Thermopane Windows	30" Louvered Door @ Utility
Wood Cabinets	Glass Mosaic between Cabinets
4" Crown	3" Baseboard
16X16 Hand Laid Tile	25' Black Side by Side w/ Ice Maker
Smooth Top Range	Dishwasher
Vented Microwave	All Electric

3102 Alexander Ave.

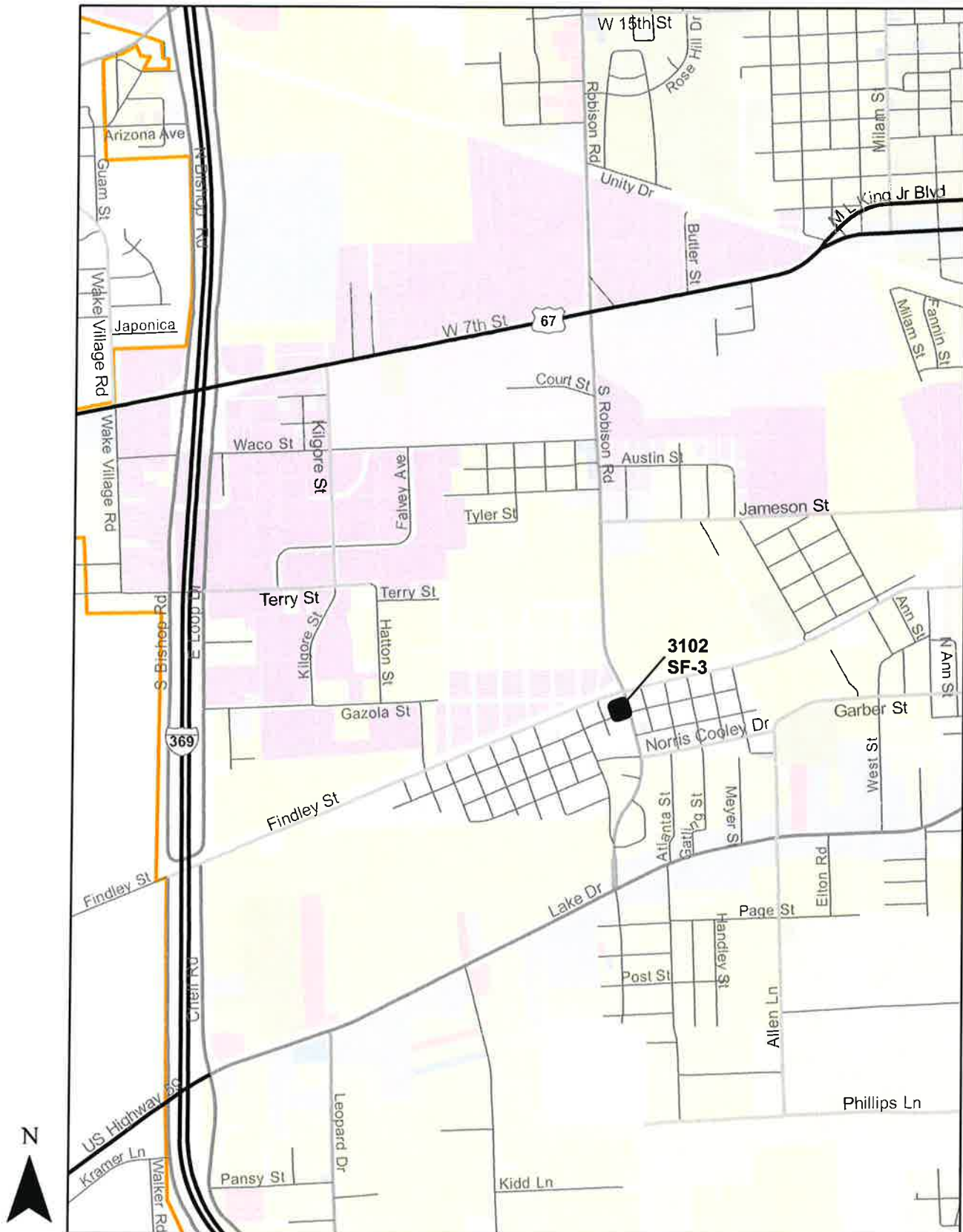
Department of Planning and Community Development



1:5,000



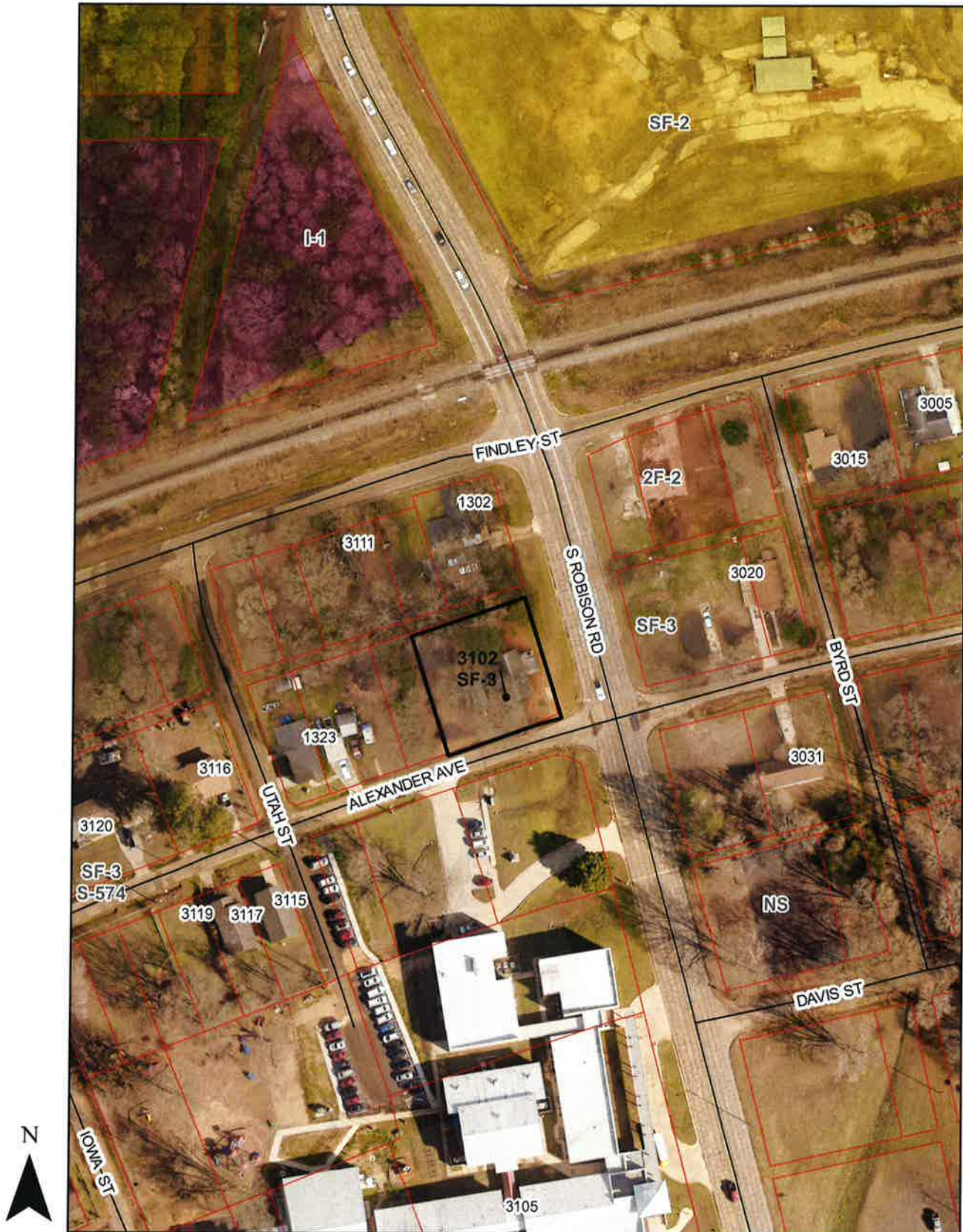
3102 Alexander Ave.
Department of Planning and Community Development



1:20,000



3102 Alexander Ave. Department of Planning and Community Development



1:1,500





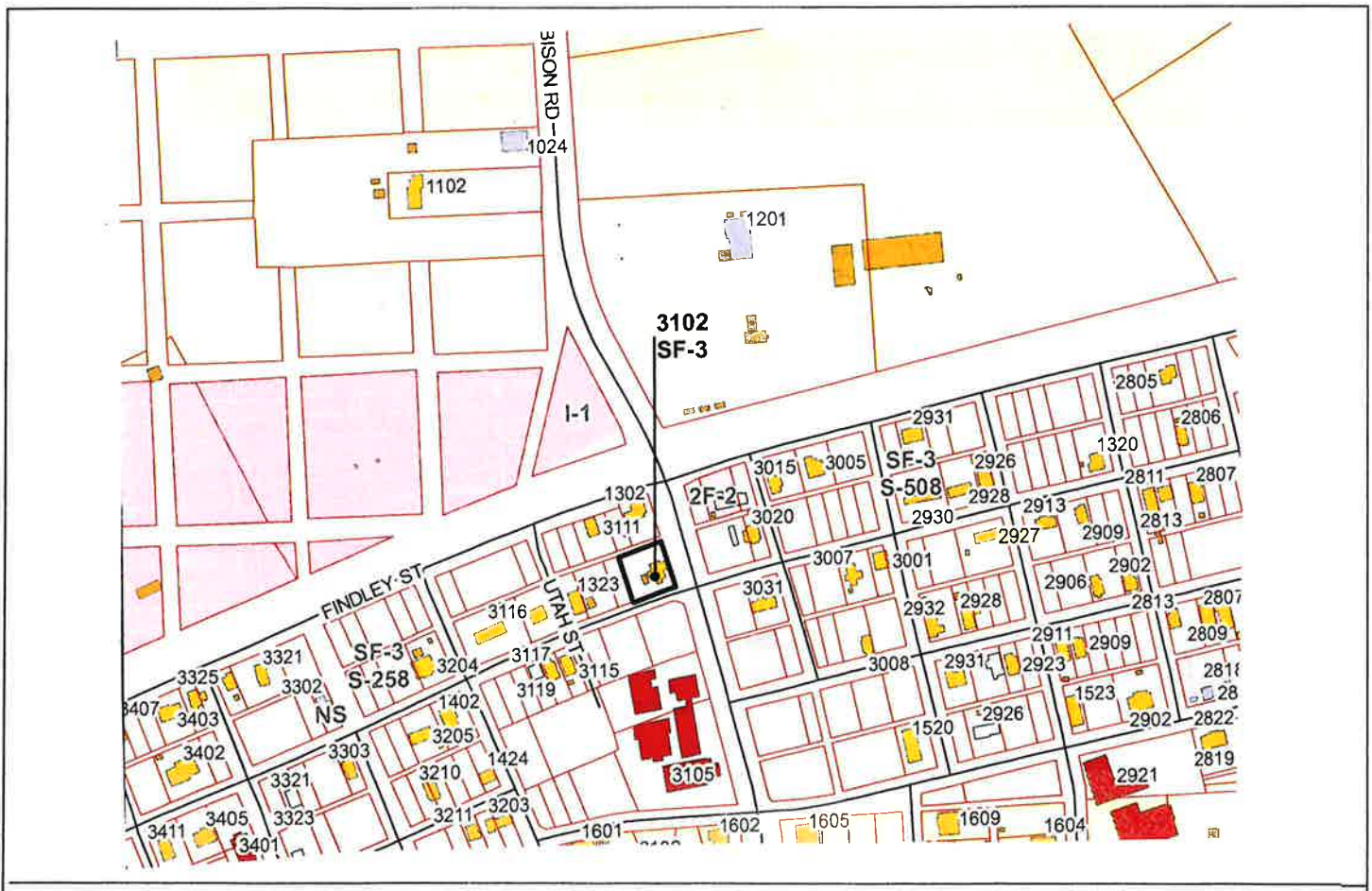
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. **THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS.** If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, July 2, 2018 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, August 13, 2018 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition in opposition to or in favor of the proposed change. If a petition in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the petition must be received and filed before or at the Planning and Zoning Commission Meeting. Please contact the Planning Department to obtain format for petition.



APPLICANT'S NAME: D'Neishia Bruce

APPLICANT'S ADDRESS: 2202 Hazel Street, Texarkana, Texas

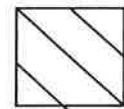
LOCATION OF REZONING: 3102 Alexander Avenue, Texarkana, Texas

PROPOSED CHANGE: Specific Use Permit to allow the location of a double wide HUD code manufactured home

LEGAL DESCRIPTION: Lots 10-12, Block 7, Grandview Addition

CASE NUMBER: S-693

DATED MAILED: 6-21-18



MAP LEGEND
Proposed Change

SCALE: 1" = 400'

Attachment: 2018-080 ATTH 03 (public hearing & application) (1889 : 2018-080 ORD granting SUP at 3102 Alexander Ave.)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. 00138185

Case 2 693

Date 6-12-18

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 10-12 Block: 7 Addition: Granoview
(Or see attached legal description)

Location: 3102 Alexander

Present Zoning: SF-3

Proposed Zoning: Specific Use Permit

If the Zoning Classification is changed by the Commission, this property will be used as:

Double wide HUD code manf home

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

Other HUD code manf home are in the
Granoview Add.

Attorney or Agent Signature owner

2202 Hazel

Address

Tx, TX 01

City, State, Zip

903-244-1578

Home Phone & Cell Phone

dneishiajackson

Email Address yahoo.com

Property Owner Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email Address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: 2018-080 ATTH 03 (public hearing & application) (1889 : 2018-080 ORD granting SUP at 3102 Alexander Ave.)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 7/5/2018 8:52 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-081 rezoning Lots 16 & 17B, Bob Phillips 2nd Addition,
located at 2405 Phillips Lane. Single Family-1 to Single Family-3. Anderson
Subject: Riser, applicant.

Briefing: 7/9/2018 **Public Hearing:** 8/13/2018 **Council Vote:** 8/13/2018

Item Schedule

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-18-10: This is a request by Anderson Riser, owner, to rezone Lots 16 & 17B, Bob Phillips 2nd Addition, located at 2405 Phillips Lane from Single Family-1 to Single Family-3. The proposed use is one triple wide HUD code manufactured home. The current use is vacant land.

The adjacent zoning is Single Family-1 to the north, east and west, and Single Family-3 to the south. The adjacent land usage is a residence and vacant land to the north, vacant land to the south and residences to the east and west.

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit.

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

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

Potential Options:

"None"

Fiscal Implications:

NA

Staff Recommendation:

City of Texarkana, Texas

The Comprehensive Plan has designated this as a Suburban Residential area. There is a single wide manufactured home located a few lots to the west of this tract of land. There are numerous manufactured homes located in the Liberty Eylau area of the City. Double/triple wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could also be a revitalization housing alternative to traditional site built homes. Therefore, staff recommends for approval of this request.

Advisory Board/Committee Review:

The Planning and Zoning Commission.

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommended for approval.

Advisory Board/Committee Meeting Date and Minutes:

July 2, 2018

Attachments

- a. 2018-081 ORD rezoning 2405 Phillips Lane (PDF)
- b. 2018-081 ATTH 01 (maps) (PDF)
- c. 2018-081 ATTH 02 (public hearing & application) (PDF)
- d. 2018-081 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	07/05/2018 9:03 AM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review	Completed	07/05/2018 1:43 PM
Public Information Officer	Lisa Thompson	PIO Review
	07/05/2018 1:43 PM	Completed
City Manager	Shirley Jaster	City Manager Review
1:58 PM		Completed
City Council	Vicky Coopwood	Meeting
6:00 PM		Pending
		07/09/2018

Meeting History

ORDINANCE NO. 2018-081

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING LOTS 16 & 17B, BOB PHILLIPS 2ND ADDITION, LOCATED AT 2405 PHILLIPS LANE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FROM SINGLE FAMILY-1 TO SINGLE FAMILY-3; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone Lots 16 & 17B, Bob Phillips 2nd Addition, located at 2405 Phillips Lane, in the City of Texarkana, Bowie County, Texas, from **Single Family Family-1 to Single Family-3**; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas **voted five (5) to zero (0) to recommend the application for rezoning from Single Family-1 to Single Family-3 on Lots 16 & 17B, Bob Phillips 2nd Addition, located at 2405 Phillips Lane** to the City Council of Texarkana, Texas; and

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

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone Lots 16 & 17B, Bob Phillips 2nd Addition, located at 2405 Phillips Lane in the City of Texarkana, Bowie County, Texas, from **Single Family-1 to Single Family-3**.

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **13th day of August, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR



2405 Phillips Ln
Department of Planning and Community Development



1:1,500



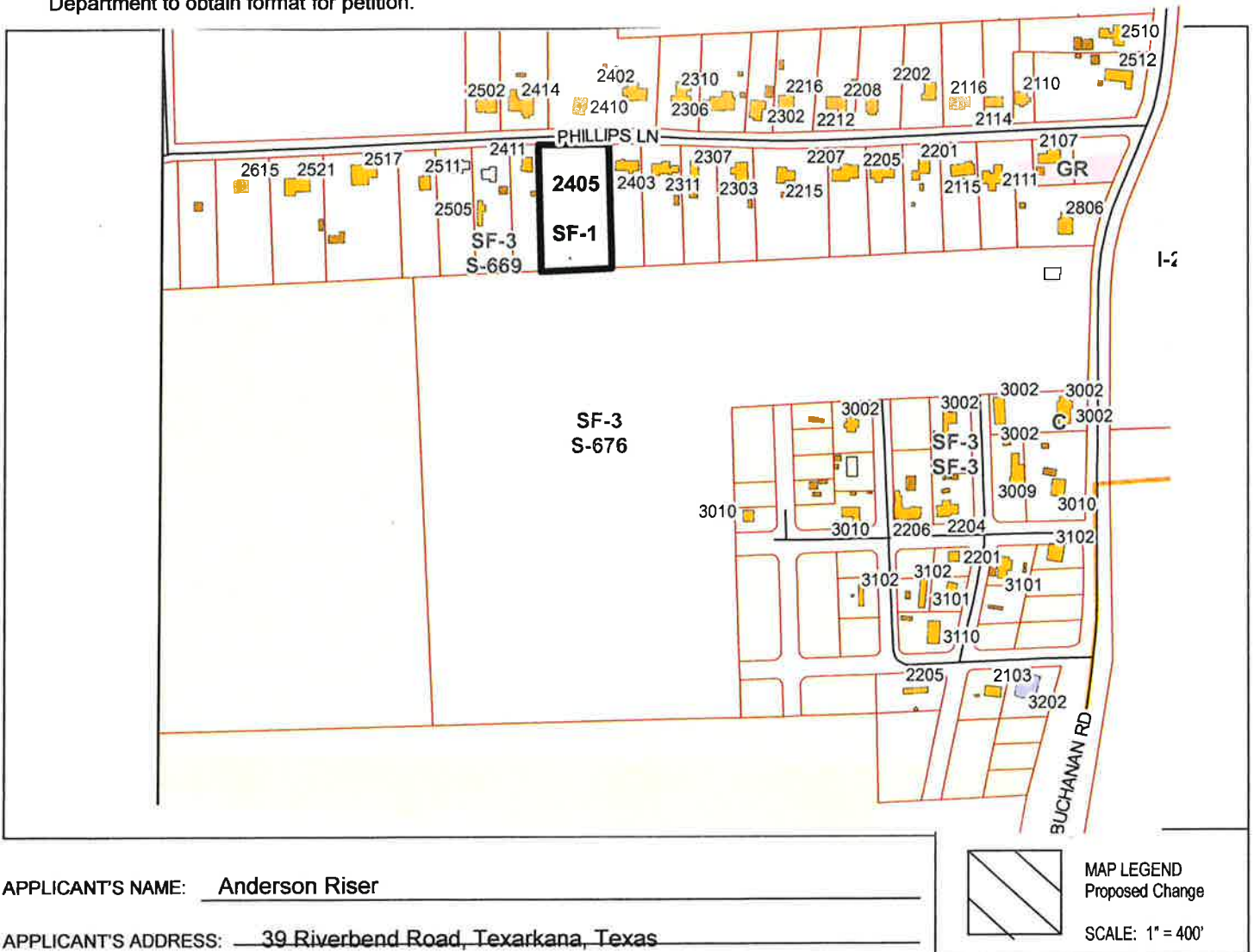
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. **THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS.** If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, July 2, 2018 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, August 13, 2018 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition in opposition to or in favor of the proposed change. If a petition in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the petition must be received and filed before or at the Planning and Zoning Commission Meeting. Please contact the Planning Department to obtain format for petition.



APPLICANT'S NAME: Anderson Riser

APPLICANT'S ADDRESS: 39 Riverbend Road, Texarkana, Texas

LOCATION OF REZONING: 2405 Phillips Lane, Texarkana, Texas

PROPOSED CHANGE: Location of a triple wide HUD code manufactured home

FROM: Single Family-1

TO: Single Family-3

LEGAL DESCRIPTION: Lots 16 & 17B, Bob Phillips 2nd Addition

CASE NUMBER: 7-18-10

DATED MAILED: 6-21-18



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.texarkana-tx.org

Receipt No. 00138277

Case 2-18-18

Date 6-14-18

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: Lot 16 17B Block: _____ Addition: Bobby Phillips 2nd Addition
(Or see attached legal description)

Location: 2405 Phillips Land, Texarkana, Texas 75501

Present Zoning: SF-1

Proposed Zoning: SF-3

If the Zoning Classification is changed by the Commission, this property will be used as:

Placement of a Triple Wide Manufactured Home. Home is 3,150sqft. 45x70

Describe the changed conditions, if any, occurring since the original zoning, which affect your property and which justify rezoning:

There are several manufactured homes already in this area, infact the land that adjoins the
the land that connects to the back of my property is already zoned SF-3.

Attorney or Agent Signature _____

Address _____

City, State, Zip _____

Home Phone & Cell Phone _____

Fax Number _____

Anderson Riser
Property Owner Signature Anderson Riser

39 Riverbend Road

Address _____

Texarkana, Texas 75501

City, State, Zip _____

318-402-1275

Home Phone & Cell Phone _____

903-831-3466

Fax Number _____

Anderson Riser 8195
JR@gmail

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: 2018-081 ATTH 02 (public hearing & application) (1890 : 2018-081 ORD rezoning at 2405 Phillips Lane)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 7/5/2018 8:52 AM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-082 granting a Specific Use Permit to allow the location of
Subject: a triple wide HUD code manufactured home on Lots 16 & 17B, Bob Phillips
2nd Addition, located at 2405 Phillips Lane. Anderson Riser, applicant.

Briefing: 7/9/2018 **Public Hearing:** 8/13/2018 **Council Vote:** 8/13/2018

Item Schedule

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

S-694: This is a request by Anderson Riser, owner, for a Specific Use Permit to allow a triple wide HUD code manufactured home on Lots 16 & 17B. Bob Phillips 2nd Addition, located at 2405 Phillips Lane. The property is currently vacant.

The adjacent zoning is Single Family-1 to the north, east and west and Single Family-3 to the south. The adjacent land usage is a residence and vacant land to the north, vacant land to the south and residences to the east and west.

The City's Zoning Ordinance was amended to comply with the state law in 2002, requiring that all manufactured housing be HUD code building standard. This amendment also stipulated that all HUD code manufactured homes inside the city limits be placed in the Single Family-3 zoning district along with the approval of a Specific Use Permit. Any home built after 1976 is considered HUD code standard.

Please see attached floor plan of the proposed home.

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

Potential Options:

"None"

Fiscal Implications:

"None"

Staff Recommendation:

Double/triple wide manufactured housing looks like some of the existing frame pier and beam houses in the area. This type housing could be a revitalization housing alternative to traditional site built homes. Due to this fact, staff recommends for approval of this request.

City of Texarkana, Texas

Staff recommends for approval of this request with the following stipulations:

1. That one 2010 Oakcrest, 3-bedroom, 3 bath, triple wide HUD code manufactured home be allowed on this property (or comparable home).
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period or is removed from the property, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements be in accordance with the City of Texarkana, Texas codes.

Advisory Board/Committee Review:

The Planning and Zoning Commission.

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

July 2, 2018

Attachments

- a. 2018-082 ORD granting SUP at 2405 Phillips Lane (PDF)
- b. 2018-082 EXH 'A' (floor plan) (PDF)
- c. 2018-082 ATTH 01 (maps) (PDF)
- d. 2018-082 ATTH 02 (public hearing & application) (PDF)
- e. 2018-082 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	07/05/2018 9:02 AM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	07/05/2018 1:44 PM	
Public Information Officer	Lisa Thompson	PIO Review Completed
	07/05/2018 1:45 PM	
City Manager Shirley Jaster	City Manager Review Completed	07/05/2018
1:59 PM		
City Council Vicky Coopwood	Meeting Pending	07/09/2018
6:00 PM		

Meeting History

ORDINANCE NO. 2018-082

S-694

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY TEXARKANA, TEXAS, AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY BY THE GRANTING OF SPECIFIC USE PERMIT NO. S-694 TO ALLOW THE LOCATION OF A TRIPLE WIDE HUD CODE MANUFACTURED HOME ON LOTS 16 & 17B, BOB PHILLIPS 2ND ADDITION, LOCATED AT 3102 ALEXANDER AVENUE, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed with the City of Texarkana, Texas, requesting an Amendment to the Zoning Ordinance to grant a **Specific Use Permit** to allow the **location of a triple wide HUD code manufactured home (Exhibit "A" – Floor Plan)** on Lots 16 & 17B, Bob Phillips 2nd Addition., located at 2405 Phillips Lane, in the City of Texarkana, Bowie County, Texas; and

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

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

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

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be further amended to grant **Specific Use Permit Numbered S-694 to allow the location of a triple wide HUD code manufactured home (Exhibit "A" – Floor Plan) on Lots 16 & 17B. Bob Phillips 2nd Addition, located at 2405 Phillips Lane** in the City of Texarkana, Bowie County, Texas.

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

1. That one 2010 Oakcrest, 3-bedroom, 3 bath, triple wide HUD code manufactured home be allowed on this property (or comparable home).
2. That the HUD code manufactured home be tied down/skirted/underpinned.
3. That the HUD code manufactured home be used for dwelling purposes only, human occupancy only.
4. That the Specific Use Permit be in effect for a period of three (3) years, beginning at the date of this Ordinance. It is the owner's responsibility to renew this permit.
5. That if the HUD code manufactured home is not placed on the property within the three (3) year period or is removed from the property, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements be in accordance with the City of Texarkana, Texas codes.

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

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

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

PASSED AND APPROVED in Regular Council Session on this the 13th day of August, 2018.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

EXHIBIT 'A'

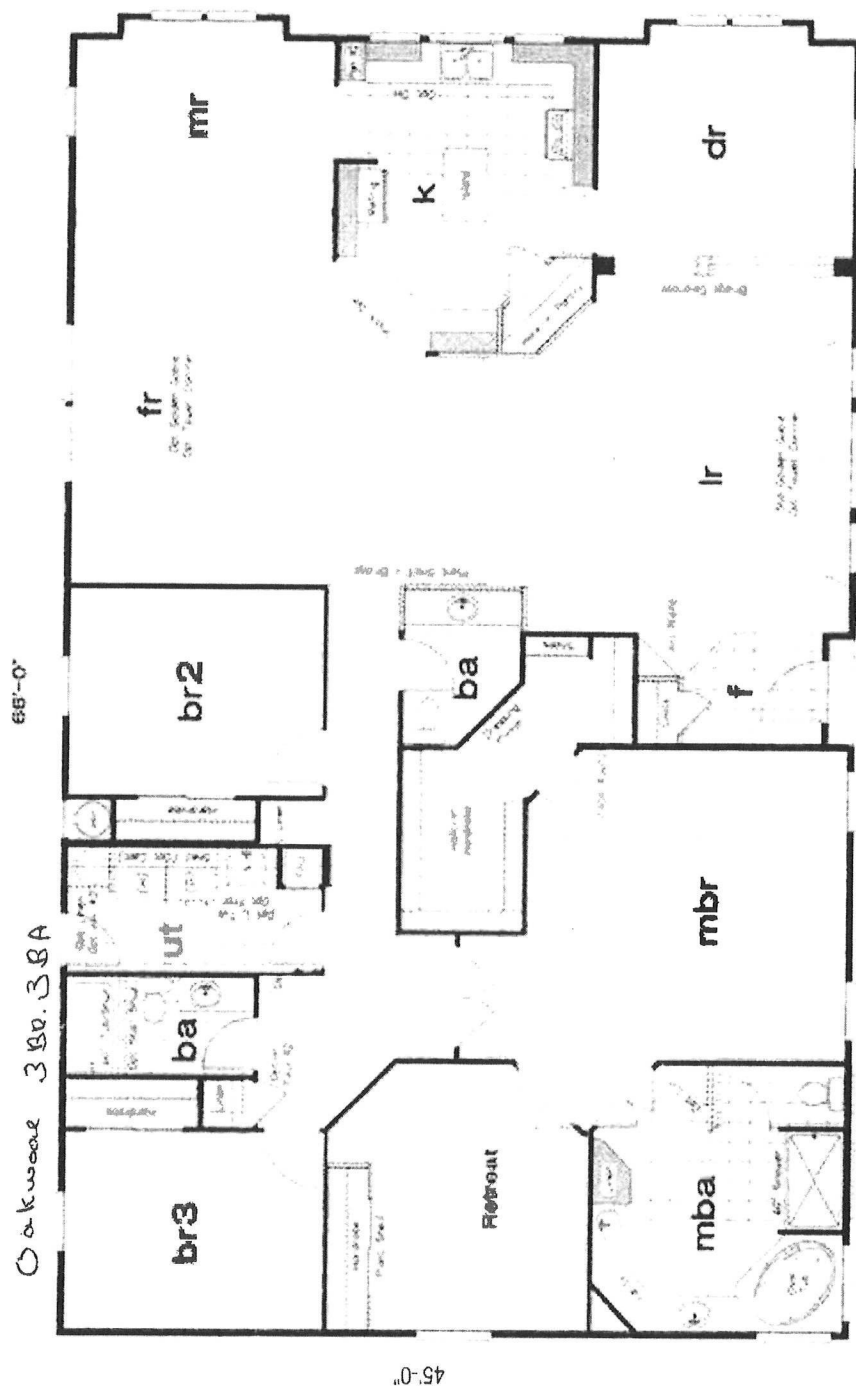
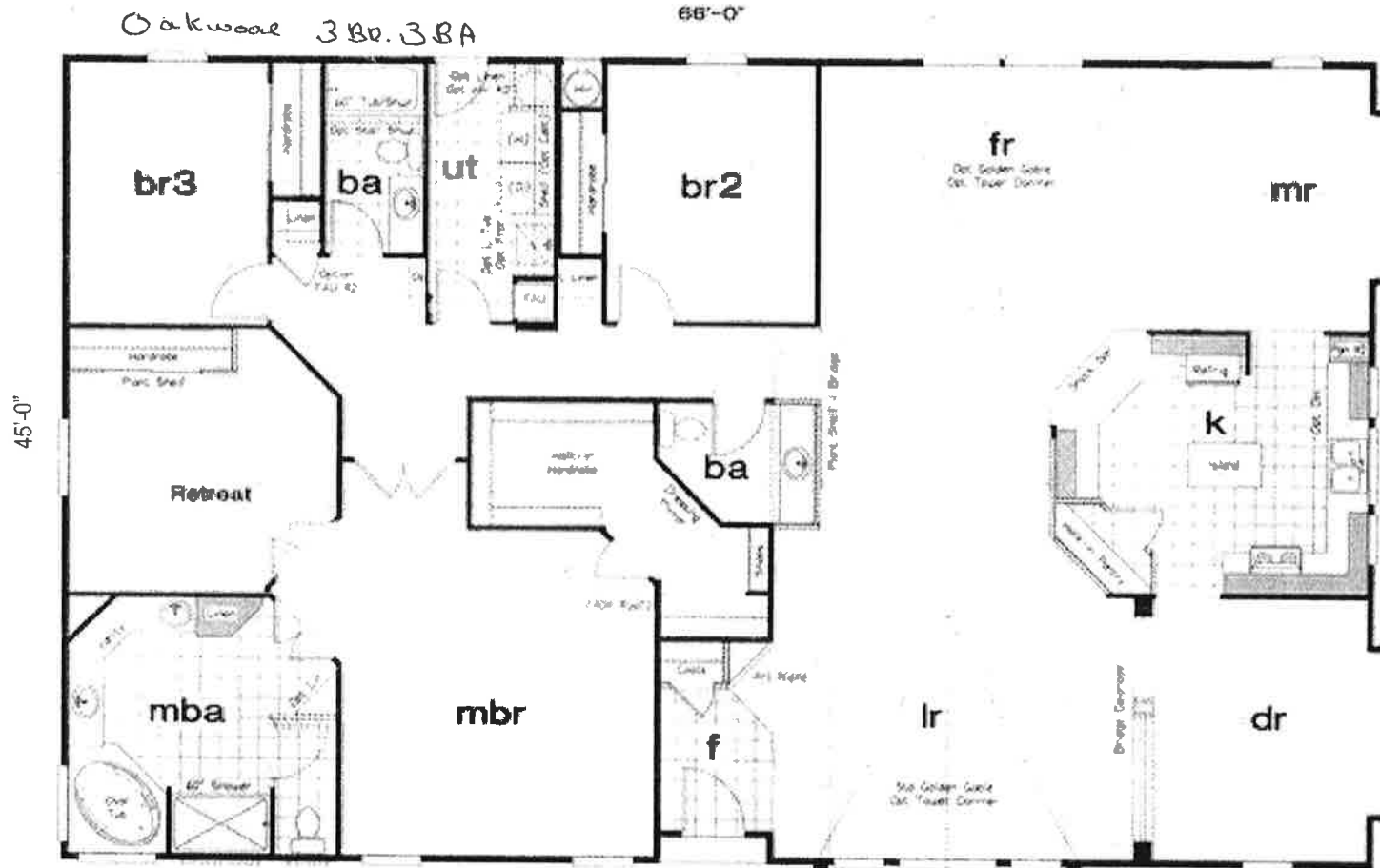
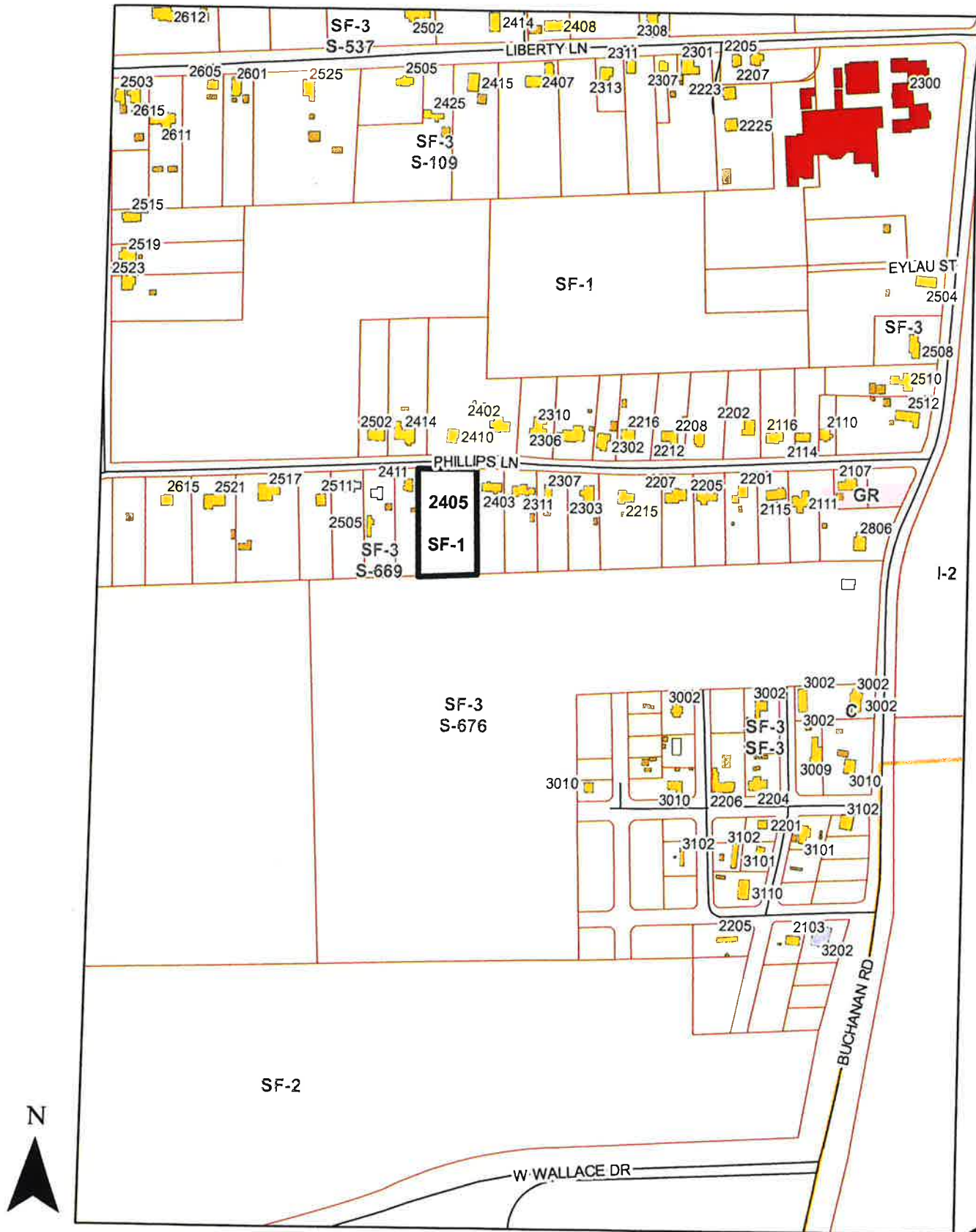


EXHIBIT 'A'



2405 Phillips Ln

Department of Planning and Community Development



1:5,000



2405 Phillips Ln
Department of Planning and Community Development



1:1,500



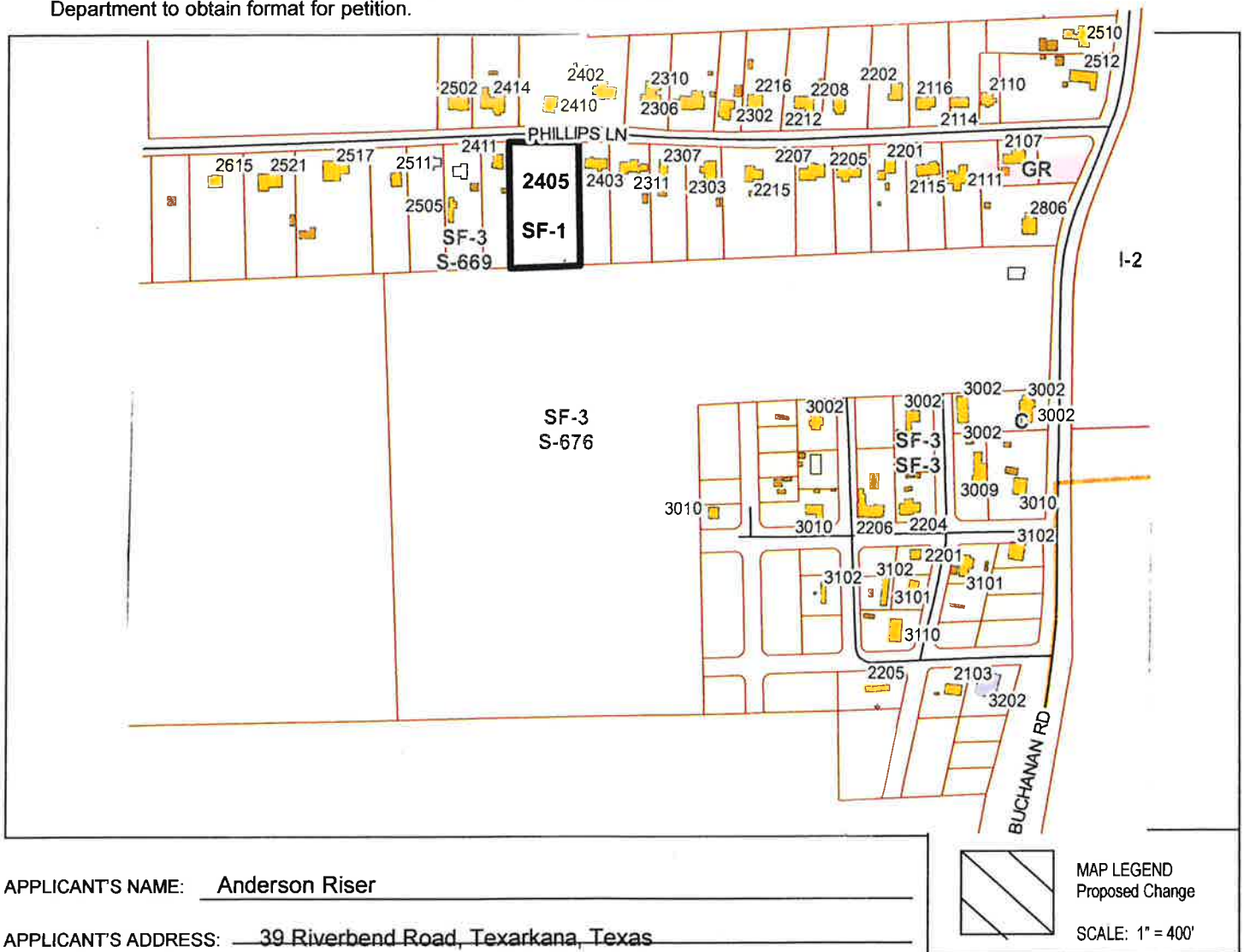
NOTICE OF PUBLIC HEARINGS

Public hearings will be held by the Planning and Zoning Commission and the City Council of the City of Texarkana, Texas at the below stated date and time. The Public Hearings will be held in the Council Chambers, Municipal Building, 220 Texas Blvd, (3rd & Texas) Texarkana, Texas to consider a proposed change in zoning classification as indicated below. According to the Tax Records, you are the owner of property within the area of the proposed change or within 200 feet of that property. **THIS IS NOT A SUMMONS TO APPEAR AT THE HEARINGS.** If you care to attend, you will be given an opportunity to be heard. If additional information is desired, please contact the Planning Department at (903) 798-3945.

PLANNING & ZONING COMMISSION: Hearing Date: Monday, July 2, 2018 Hearing Time: 6:00 pm

CITY COUNCIL Hearing Date: Monday, August 13, 2018 Hearing Time: 6:00 pm

- ♦ If they desire, persons concerned with the proposed change can present a petition in opposition to or in favor of the proposed change. If a petition in opposition to a proposed change contains the signatures of persons who own twenty (20) percent or more of the land within 200 feet of the proposed change, a 3/4th vote of the City Council will be required. In order to be considered, the petition must be received and filed before or at the Planning and Zoning Commission Meeting. Please contact the Planning Department to obtain format for petition.



APPLICANT'S NAME: Anderson Riser

APPLICANT'S ADDRESS: 39 Riverbend Road, Texarkana, Texas

LOCATION OF REZONING: 2405 Phillips Lane, Texarkana, Texas

PROPOSED CHANGE: ~~Specific Use Permit to allow the location of a triple wide HUD code manufactured home~~

LEGAL DESCRIPTION: Lots 16 & 17B, Bob Phillips 2nd Addition

CASE NUMBER: S-694

DATED MAILED: 6-21-18

MAP LEGEND
Proposed Change
SCALE: 1" = 400'

Attachment: 2018-082 ATTH 02 (public hearing & application) (1891 : 2018-082 ORD granting SUP at 2405 Phillips Ln.)



ZONING APPLICATION

CITY OF TEXARKANA TEXAS

Po Box 1967
220 Texas Blvd
Texarkana TX 75504
(903) 798-3945
www.ci.texarkana.tx.us.org

Receipt No. JD

Case 5694

Date 6-14-18

To: The Planning and Zoning Commission
City of Texarkana Texas

Please consider this as my application to amend the Zoning Map of the City of Texarkana, Texas for the following described property.

Lot: 16 17B Block: _____ Addition: Bobby Phillips 2nd Addition
(Or see attached legal description)

Location: 2405 Phillips Lane, Texarkana, Texas 75501

Present Zoning: SF-3

Requested: Specific Use Permit

The requested Specific Use Permit will be used for the following:

placement of a triple wide manufactured home to be put on the land. Home is 45x70 3,150sqft.

Describe the changed conditions, if any, that have occurred which affects your property and justifies this Specific Use Permit:

There are several manufactured homes in this area. The land that connects to the back of my
property is zoned SF-3.

Attorney or Agent Signature

Address

City, State, Zip

Home Phone & Cell Phone

Email address

Property Owner Signature

39 Riverbend Road

Address

Texarkana, Texas 75501

City, State, Zip

318-402-1275

Home Phone & Cell Phone

903-831-3466

Email address

BY SIGNING THIS APPLICATION, YOU HAVE AGREED TO ALLOW THE CITY TO PLACE A SIGN ON YOUR PROPERTY

Attachment: 2018-082 ATTH 02 (public hearing & application) (1891 : 2018-082 ORD granting SUP at 2405 Phillips Ln.)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

Version: A

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

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-069 granting a Specific Use Permit to allow the application
Subject: of permanent cosmetics/microblading on Lot 1, Richmond Park Subdivision,
located at 3321 Richmond Road. Jason Cree, applicant. Tiffany Pham, agent.

Briefing: 7/9/2018 **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

City of Texarkana, Texas

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

Meeting History

06/11/18 City Council MOVED FORWARD Next: 07/09/18
David Orr briefed this agenda item.

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

Department of Planning and Community Development



(2 of 2)

3321 Richmond Rd.

Department of Planning and Community Development



1:1,300



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



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



City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

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

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
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.
Subject: Ruby Scott, applicant. Robin Tucker, agent.

Briefing: 7/9/2018 **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:

City of Texarkana, Texas

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

Meeting History

06/11/18 City Council MOVED FORWARD Next: 07/09/18
David Orr briefed this agenda item.

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

2405 Garber St.

[illegible]

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

(2 of 2)
 2405 Garber St.
 Department of Planning and Community Development



1:1,400



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



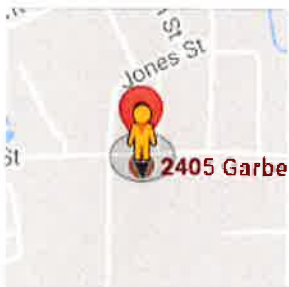
Image capture: Jul 2015 © 2018 Google

Texarkana, Texas



Digitized by 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


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,

A handwritten signature in cursive script, appearing to read "Harold V. Harlston".

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:

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,
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,
Subject: agent.

Briefing: 7/9/2018 **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

City of Texarkana, Texas

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

City of Texarkana, Texas

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	David Orr	Department Head Review	
Completed	06/05/2018 3:10 PM		
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	06/07/2018 8:40 AM	
Public Information Officer	Lisa Thompson	PIO Review	Completed
	06/07/2018 8:46 AM		
City Manager	Shirley Jaster	City Manager Review	Completed 06/07/2018
4:31 PM			
City Council	Jennifer Evans	Meeting	Completed 06/11/2018
6:00 PM			

Meeting History

06/11/18 City Council MOVED FORWARD Next: 07/09/18
David Orr briefed this agenda item.

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:

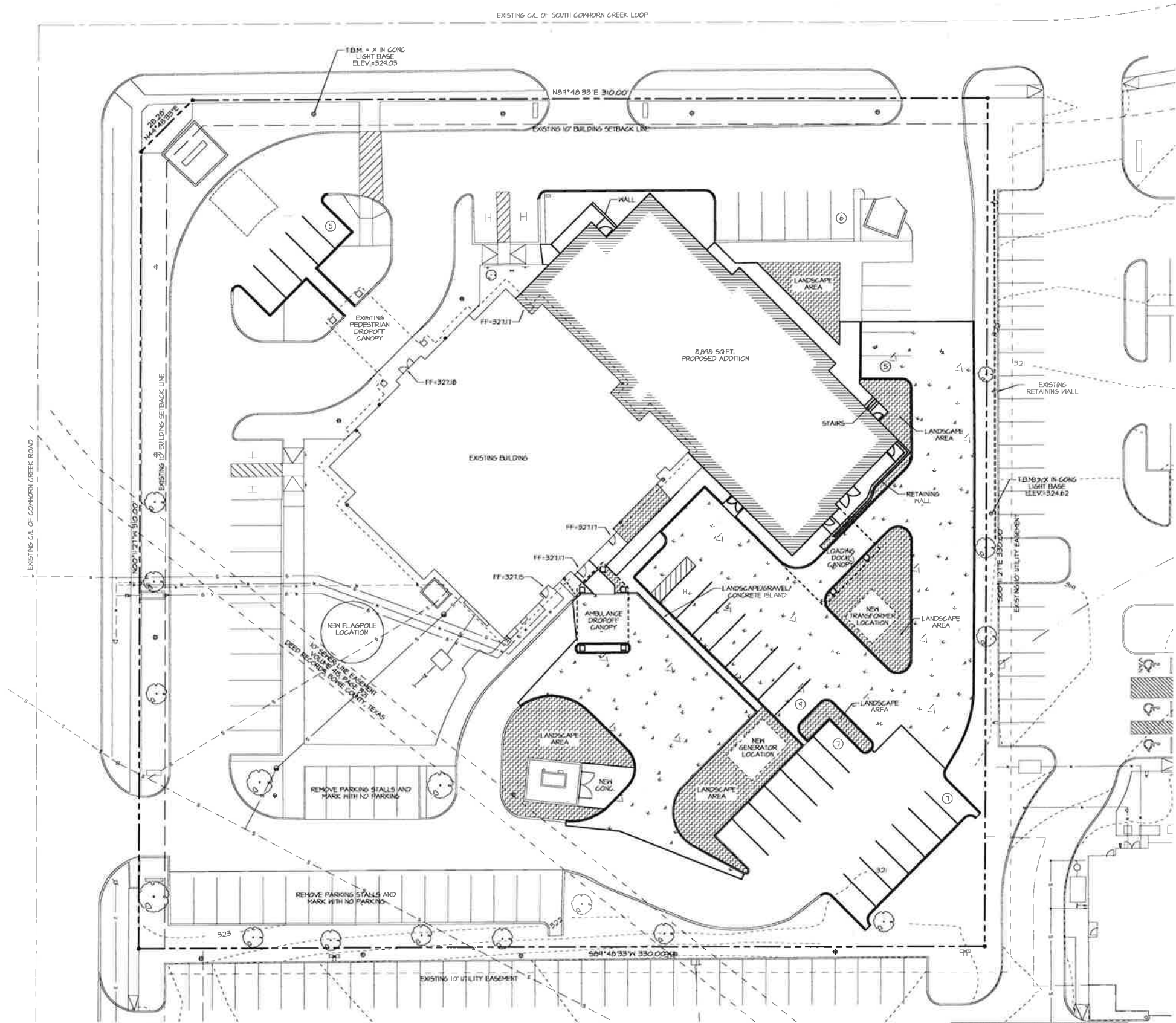
JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

EXHIBIT 'A'

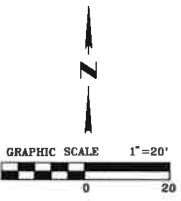
2018-071

6.3.a



OFF STREET PARKING CALCULATIONS

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



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:

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



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

C3.0 5/18/18

Kaim Associates, Inc.
Architecture • Project Management

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

SITE PLAN

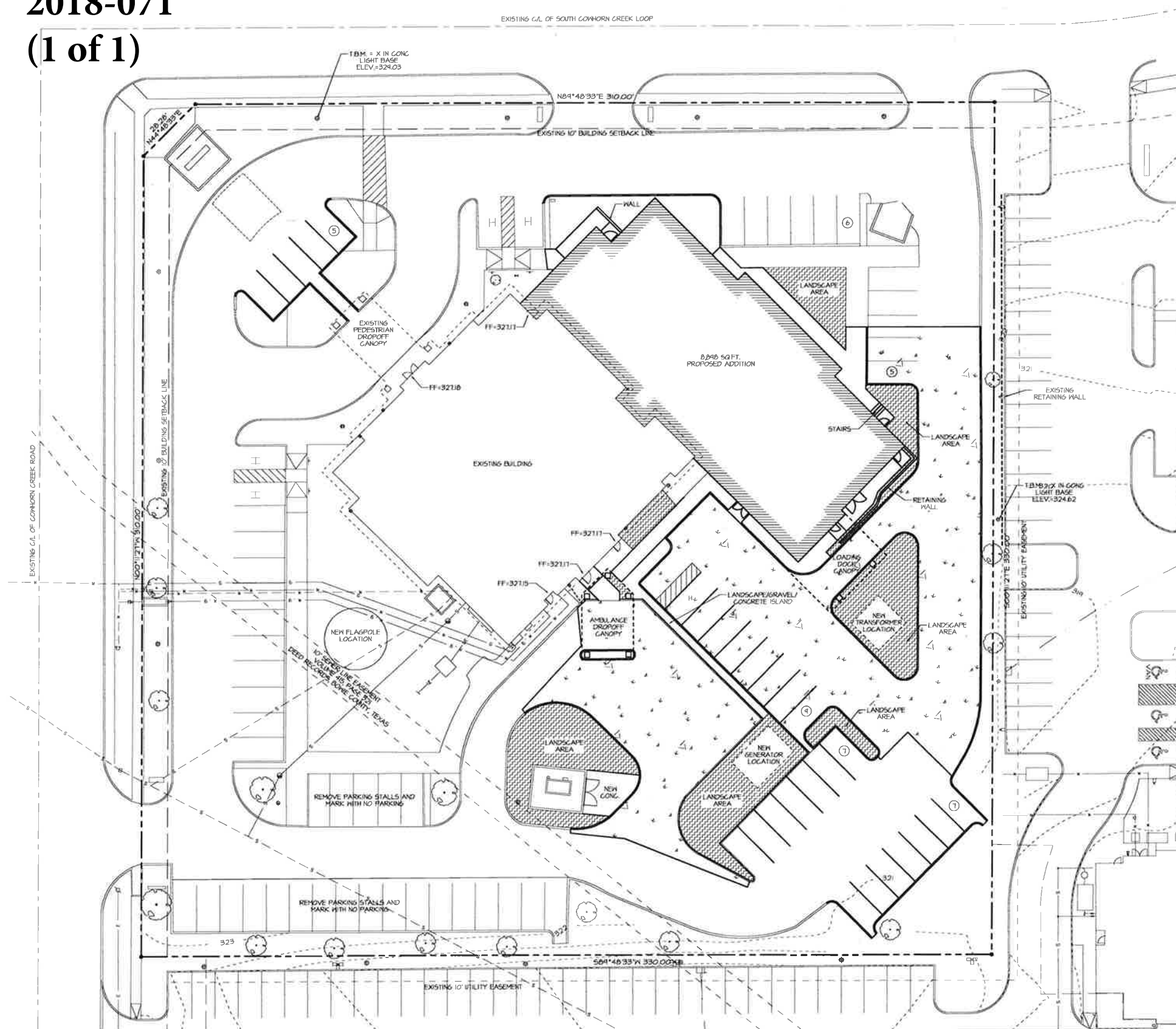
Scale: 1" = 20'

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

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

2018-071
(1 of 1)

EXHIBIT 'A'



OFF STREET PARKING CALCULATIONS

CITY OF TEXARKANA

SPACES

	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

GRAPHIC SCALE 1"=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:

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

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

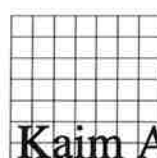
Texarkana Hospital Conversion

Texarkana, Texas

C3.0

5/18/18

Packet Pg. 421



Kaim Associates, Inc.
Architecture • Project Management

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

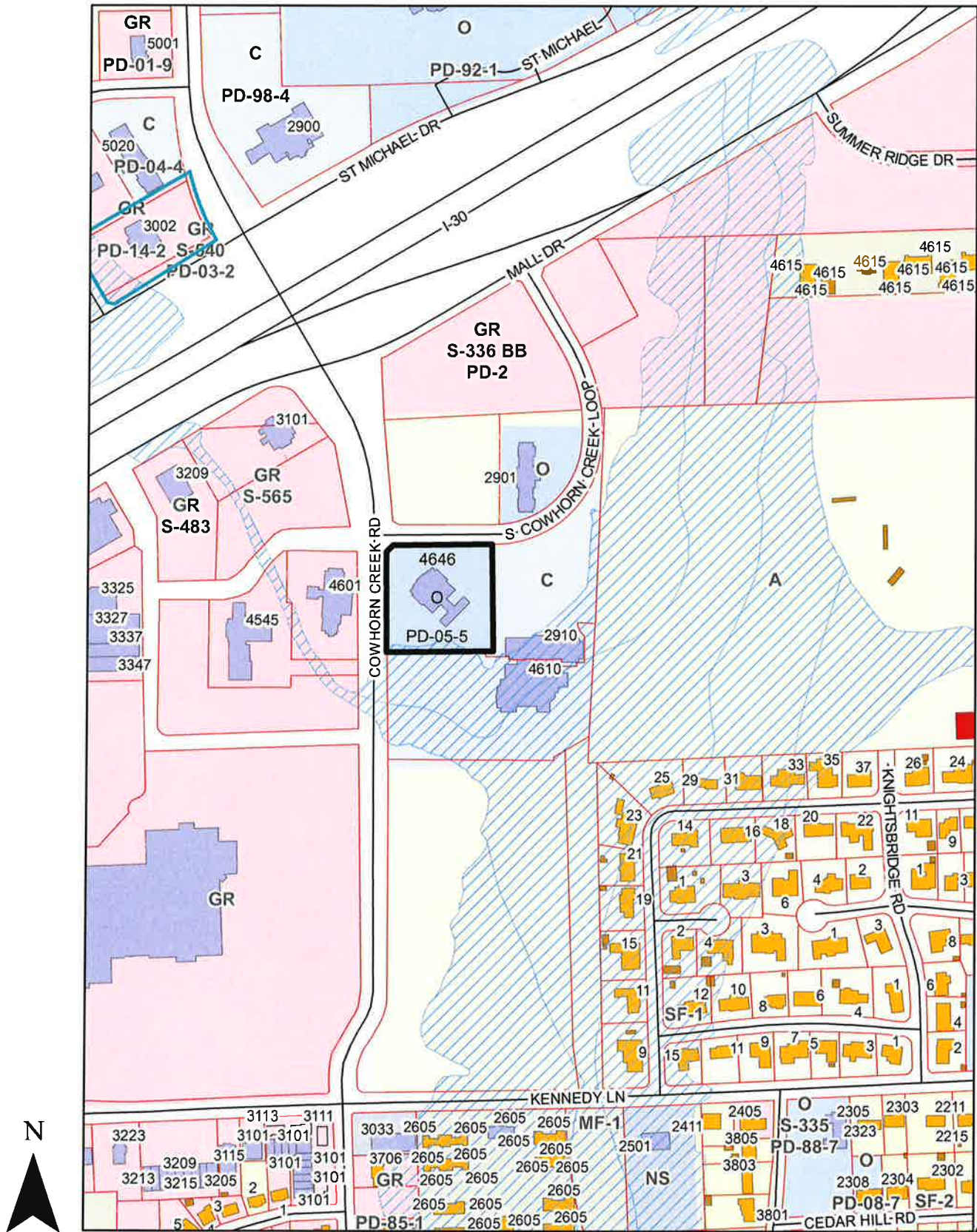
SITE PLAN

Scale: 1" = 20'

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

4646 Cowhorn Creek Rd.

Department of Planning and Community Development



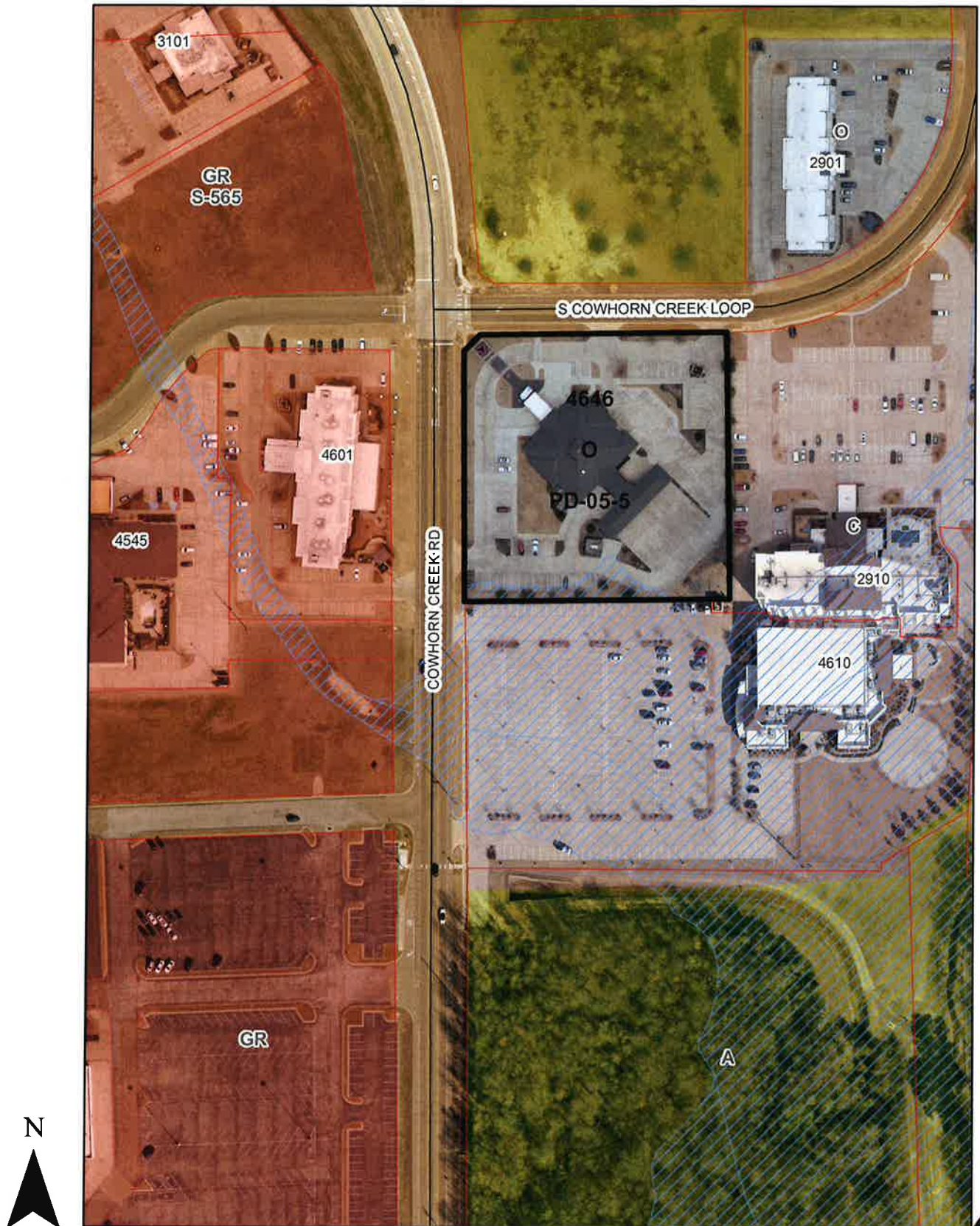
1:5,000



Attachment: 2018-071 ATTH 01 (maps) [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



1:2,000



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



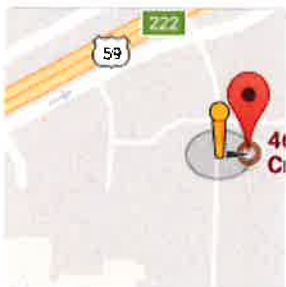
Google

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 \$277
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

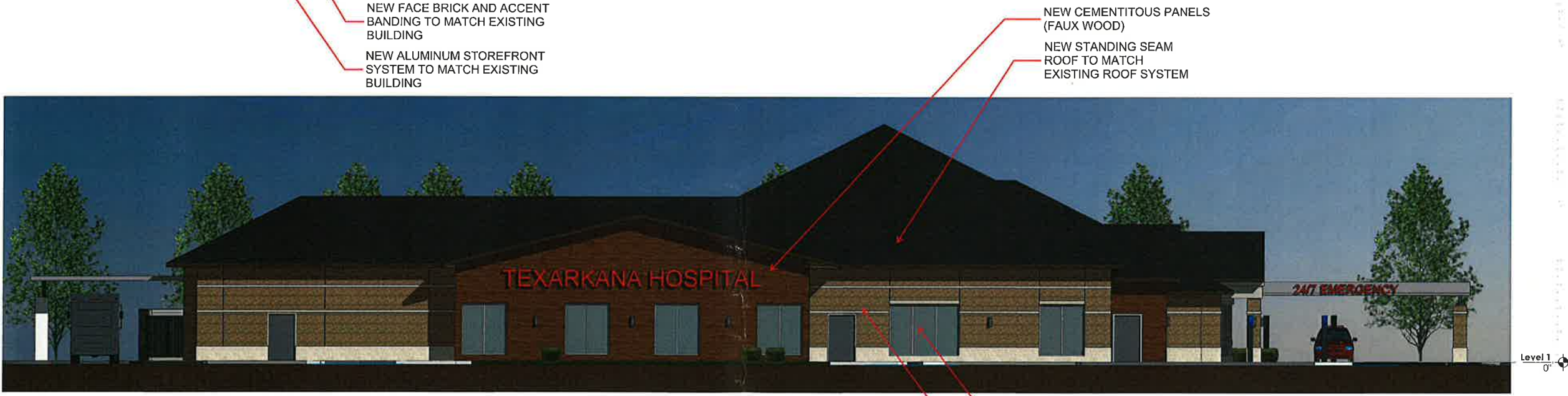
2018-071 ATTH 03
(2 of 2)

② NORTH ELEVATION
1/8" = 1'-0"



- NEW SPLIT-FACED CMU TO MATCH EXISTING BUILDING
- NEW FACE BRICK AND ACCENT BANDING TO MATCH EXISTING BUILDING
- NEW ALUMINUM STOREFRONT SYSTEM TO MATCH EXISTING BUILDING

① EAST ELEVATION
1/8" = 1'-0"



- NEW ALUMINUM STOREFRONT SYSTEM TO MATCH EXISTING BUILDING
- NEW FACE BRICK AND ACCENT BANDING TO MATCH EXISTING BUILDING



Kaim Associates, Inc.
Architecture • Project Management

Namer Kaim
TBAE 8277

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

PROPOSED ELEVATIONS

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

Texarkana Emergency Center, LLC

Texarkana Hospital Conversion

Texarkana, Texas

SD103 5/10/18

 **Kaim Associates, Inc.**
Architecture • Project Management

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

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

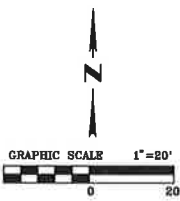
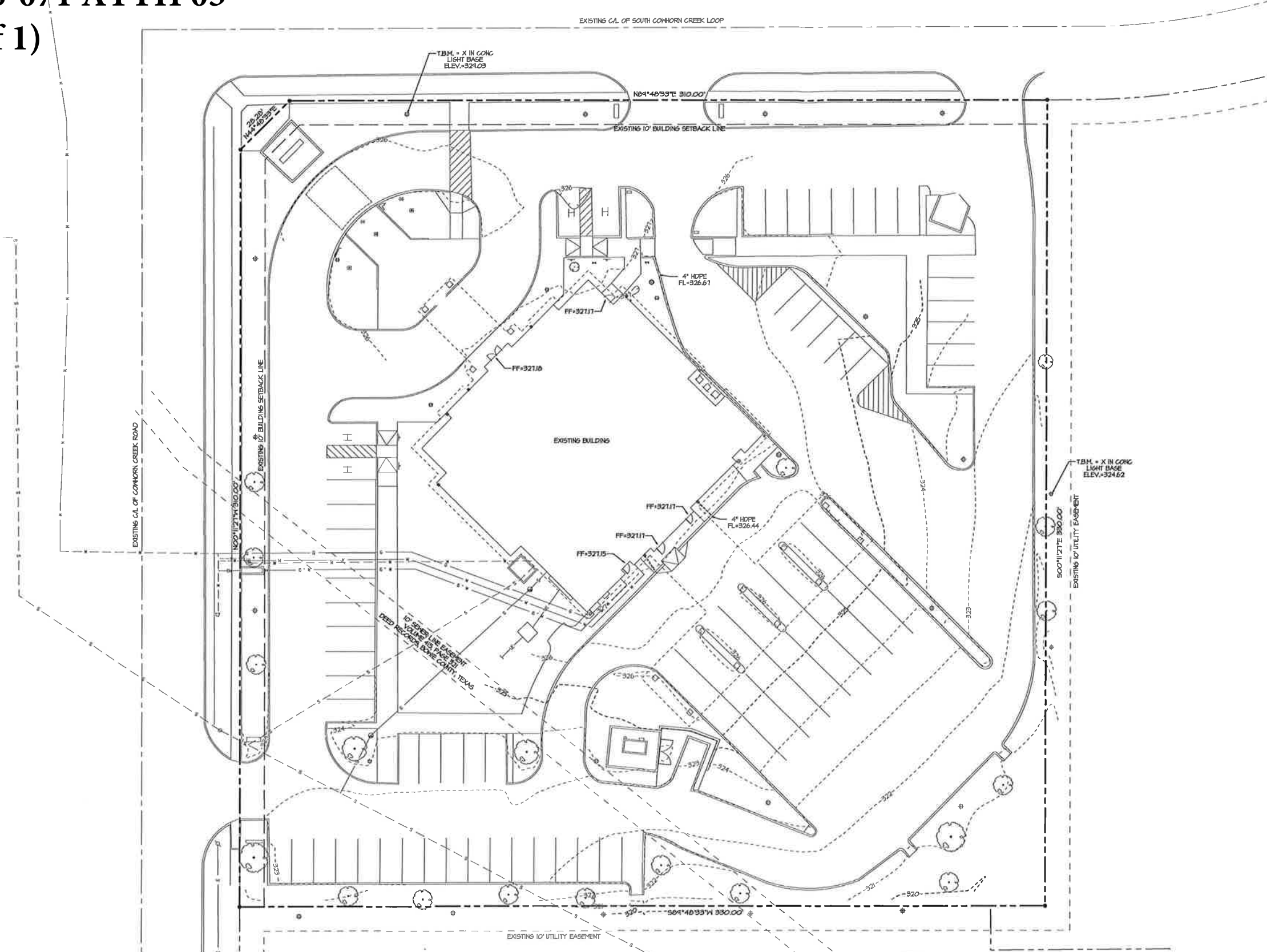
Texarkana, Texas

5/10/18

Packet Pg. 427



2018-071 ATTH 05 (1 of 1)



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

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.



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

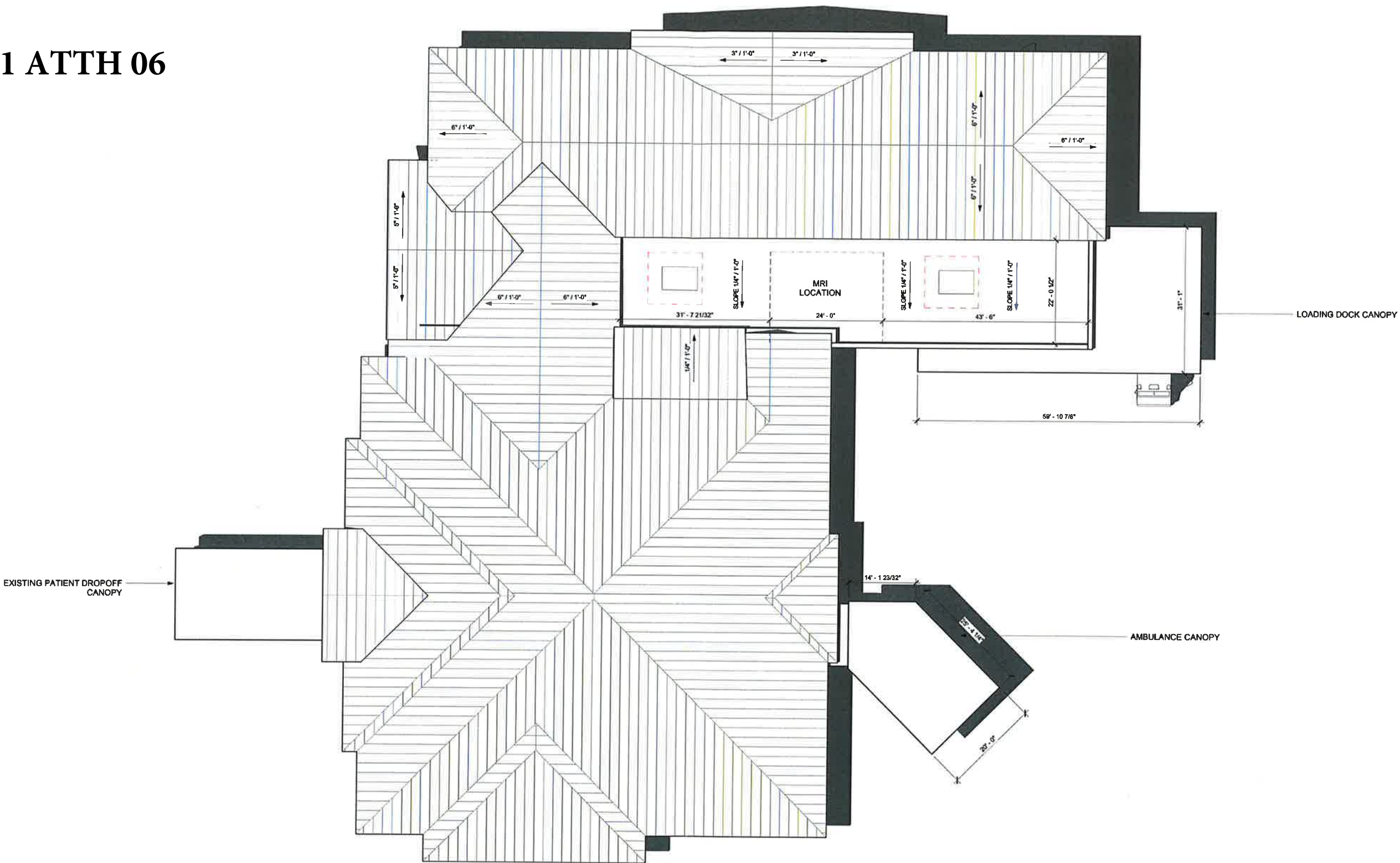
EXISTING CONDITIONS

Scale: 1" = 20'

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

C1.0 5/18/18

2018 - 071 ATTH 06
(1 of 1)



ROOF PLAN

Scale: 1" = 10'-0"

2018-071 ATTH 07

ORDINANCE NO. 2016-029

(1 of 2)

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**

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.

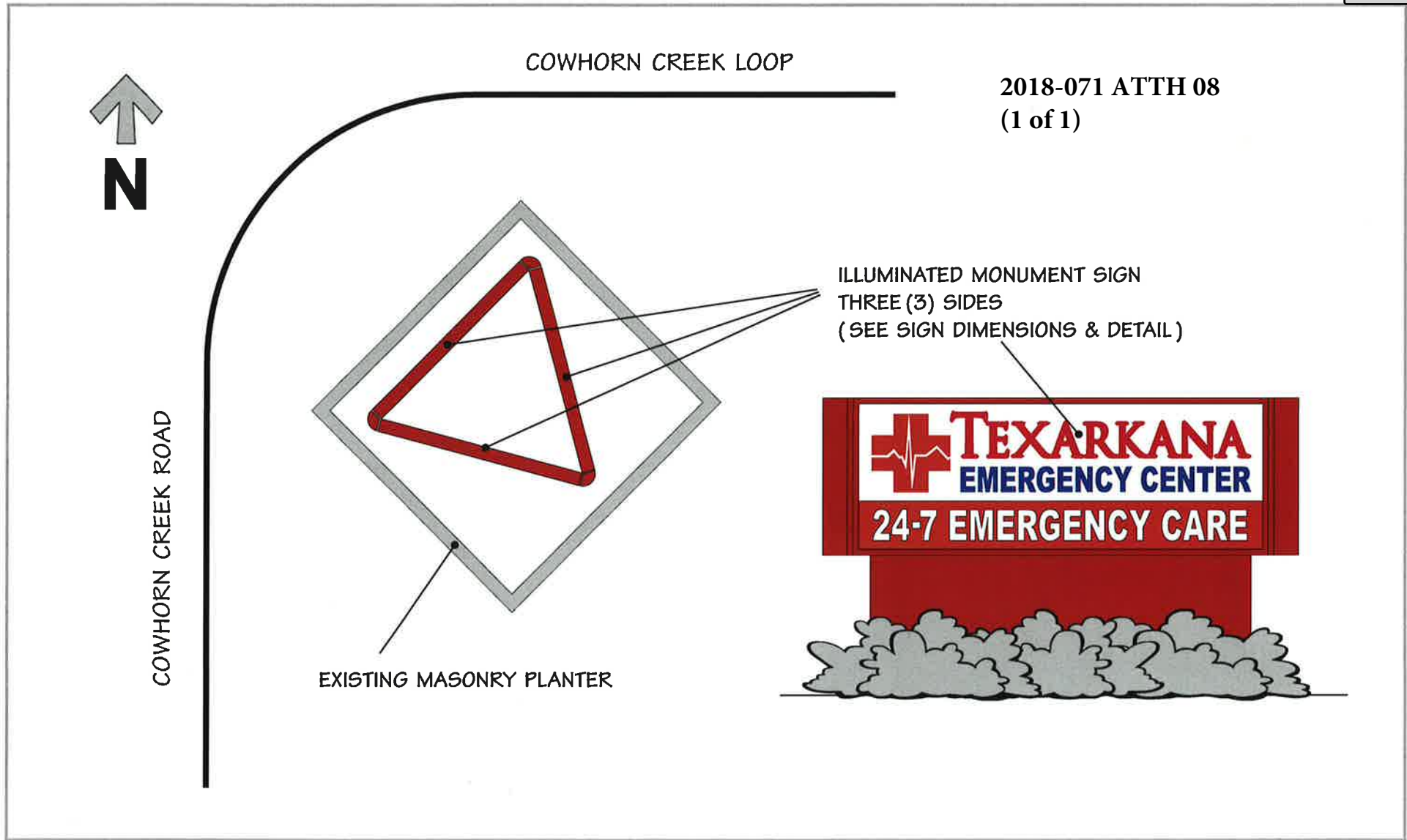
CEVMS no larger than 32 square feet in size will be allowed for all uses in the General Retail, Limited Commercial, Central Business, Commercial, Industrial-1, Industrial-2 and PD zoning districts.

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.



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

©2015 Sign Technologies, Inc.
Texarkana, Texas

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.

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 6/28/2018 5:08 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: 7/9/2018 **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

City of Texarkana, Texas

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

COMMENT PERIODS:

June 5 – July 5, 2018	2018-2022 Consolidated Plan/2018 Annual Action Plan
June 13 – July 13, 2018	Citizens Participation Plan
June 29 – July 28, 2018	Analysis of Impediments Fair Housing Plan

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 ATTH02 Draft Citizen Participation Plan July2018 REV (PDF)
- d. 2018-072 ATTH 03 Consolidated Plan Presentation (PDF)
- e. 2018-072 ATTH 04 Analysis of Impediments Fair Housing Plan 2018 Draft (PDF)
- f. 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	Kyle Dooley	Deputy City Manager
Review 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 of Texarkana, Texas

City Council
6:00 PM

Jennifer Evans

Meeting

Completed

06/11/2018

Meeting History

06/11/18 City Council MOVED FORWARD Next: 07/09/18

David Orr introduced Community Development Block Grant Consultant Paula Harper to brief this agenda item.

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, ANALYSIS OF IMPEDIMENTS FAIR HOUSING 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, Analysis of Impediments Fair Housing 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, Analysis of Impediments Fair Housing 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, Analysis of Impediments Fair Housing 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



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

2018-072 ATTH 01

Pages 1-146

DRAFT

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

Pages 1-146

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

Pages 1-146

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.

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

2018-072 ATTH 01

Pages 1-146

DRAFT

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.

Pages 1-146

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.

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

	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

2018-072 ATTH 01

Pages 1-146

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

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

	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

	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

	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

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

2018-072 ATTH 01

Pages 1-146

DRAFT

Consolidated Plan

TEXARKANA, TEXAS

18

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(I))

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):

Pages 1-146

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.

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.

Pages 1-146

- 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.

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	

2018-072 ATTH 01

Pages 1-146

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	

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

2018-072 ATTH 01

Pages 1-146

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.

DRAFT

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

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

	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 2009-2013 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	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 2009-2013 CHAS
Source:

Pages 1-146

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 2009-2013 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	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 2009-2013 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	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 2009-2013 CHAS
Source:

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

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

Pages 1-146

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

Pages 1-146

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:

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.

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%

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 2009-2013 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,120	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 2009-2013 CHAS
Source:

*The four housing problems are:

Pages 1-146

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.

Pages 1-146

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.

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

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 2009-2013 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	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 2009-2013 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	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 2009-2013 CHAS
Source:

*The four severe housing problems are:

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

Discussion

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

2018-072 ATTH 01

Pages 1-146

the Whites had a severe housing problem as opposed to 5% of the African Americans, and none of the 120 Hispanics or four Asians.

DRAFT

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.

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 whole 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.

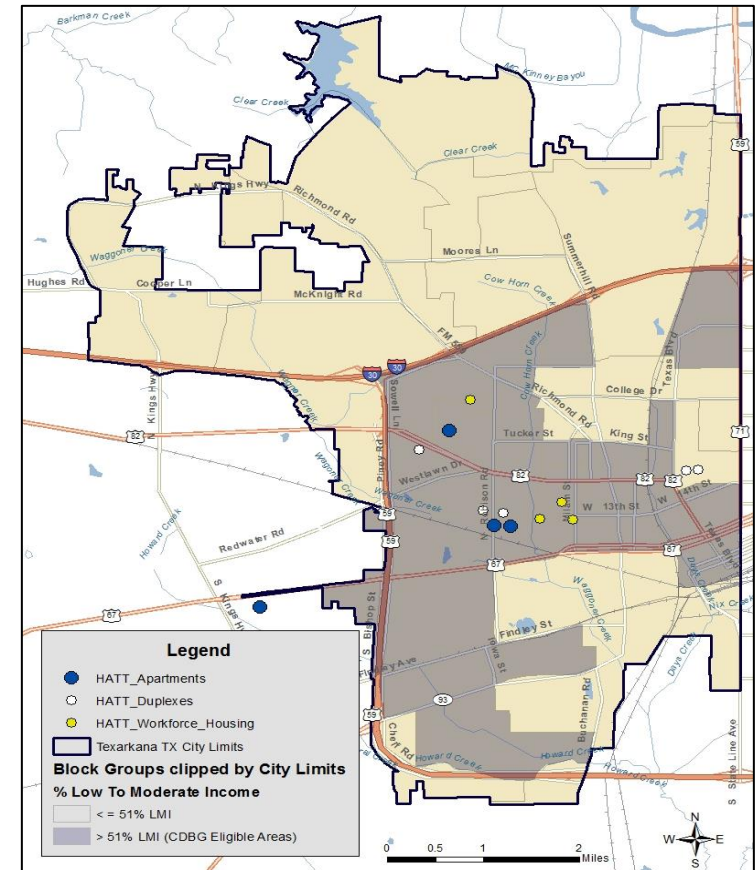
NA-35 Public Housing – 91.205(b)

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.



2018-072 ATTH 01

Pages 1-146

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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

Consolidated Plan

TEXARKANA, TEXAS

46

2018-072 ATTH 01

Pages 1-146

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	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

Consolidated Plan

TEXARKANA, TEXAS

47

2018-072 ATTH 01

Pages 1-146

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
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

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	4	2	0	2	0	0	0
Not Hispanic	0	0	382	393	0	393	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

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.

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.

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.

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.

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.

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.

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.

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.

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

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.

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.

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

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,

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.

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.

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

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.

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

	Certificate	Mod-Rehab	Public Housing	Program Type					
				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)

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.

- 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.

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.

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

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.

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

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 carries 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.

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)

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		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	760	107	925

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
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.

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 has 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 logic 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.

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.

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.

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.

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 Fair 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?

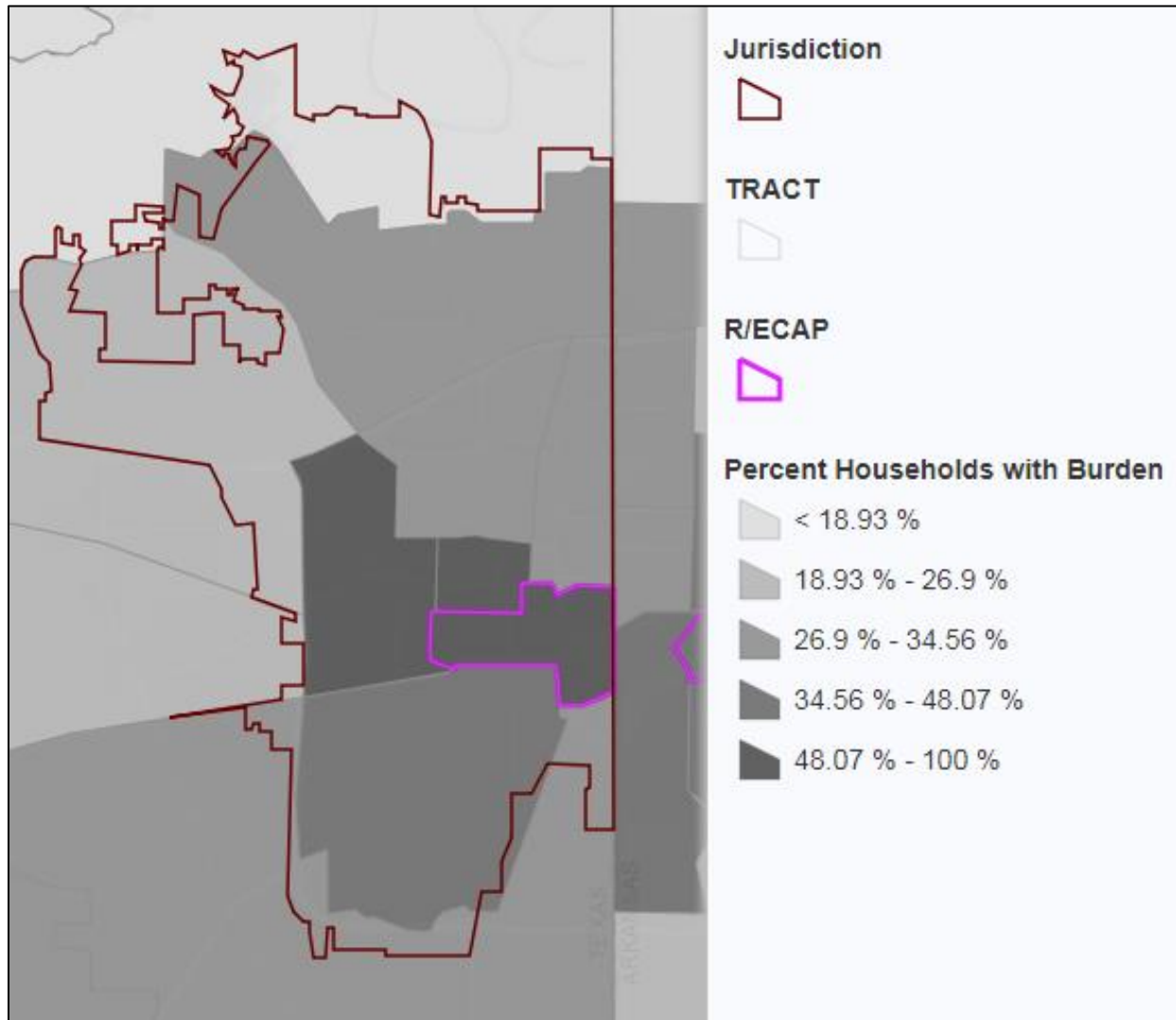
The Beverly and Rosehill neighborhoods have the majority of the vacant units that are off-market – not for rent or sale, not rented/sold but not yet occupied, not for seasonal or migrant use. These are units that have been abandoned, with many too deteriorated to make rehabilitation an option. Like neighborhoods 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 Fair 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.

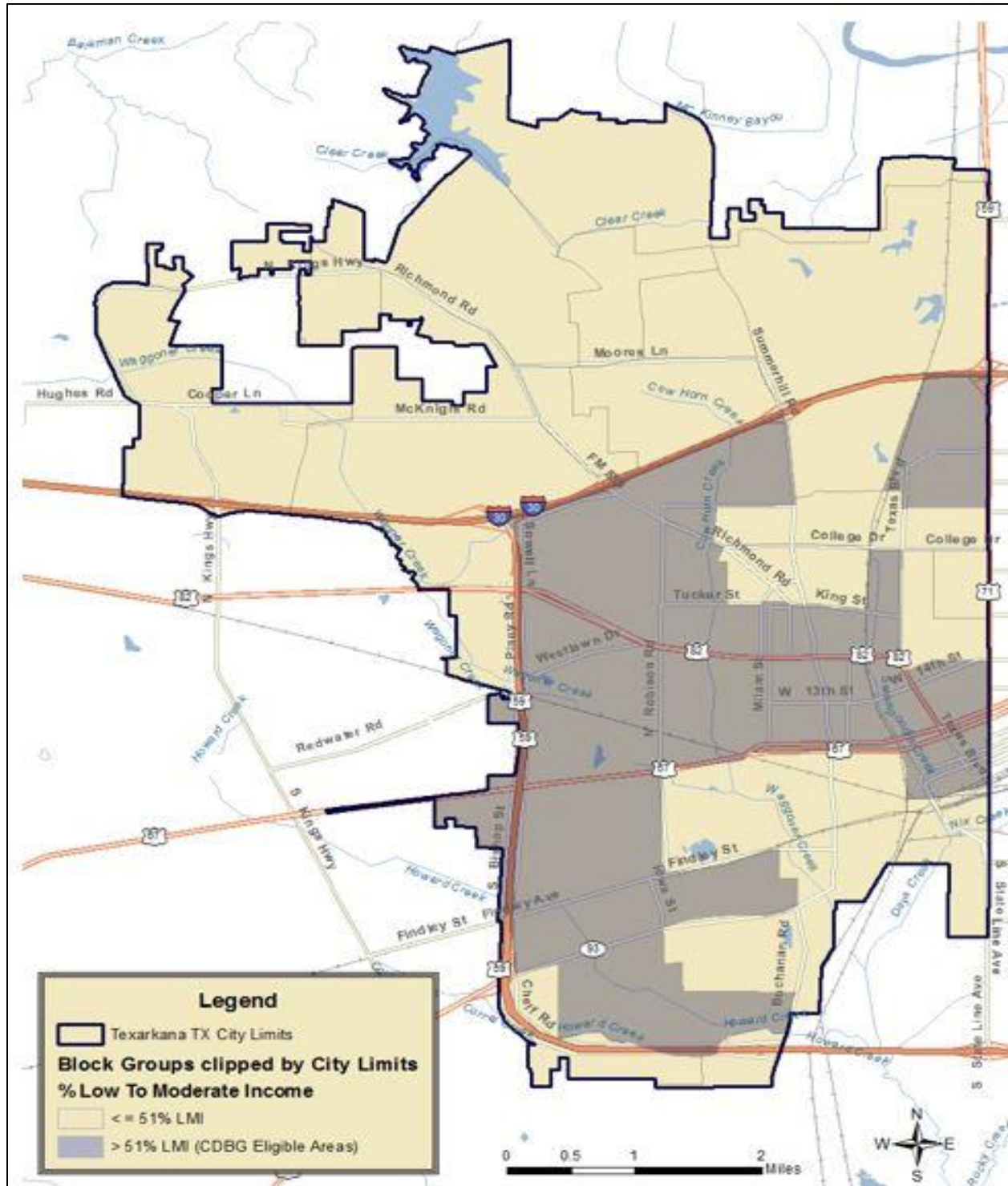
Are there other strategic opportunities in any of these areas?

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.

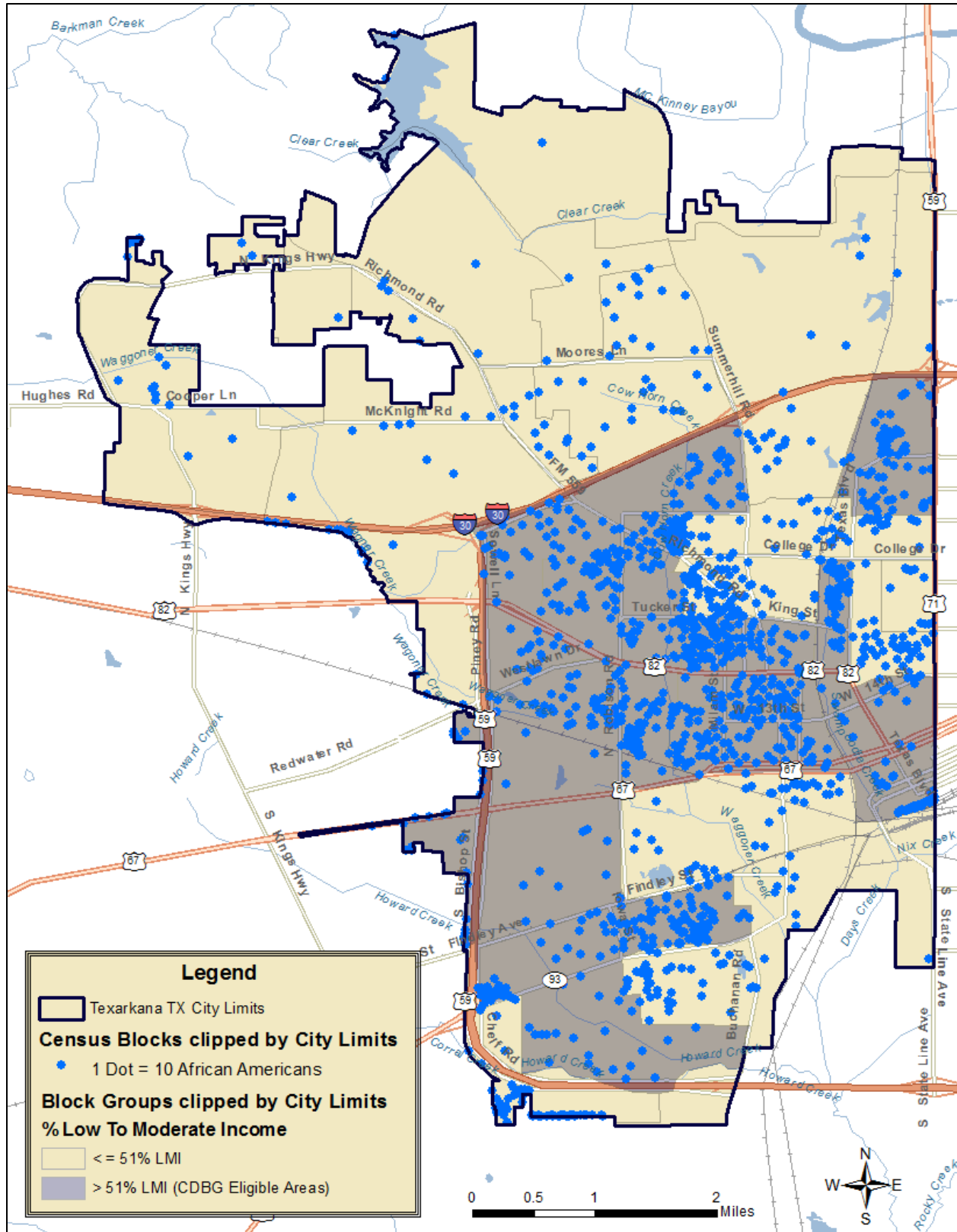


Map 1 – Areas with High Concentration of Housing Problems (from HUD’s AFFH-Tool)

Map 2 – Areas Majority Low-Mod Income

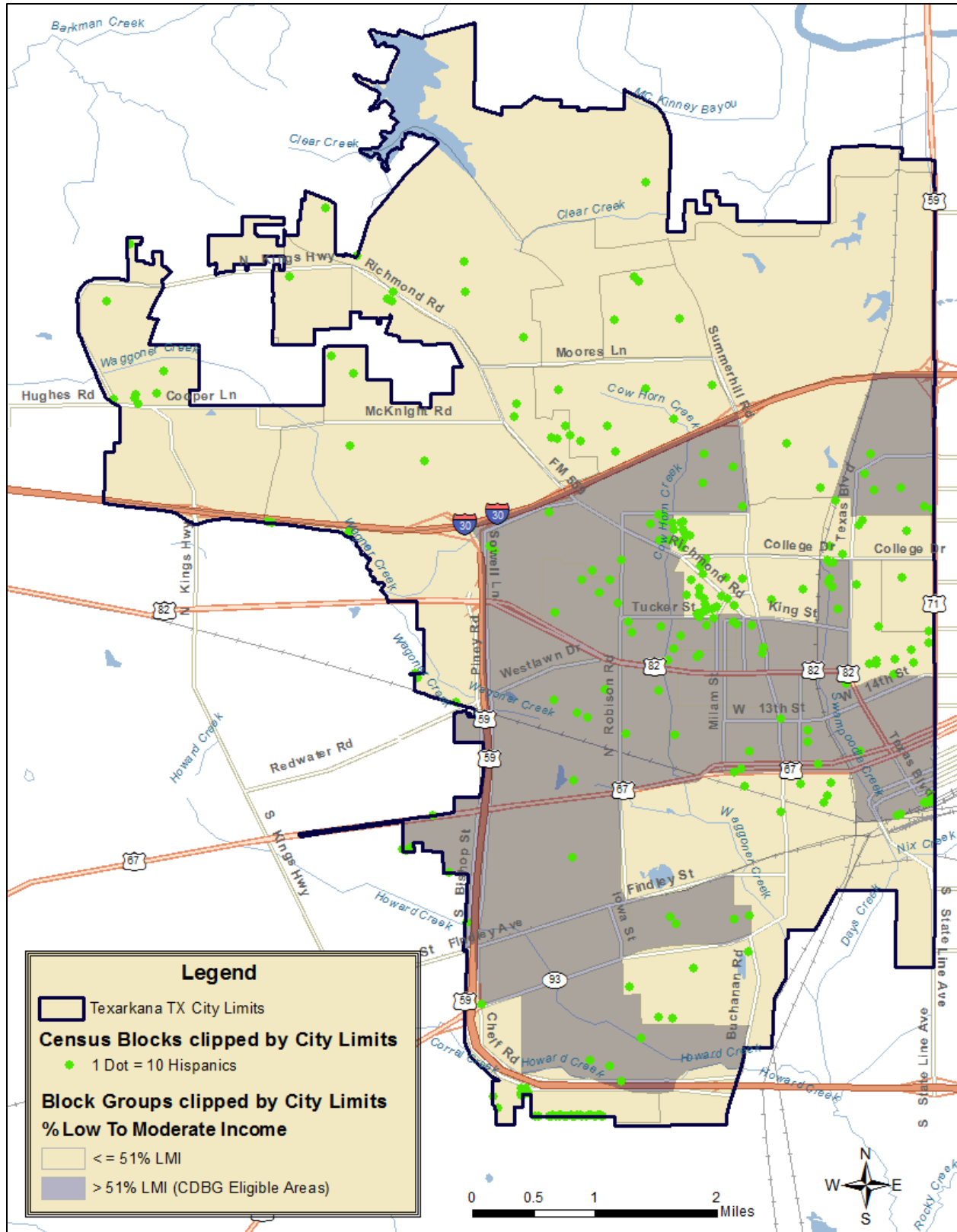


Map 2 – Areas Majority Low-Mod Income



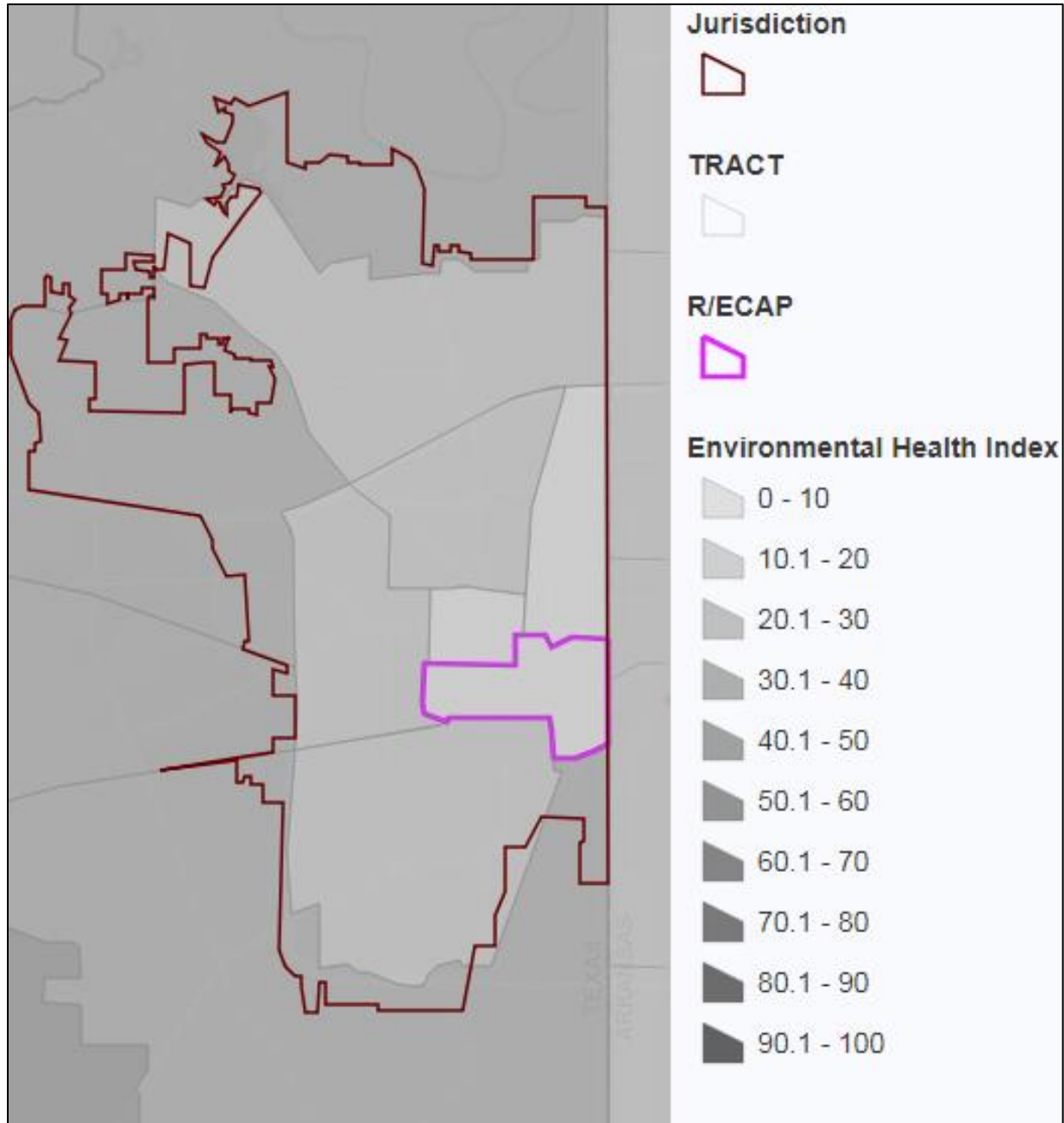
Map 3 – Location of African American Population





Map 5 – Location of Hispanic/Latino Population





Map 7 – Environmental Health Index (from AFFH-T) – the lighter the shades represent a higher degree of environmental health issues

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.

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.

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.

	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.

	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 is 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:	

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 vibrant 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.

	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.

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.

	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

	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

	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

	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

	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

	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 received 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.

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

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

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.

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

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.

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

				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.

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.

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

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 carries 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.

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 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.

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 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 of 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.

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.

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.

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.

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

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 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.

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

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.

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.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Texarkana will undertake activities that 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.

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

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

	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

	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.

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 are 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.

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

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.

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

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 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,

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.

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 carries 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 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.

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.

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.

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
---	---

City of Texarkana, Texas Citizen Participation Plan

(DRAFT)



CITY OF TEXARKANA, TEXAS
CITIZEN PARTICIPATION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

(DRAFT)

TABLE OF CONTENTS

	<u>PAGE NO.</u>
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM	1
EXECUTIVE SUMMARY	2
Section 1. INTRODUCTION	4
Section 2. SCOPE OF PARTICIPATION	4
Section 3. CITIZEN PARTICIPATION	5
Section 4. TECHNICAL ASSISTANCE	5
Section 5. PUBLIC HEARINGS	6
Section 6. PROGRAM INFORMATION	9
Section 7. PROCEDURES FOR COMMENTS, OBJECTIONS AND COMPLAINTS	10
Section 8. AMENDMENTS	11
Section 9. AUTHORITY	11

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.

**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: Planning and Community Development Department, 220 Texas Boulevard, Texarkana, Texas, 75501, 903-798-3900, or writing the Department 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 Planning and Community Development Department, 220 Texas Boulevard, 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 may publish in the Texarkana daily newspaper, on the City's website and post in public places a public notice prior to public hearings indicating dates, times, places, and procedures of each meeting or public 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 Planning and Community Development at (903) 798-3900 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 Planning and Community Development at (903) 798-3900. Written comments should be mailed to the Department of Planning and Community Development, 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 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) The Citizens' Participation Plan draft will be made available for citizen comment for thirty days prior to the adoption of revisions or amendments;
- b) The thirty-day comment period will be published prior to the opening of the period;
- c) 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;
- d) The City will make the Citizens' Participation Plan available to persons with disabilities or non-English speaking in an accessible format upon request; and
- e) 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

The Department of Planning and Community Development (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 903-798-3900 during regular business hours. All questions concerning citizen participation in the community development process should be addressed to the Planning and Community Development Department. The Department 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 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 Department.

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).

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 Plan 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.

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 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 substantial amendments which require HUD approval.

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 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.

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 Department 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 Planning and Community Development. Information from the project files shall be made available for examination on request during regular business hours. CDBG program information and materials concerning specific CDBG projects will be available 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

Reallocations of more than \$50,000 in CDBG funds will be submitted to the Council for approval by resolution. Any change of more than \$50,000 in the CDBG budget allocations for a particular grant year will constitute a "substantial amendment" to the CDBG Program. Changes less than \$50,000 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 \$50,000 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 \$50,000 of the entitlement amount approved for the affected program year;

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 in advance.

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 twenty (20) 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, 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 Planning and Community Development, 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 Plan. It shall be the policy of the City to periodically review and discuss the effectiveness of this 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 and 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.



CITY OF

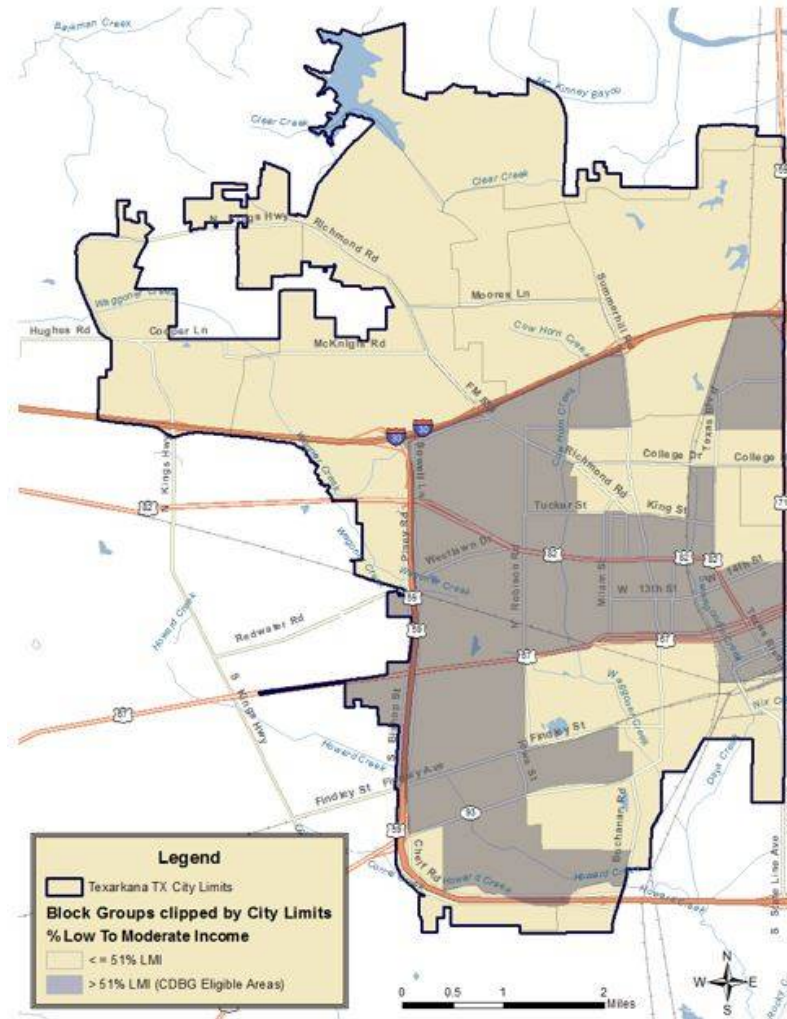
TEXARKANA
TEXAS

2018-072 ATTH 03

2018-2022 Consolidated Plan, 5-Year Strategic Plan & Annual Action Plan Community Development Block Grant

Planning & Community Development
June 11, 2018

Low Moderate Areas



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)



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



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



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



Citizen Participation

- Focus Groups
 - Homeless Providers
 - Service Providers
 - Hispanic Residents
- Interviews with City staff and selected agencies
- Advertising
 - Texarkana Gazette
 - Amigo News
 - City Website
 - Flyers

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)



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)



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





City of Texarkana, Texas

Analysis of Impediments to Fair Housing Choice

July 2018

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
INTRODUCTION TO FAIR HOUSING AND THE FAIR HOUSING PLAN	28
History and Intent of the Fair Housing Act	28
Discriminatory Actions	35
Texas Fair Housing Act	42
Local Compliance and Ordinances	42
COMMUNITY INVOLVEMENT	43
Survey	43
Public Meetings	43
Groups Consulted	44
ASSESSMENT OF PAST GOALS AND ACTIONS	44
ASSESSMENT OF FAIR HOUSING	52
General Demographics	52
Diversity, Segregation and Integration	56
Disproportionate Housing Needs	62
R/ECAP	69
Housing Market	70
Rental Market	72
Owner Market	77
Home Mortgage Disclosure Act Data Analysis	89
Non-Housing Financial Industry Market	106
Access to Opportunity	107
Opportunity Indicators	107
Other Indicators & Proximity to Amenities	111
Public Safety	114
School Data and School Proficiency	119

Legislative and Regulatory Assessment.....	120
IMPEDIMENTS AND ACTION STEPS.....	121
Demographic Impediments and Action Steps.....	121
Public Non-Housing Impediments & Action Steps	123
Housing Impediments and Action Steps	127

DRAFT

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) requires that all plans submitted for funding include a certification to affirmatively further fair housing. During the 5-year Consolidated Planning process, CDBG entitlement jurisdictions, such as Texarkana, Texas, must undertake the development of a Fair Housing Plan (FHP) to be a framework for monitoring the activities to take place in affirmatively furthering fair housing. The jurisdictions are required to:

- Examine and attempt to alleviate housing discrimination within their jurisdiction;
- Promote fair housing choice for all persons;
- Provide opportunities for all persons and neighborhoods to receive the same level of services and amenities throughout the jurisdiction;
- Promote housing that is accessible to persons with disabilities; and
- Comply with all federal laws and requirements regarding fair housing and non-discrimination.

In order to develop a Fair Housing Plan, the jurisdiction must analyze impediments to fair housing and assess the degree to which the City is affirmatively furthering fair housing choice. This involves assessing the housing and living environment concerns of the entire community, particularly the protected classes.

This document includes the Assessment of Fair Housing and the Fair Housing Plan for Texarkana, Texas and consists of the following:

1. Community involvement in developing the plan
2. Current assessment of fair housing
3. Fair housing priorities, goals, plan and action steps
4. Assessment of past actions

Municipalities must ensure that their ordinances, policies and procedures are not only non-discriminatory, but also affirmatively further fair housing choice to the greatest extent possible. Municipalities receiving HUD funding must have a Fair Housing Officer (FHO) assigned and are encouraged to have a local fair housing ordinance. The Fair Housing Officer should be charged with enforcing the local fair housing ordinance and assisting residents in filing fair housing complaints with HUD.

The City of Texarkana, Texas has a comprehensive fair housing ordinance which complements the Fair Housing Act and Texas Fair Housing Act and provides for fines for violators. As part of the ordinance, the City has a Fair Housing Administrator who accepts complaints about fair housing violations and assists complainants in filing with HUD and/or the State of Texas. The

Fair Housing Administrator also is responsible for maintaining a record of impediments and corrective actions taken.

Community Involvement

The City provided a fair housing survey in English and Spanish for residents and other interested parties to complete. The surveys requested information on incidences and perceptions of discrimination in Texarkana, Texas. In addition, as part of the Consolidated Planning Process, the City has provided another planning survey that includes questions about the community and housing needs in Texarkana, including more questions about fair housing. Both surveys were available on-line as well as paper copies available at City Hall, the public library and community service agencies. Public notices for the surveys included links to on-line access and physical locations for acquiring paper copies. Copies of the fair housing survey are included in the attachments and results are included in the body of the Fair Housing Plan.

In addition, the City conducted three public hearings/meetings for the Consolidated Planning Process and Fair Housing Planning Process on April 11th, May 22nd and July 9th. During all annual public hearings for the CDBG program, fair housing is a topic for educational purposes and to elicit input from the attendees.

The City also contacted a number of agencies, organizations, and stakeholders in the development of both the Fair Housing Plan and Consolidated Plan. Those contacted and the results are in the body of the Fair Housing Plan. A summary of the survey, public comments, and stakeholder responses are included as an attachment in the Consolidated Plan.

Assessment of Past Goals and Actions

During the previous Fair Housing Plan process, the City developed a list of impediments and planned remedies. Below is the steps that have been taken to address the impediments:

Banking, Finance, Insurance and Other Industry Related Impediment: Low number of loan applications for minorities and low origination rates for minority applicants.

1. Continue to increase their homebuyer outreach and education, and credit counseling efforts in order to increase the number of minorities who apply and qualify for mortgage loans.
 - a. **Actions Taken: The City of Texarkana, Texas participates in events throughout the year to increase outreach and education such as the Rosehill Community Celebration for Fair Housing Month and communicates with the Beverly Neighborhood. During the Consolidated Plan process, staff met with Latino neighborhood individuals and families. Also, the City created a One-Stop Shop for Housing Programs for increased accessibility and to avoid public confusion.**
2. Encourage financial institutions and mortgage companies to expand their homebuyer support services

- a. **Actions Taken: BancorpSouth Quarterly Community Advisory Council Meetings were formed to expand homebuyer support services and agency participation. Meetings are held the 3rd Tuesday every 3 months. Staff periodically reaches out to HATT staff and local banking representatives to educate them on available housing programs.**
- 3. Initiate this recommendation by discussing findings in this study relative to the HMDA data with lending institutions and ask them to develop strategies to improve the success rate among loan applications submitted by minority applicants.
 - a. **Actions Taken: BancorpSouth Quarterly Community Advisory Council Meetings were formed to develop strategies to improve minority homeowner success rates. Meetings are held the 3rd Tuesday every 3 months. Staff periodically reaches out to HATT staff and local banking representatives to educate them on available housing programs.**
- 4. Initiate adoption of financial literacy in schools and colleges using National Endowment for Financial Education (NEFE) funding.
 - a. **Actions Taken: During the BancorpSouth Quarterly Community Advisory Council Meetings financial tools have been discussed and information disseminated regarding financial literacy. The City uses the FHLB Money Smart program for schools and non-profit education events.**

Banking, Finance, Insurance and Other Industry Related Impediment: Predatory lending and other industry practices.

- 1. Encourage lending institutions to insure that banking services are extended to all areas, particularly areas within low-income census tracts, and to provide greater outreach.
 - a. **Actions Taken: During the BancorpSouth Quarterly Community Advisory Council Meetings focus is given to extending banking services to low income census tracts. Recently, an electronic in-person ATM was installed at 7th & Texas Blvd (CDBG Census 105) as an example.**
- 2. Encourage lenders to tailor products to better accommodate the past financial deficiencies of low income applicants with credit issues.
 - a. **Actions Taken: BancorpSouth Quarterly Community Advisory Council Meetings were formed to expand services for past deficiencies and specifically credit counseling through the Housing Authority Free Homeownership Classes. Homeownership Classes are required for the City's Homebuyer Assistance Program.**
- 3. Evaluate legislation or regulations that limit interest rates at the local and state level to combat this problem as well.

- a. **Actions Taken: BancorpSouth Quarterly Community Advisory Council Meetings were formed to evaluate state and local policy that limits interest rates. Meetings are held the 3rd Tuesday every 3 months.**
- 4. Encourage the local entities to consider establishing a consumer hot line for receiving complaints and concerns relative to industry practices cited.
 - a. **Actions Taken: BancorpSouth Quarterly Community Advisory Council Meetings were formed to discuss consumer hotlines locally. Currently the City recommends the Texas Attorney General's Consumer Protection Hotline: 1(800) 621-0508**
 - b. **Actions taken: The City also keeps paper copies of the Texas Consumer Complaint Form in English and Spanish in the office for citizens to use.**

Socio-Economic Impediment: Disparate impact of poverty, high unemployment, lowers incomes and educational attainment on minority populations impacting fair housing choice, affordability and sustainability.

- 1. Continue to work on expanding job opportunities through the recruitment of corporations, the provision of incentives for local corporations seeking expansion opportunities, and other activities aimed at reducing unemployment and expanding the base of higher income jobs.
 - a. **Actions Taken: The City has funded Harte Hanks with \$900,000 in incentives to attract more than 1,350 jobs and \$10 million in payroll into the Rosehill community. This area is within the CDBG Census tract and a designated revitalization area.**
- 2. Emphasize recruitment for jobs that best mirror the job skills and education levels of those populations most in need of jobs, i.e. high school education, GED's and in some instances, community college or technical training.
 - a. **Actions Taken: The City has funded Harte Hanks with \$900,000 in incentives to attract more than 1,350 jobs and \$10 million in payroll into the Rosehill community. This area is within the CDBG Census tract and a designated revitalization area.**
 - b. **Actions Taken: The City's incentive package is for education and leadership training through Texarkana Community College.**
- 3. Increase the GED, high school graduation, technical training, and college matriculation rates among residents.

- a. **Actions Taken:** The City has funded Harte Hanks with \$900,000 in incentives to attract more than 1,350 jobs and \$10 million in payroll into the Rosehill community. This area is within the CDBG Census tract and a designated revitalization area. The City's incentive package is for education and leadership training through Texarkana Community College.
- 4. Become more active in supporting recruiting industries that match the demographics of the populations experiencing high unemployment, as a means of decreasing poverty rates, and increasing incomes and home ownership rates.
 - a. **Actions Taken:** The City has funded Harte Hanks with \$900,000 in incentives to attract more than 1,350 jobs and \$10 million in payroll into the Rosehill community. This area is within the CDBG Census tract and a designated revitalization area.
 - b. **Actions Taken:** The City's incentive package is for education and leadership training through Texarkana Community College.

Socio-Economic Impediment: High Poverty and lower incomes among minority populations and lack of access to healthy, affordable food choices.

- 1. Evaluate applying for 2012 USDA Food Desert and other related Grant funding.
 - a. **Actions Taken:** The City received the USDA FMPP Grant. The City received an award through the USDA Farmers' Market Promotion Program and created a Farmers Market downtown. The market is open two weekdays and every Saturday during the season. The market was extended in recent years into December to coordinate with the City's Christmas Parade. Vendors have been added each year it has been open and is going strong. The grant is known as the Texarkana Farm to Table Initiative.
 - b. **Actions Taken:** City created community gardens and rain water system on a vacant lot in the Beverly neighborhood that was a big hit with the residents and continues to help with ongoing maintenance as needed. Event was held at the garden to educate residents on planting, harvesting and using the produce in cooking and smoothies.
- 2. Address "Food Desert" areas. Suggested solutions include increasing the number of supermarkets, farmers' markets, and community gardens.
 - a. **Actions Taken:** Texarkana Farm to Table Initiative - The "Texarkana Farm to Table Initiative" includes a collaborative approach to expand local producer to consumer opportunities in low income neighborhoods throughout Texarkana, Texas. The plan involves expanding a young and growing farmers' market

through producer to consumer marketing and promotion activities targeting low income communities. The initiative also includes development of a new mobile farmers' market to extend locally grown produce access into identified neighborhood food deserts, expand community gardens for resident use and to increase urban farmer capacity. Finally, we aim to expand a farm to table training program that includes farmer/vendor led workshops related to urban farmer entrepreneurial skills, food preparation, value added processing, marketing and sales, healthy nutrition cooking series, direct marketing to local culinary arts programs and technical assistance. Our vision is to develop a healthy and vibrant farmers' market culture through this initiative.

- b. **Actions Taken:** City created community gardens and rain water system on a vacant lot in the Beverly neighborhood that was a big hit with the residents and continues to help with ongoing maintenance as needed. Event was held at the garden to educate residents on planting, harvesting and using the produce in cooking and smoothies.

Neighborhood Conditions Related Impediment: Limited resources to assist lower income, elderly and indigent homeowners maintain their homes and stability in neighborhoods.

1. The City of Texarkana, in conjunction with the Texarkana Housing Authority should evaluate applying for a 2012 HUD Choice Neighborhood Planning Grant.
 - a. **Actions Taken:** City was one of 69 National Endowment for the Arts Our Town Projects selected nationwide. The City of Texarkana, Texas received \$100,000 to support the Texarkana Perot Theatre Restoration and Art Park Project in the downtown CDBG Census track. The Perot Theatre Restoration and Art Park project in Texarkana, Texas engages leading design experts in development of a master plan for the downtown Texarkana Arts and Historic District. The master plan features adaptive re-use of a downtown block connecting the restored Perot Theater and the historic Regional Arts Building with an open air farmers market, outdoor stage, public art exhibition and green space. A public space master plan incorporating the surrounding blocks offers an excellent opportunity to improve livability and safety in the heart of Texarkana's Arts District. This project and downtown master plan will identify opportunities for affordable housing in the downtown area.
 - b. **Actions Taken:** Restoration projects are in progress for the Perot Theatre including interior upgrades, painting, carpet, stage curtains, sound equipment,

lighting equipment, wireless communication equipment, usher uniforms as well as a new outdoor PA sound system.

- c. **Actions Taken:** City has implemented a Housing Rehabilitation Assistance Program (HRA) to assist low mod homeowner with repairs to their home to address livability and safety issues. In 2018, four homes are currently being repaired with another six homes slated for rehabilitation later this year.
2. Create a comprehensive “transformation plan,” or road map, to transform public and/or assisted housing within a distressed community to create a “choice neighborhood”.
 - a. **Actions Taken:** Halff & Associates were hired to update the City’s Comprehensive Plan and as a part of the plan includes updates to neighborhood transformation plans in Rosehill, Beverly and Highland Park. Also, the downtown master plan will identify opportunities for affordable housing in the downtown area.
 - b. **Actions Taken:** City has been working with a developer for several years to revitalize a downtown historic building. The Grim Hotel will soon become Grim Lofts and offer over 90 units, of which 20 units will be affordable housing for low to moderate income persons/families. City secured a HUD Section 108 loan for \$1,429,000 and has committed those funds to the project along with EPA Brownfields funds of \$600,000 for environmental cleanup activities and also committed \$200,000 in housing funds. Plans to close in 2018 and begin construction sometime in 2019.
 - c. **Actions Taken:** City has implemented a Housing Rehabilitation Assistance Program (HRA) to assist low mod homeowner with repairs to their home to address livability and safety issues. In 2018, four homes are currently being repaired with another six homes slated for rehabilitation later this year.
3. Evaluate the feasibility of implementing a Centralized Program of Self-Help Initiatives based on volunteers providing housing assistance to designated elderly and indigent property owners and assist them in complying with municipal housing codes. Examples might include: "fix-up," "paint-up," or "clean-up" campaigns and "corporate repair projects", a “Youth Build” program with the local school district, organizing a “Compliance Store”, “Adopt-a-Block”, or creating Community Gardens as interim uses on select vacant lots.

- a. **Actions Taken:** The City of Texarkana, Texas participates in events throughout the year to increase outreach and education such as the Rosehill Community Celebration for Fair Housing Month and communicates with the Beverly Neighborhood. During the Consolidated Plan process, staff met with Latino neighborhood individuals and families. Created Adopt a Spot program partnership with Public Works Department.
- b. **Actions Taken:** City has coordinated and participated in neighborhood cleanups in current years. Participated in Texas A&M University at Texarkana's Big Event in 2018 in which students and city staff worked to paint and clean up the Beverly Community Center.
- c. **Actions Taken:** City partnered with Amachi Vision to reopen the Beverly Community Center. Amachi is currently rehabilitating the building to reopen and provide youth service programs for low mod families.
- d. **Actions Taken:** City created community gardens and rain water system on a vacant lot in the Beverly neighborhood that was a big hit with the residents and continues to help with ongoing maintenance as needed. Event was held at the garden to educate residents on planting, harvesting and using the produce in cooking and smoothies.
- e. **Actions Taken:** City received a HUD ESG Grant for a One Stop Shop for homeless and housing assistance.
- f. **Actions Taken:** The City utilizes the Texas 211 system for social services assistance and updated Texarkana's local social service information with Texas 211 operators.

Public Policy Related Impediment: Increased public awareness of fair housing rights and local fair housing legislation and local enforcement should be evaluated.

- 1. Continue increasing fair housing education and outreach in an effort to raise awareness and increase the effectiveness of its local fair housing ordinances.
 - a. **Actions Taken:** The City of Texarkana, Texas participates in events throughout the year to increase outreach and education such as the Rosehill Community Celebration for Fair Housing Month and communicates with the Beverly Neighborhood. During the Consolidated Plan process, staff met with Latino neighborhood individuals and families.

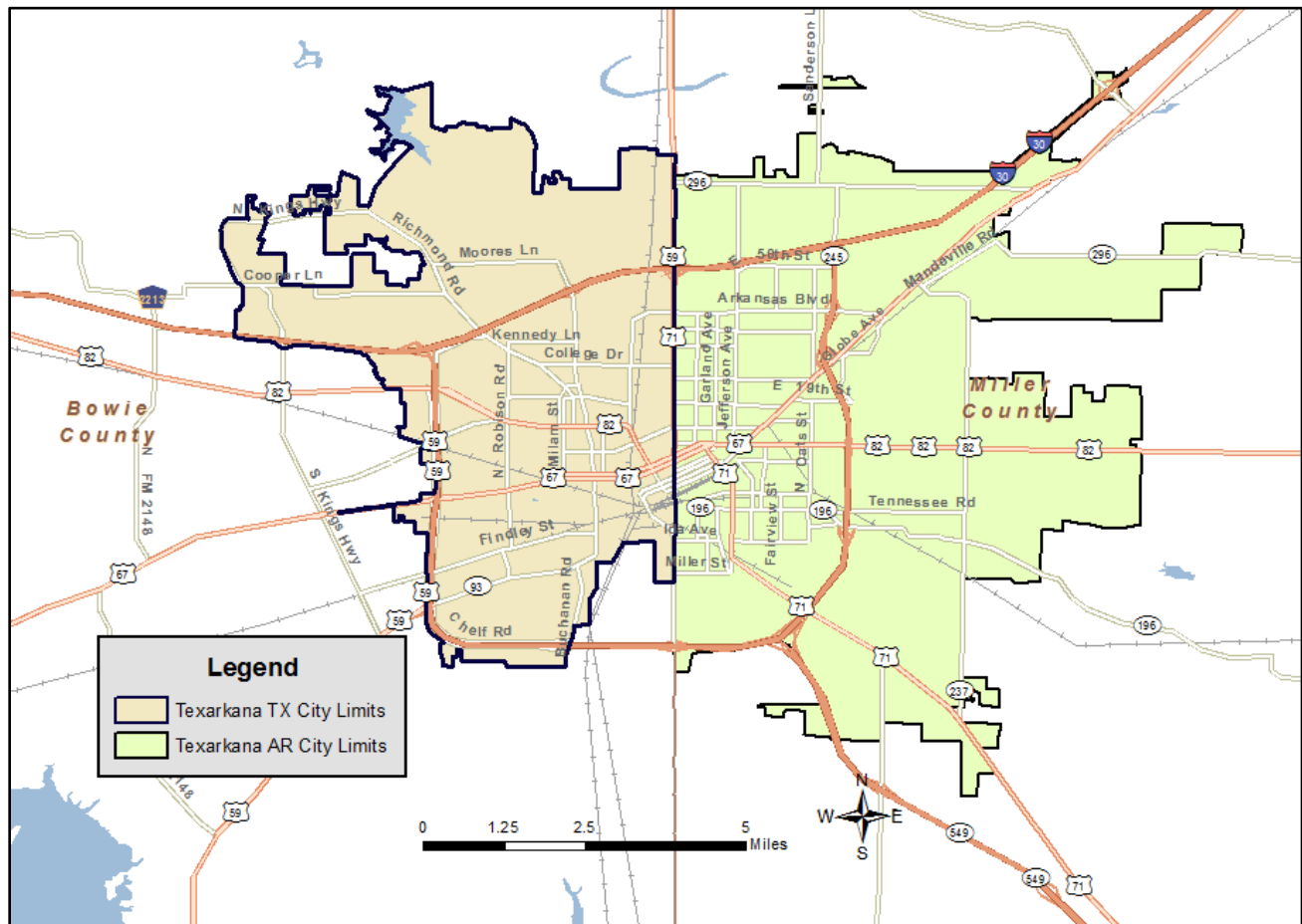
2. Consider providing local enforcement. The report does not recommend this action at this time assuming the State continues its' enforcement services in the local jurisdiction.
 - a. **Actions Taken: The City provides outreach posters and information locally regarding public awareness of fair housing rights and local fair housing enforcement. All cases are currently referred to HUD.**
3. Consider a regional approach to local enforcement, perhaps through a partnership of other local jurisdictions and the City of Texarkana, and a joint application for FHAP and FHIP funding being submitted to HUD.
 - a. **Actions Taken: The City of Texarkana, Texas participates in events throughout the year to increase outreach and education such as the Rosehill Community Celebration for Fair Housing Month and communicates with the Beverly Neighborhood. During the Consolidated Plan process, staff met with Latino neighborhood individuals and families.**
4. Continue to target fair housing education and outreach to the rapidly growing Hispanic and immigrant populations.
 - a. **Actions Taken: The City of Texarkana, Texas participates in events throughout the year to increase outreach and education such as the Rosehill Community Celebration for Fair Housing Month and communicates with the Beverly Neighborhood. During the Consolidated Plan process, staff met with Latino neighborhood individuals and families. This includes advertisement in Amigo News (Hispanic newspaper) and translated online text and print materials.**

Assessment of Fair Housing

The geographic coverage for this plan is the city limits of the City of Texarkana, Texas. Texarkana is located on the border between Texas and Arkansas, and though it is a single city, it is divided

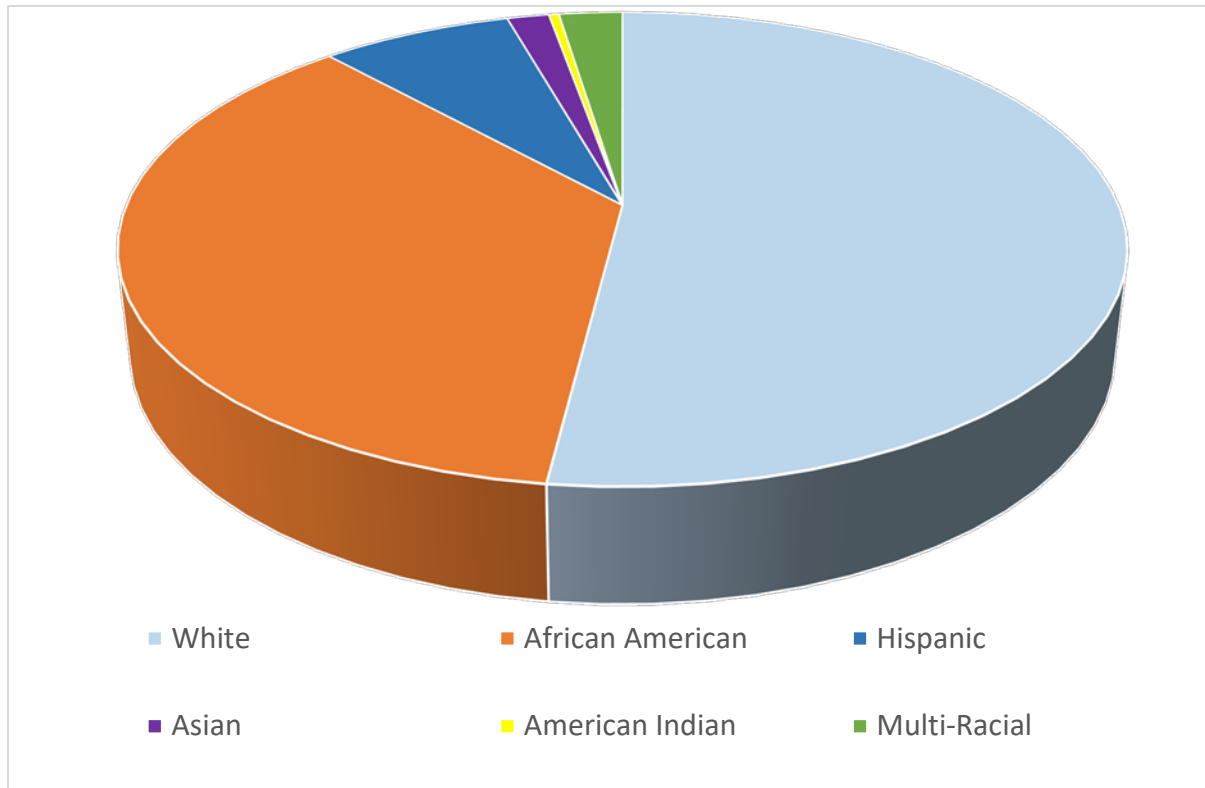
along Main Street for all financial and legal concerns. The Texas portion of Texarkana is located in the far northeast part of the state in Bowie County.

Map 1 – Texarkana TX and AR City Limits



The Census Bureau's American Community Survey's (ACS) 2012-2015 survey estimates Texarkana's total population as 67,215, with a Texarkana, Texas population of 37,088 up from 36,411 in the 2010 decennial census.

Figure 1 – Race and Ethnicity



There are many methods for calculating and displaying levels of diversity, segregation and integration in a community. One of the ways to show segregation, particularly trends of segregation, is by the use of a dissimilarity index. The dissimilarity index represents the extent to which the distribution of any two groups, such as racial or ethnic groups, differ across subareas of a community. HUD has provided tables detailing dissimilarity between non-Hispanic whites and minorities for 1990, 2000 and 2010. The Affirmatively Furthering Fair Housing Data Documentation from HUD explains the dissimilarity calculation and how the results are interpreted. The formula HUD has used for the index is:

$$D_j^{WB} = 100 * \frac{1}{2} \sum_{i=1}^N \left| \frac{W_i}{W_j} - \frac{B_i}{B_j} \right|$$

D=Dissimilarity Index

WB = White to Black Dissimilarity

j = the jurisdiction, or Texarkana and the CBSA

i = the subarea, in this case census block groups

N = total number of subareas

The values of the dissimilarity index range from 0 to 100, with a value of zero representing perfect integration between the racial groups in question, and a value of 100 representing perfect segregation between the racial groups. Values less than 40 indicate low segregation/high integration; 40-54 represent moderate segregation/integration; and 55 or greater represents high segregation/low integration. The table below is from HUD's AFFH-Tool and HUD's data source was the Brown Longitudinal Tract Database (LTDB) based on the 1990, 2000, and 2010 Decennial Census.

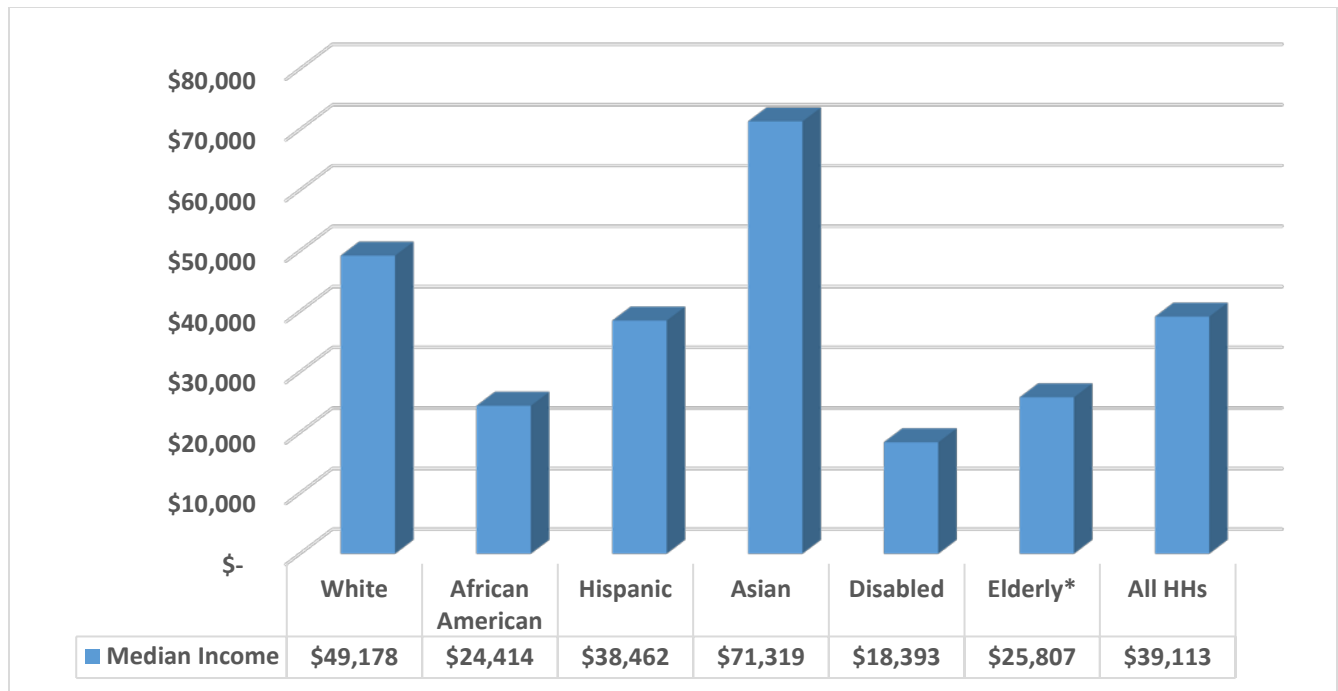
Table 1 – Dissimilarity Indices for Texarkana, Texas and the Texarkana TX-AR Region

	Texarkana, TX CDBG Jurisdiction			Texarkana TX-AR Region		
Racial/Ethnic Dissimilarity Index	1990	2000	2010	1990	2000	2010
Non-White/White	43.33	41.53	36.28	35.97	37.57	36.06
Black/White	46	44.97	42.51	38.07	40.82	40.62
Hispanic/White	32.88	38.88	25.19	24.93	38.08	34.51
Asian or Pacific Islander/White	32.4	24.15	17.8	38.93	27.55	31.05

As can be seen, Texarkana, Texas has seen an improvement in every comparison since 2000, though the Black/White index is still above 40, indicating only moderate integration.

HUD provides specially tabulated data from the Census Bureau on housing conditions by income and race/ethnicity as the foundation for the development of Consolidated Plans. The tables below have been extracted from HUD pre-populated data for the City's 2018 Consolidated Plan. While income is not a determination of fair housing and low-income does not qualify as a protected class, HUD is concerned about concentrations of poverty, high levels of housing problems among the low income, and incidences of overlap between poverty concentrations and minority concentrations. Therefore, housing data for low-income households are included in this Fair Housing Plan. Additionally, the HUD data for the Consolidated Plan are from the 2008-2012 American Community Survey (ACS), not the latest 2011-2015 ACS. As a result, the HUD-provided tables will not correspond to the latest available data from AFFH-Tools, newer ACS data, and local information. Because African Americans and Hispanics have considerably lower median incomes than Non-Hispanic Whites, needs by income do tend to mirror needs by race/ethnicity, as well as by other protected classes.

Figure 2 – Median Income by Race/Ethnicity, Disabled & Elderly from 2011-2015 ACS



** Elderly Median Income based on Census Bureau State data with ratio to all HH median applied to Texarkana, Texas*

Housing Market

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 estimating that 60% of the renters have a housing cost burden of more than 30%, there is a definite shortage of affordable rental units at both ends of the size spectrum – 0- and 1-bedroom units for individuals and 3- to 5-bedroom units for large families. Though there appears on the surface to be an adequate number of 2-bedroom rental units, with many of the small and large households having to rent 2-bedroom units due to the lack of availability or cost of the small and large units. 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, higher electric, and minor maintenance.

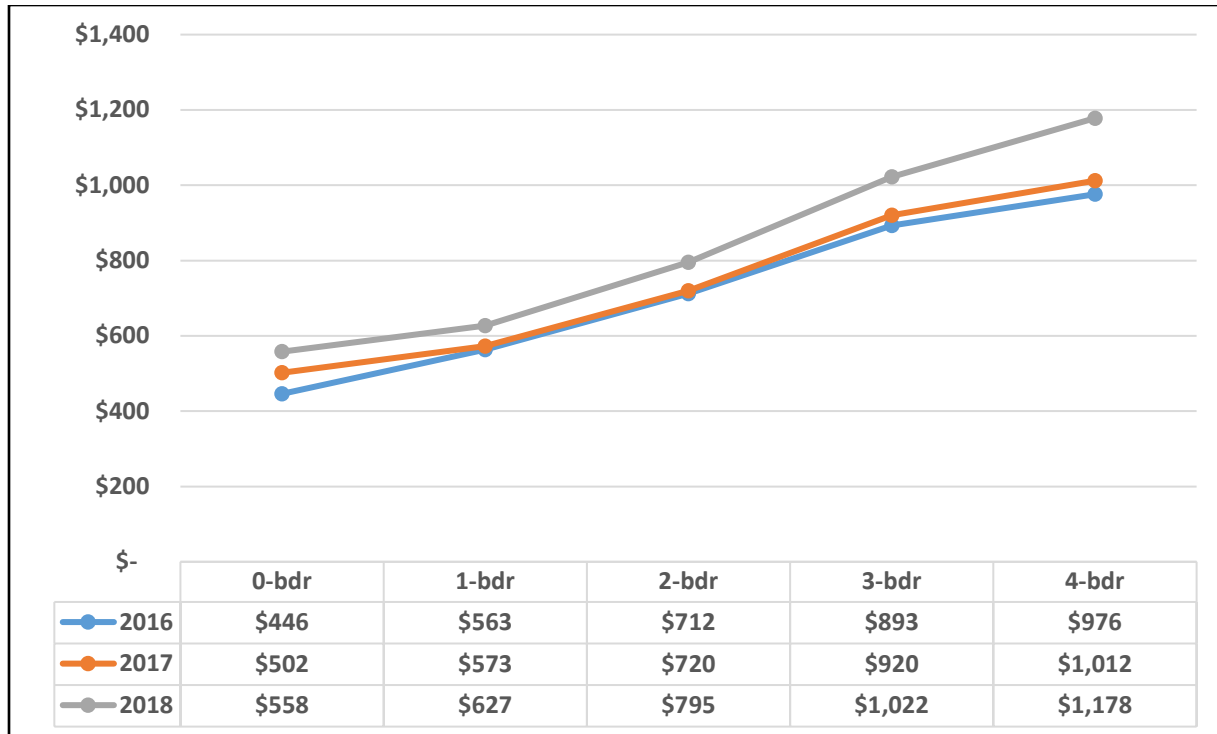
The ACS estimates that 27% of homeowners have a housing cost burden of more than 30%, with more than half of those with incomes less than \$50,000 having a cost burden more than 30%. As a result, there is a general shortage of available units and a significant shortage of rental and sale units available 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.

As stated above, there is a definite shortage of affordable rental units at both ends of the size spectrum: 0- and 1-bedroom units for individuals and small families, and 3- to 5-bedroom units for large families, particularly multi-generational households. The ACS estimates that 1,500 grandparents are living with grandchildren under the age of 18 and 75.9% of those are living with the children's parents, making at least a 3-generational household. Though there appears on the surface to be an adequate number of 2-bedroom rental units, with many of the small and large households having to rent 2-bedroom units due to the lack of availability or cost of the small and large units. 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, higher electric, and minor maintenance. Texarkana has a higher rate of renter-occupied units than the state as a whole, particularly in single family housing. Texarkana is 46% renters with 38% of them living in single family homes versus 34% renters in the state and 38% of the renters living in single family homes.

The 2018 Fair Market Rents (FMRs) for Texarkana (both Texas and Arkansas) are shown in the figure below. The gap between 2017 and 2018 is larger than the earlier gap, and expands as the number of bedrooms increases. Prior to 2016, HUD used Bowie County, Texas and Miller County, Arkansas separately to set the FMRs. The Miller County, Arkansas FMRs were traditionally lower than the Texas side of Texarkana. The FMR for a 2-bedroom in Texarkana is \$795, compared with \$1,005 for Texas as a whole and \$720 for Arkansas as a whole. While the FMRs for Bowie and Miller Counties are the same, the rents on the Arkansas side are predominately lower than on the Texas side of Texarkana.

Figure 3 – 2016-2018 Fair Market Rents for Texarkana



A review of rentals listed on Apartments.Com and Zillow in June, 2018 show that there are 149 rental units available and advertised on one or both sites. Only 48 are available at a price affordable to the average renter; and only 94 are available at or below the FMR for a 2-bedroom, with 61 being 2-3 bedrooms. The table below summarizes the number of available units by size, type, and price. There were no 4-bedroom rentals available.

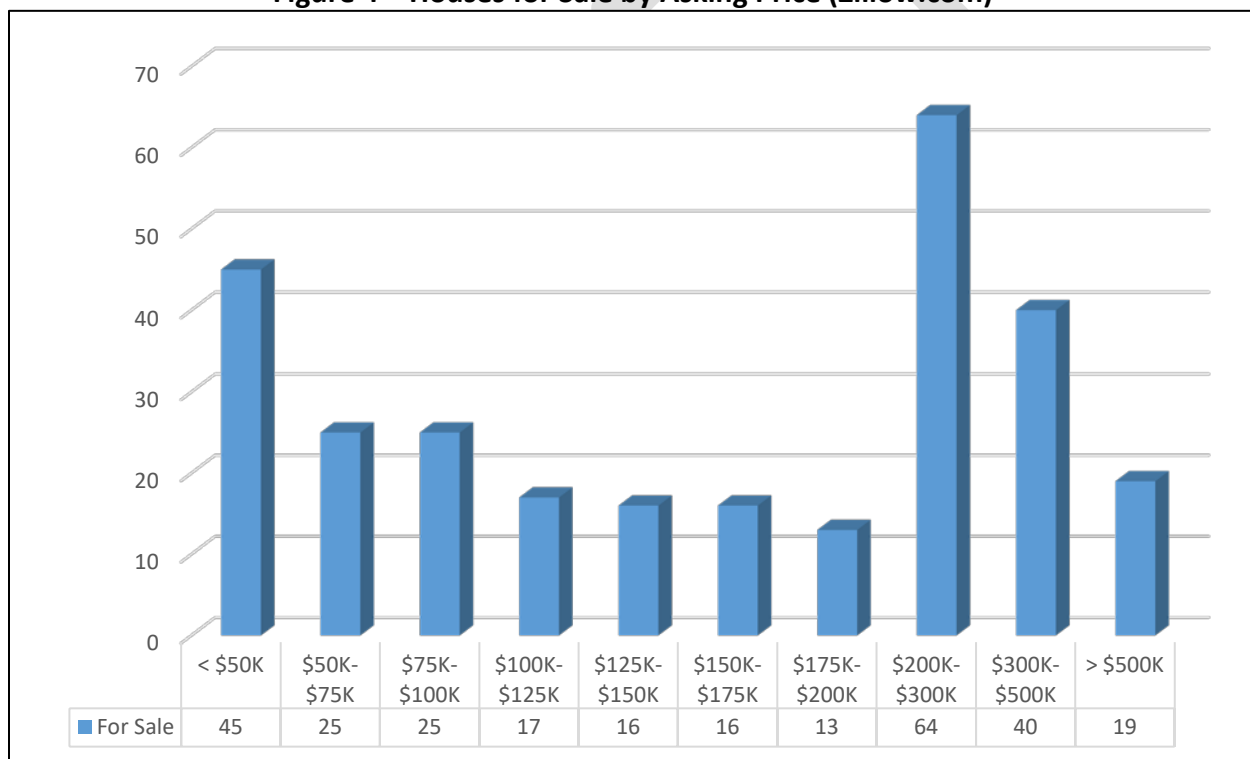
Table 2 – June, 2018 Rental Units Available by Size, Type & Price

Size/Type	<\$600	\$600-\$800	\$800-\$1,000	\$1,000-\$1,250	\$1,250-\$1,500	> \$1,500	Total
0-Bedroom							
Loft	0	0	0	0	1	6	7
1-Bedroom							
Loft	0	0	0	0	1	1	2
Apartment	21	12	3	1	1	3	41
2-Bedroom							
Apartment	7	25	3	5	2	2	44
Manufactured Home Park	20	0	0	0	0	0	20
Condo/Townhouse	0	0	2	3	1	0	6
Single Family House	0	0	1	2	1	0	4
3+-Bedroom							
Apartment	0	2	1	4	4	2	13

Manufactured Home Park	0	7	0	0	0	0	7
Single Family House	0	0	0	1	2	2	5
Total	48	46	10	16	13	16	149

On June 5, 2018 Zillow.com listed 282 homes for sale with an additional 47 in foreclosure. The figure below shows the price distribution of the homes for sale in June 2018. Following the figure is a set of maps with the locations of the properties by asking price. The foreclosures are clustered at less than \$50,000 asking price and are located in the low- to moderate-income (LMI) area with the highest concentrations of African Americans and Hispanics. It is likely that many these foreclosures and homes for sale in the LMI area are in disrepair, though some do look to be in good shape on the exterior.

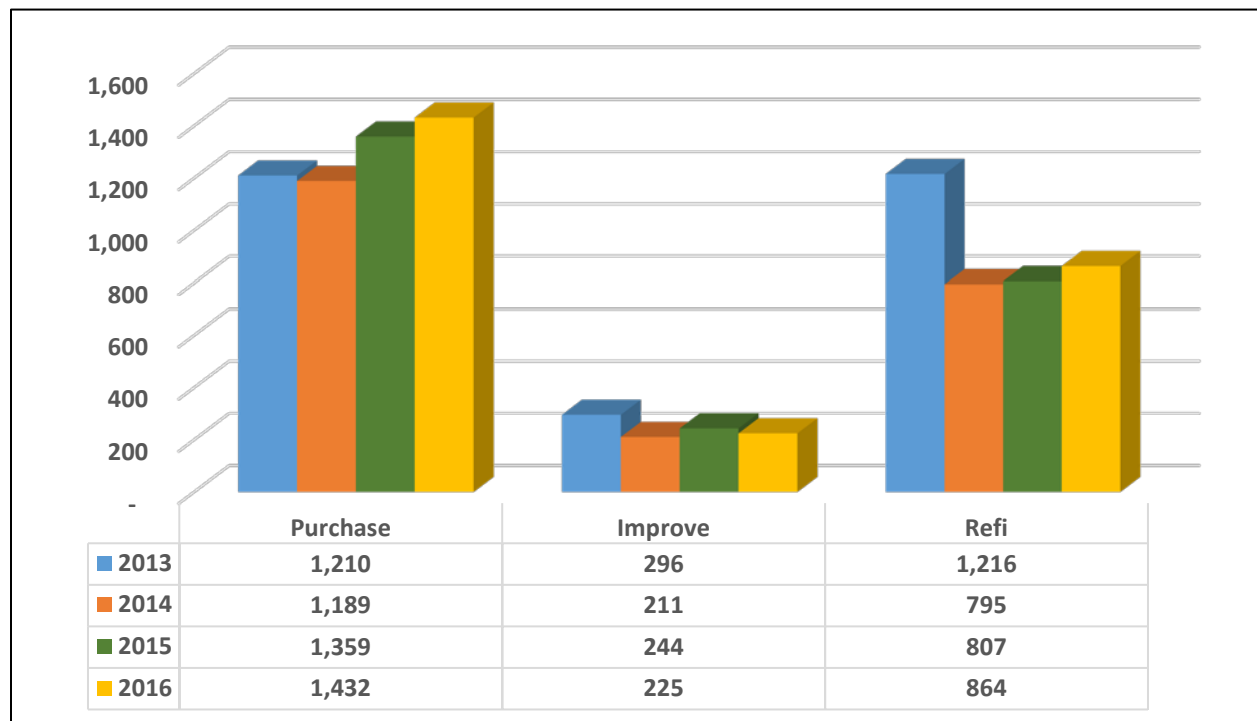
Figure 4 – Houses for Sale by Asking Price (Zillow.com)



The Home Mortgage Disclosure Act (HMDA) data provides information for every mortgage application by year, MSA, county and/or census tract. The 2016 HMDA had 3,299 records for Bowie County. Those stating that they intended the property as their principal residence totaled 2,958. Of those, only 2,521 completed the income field. In order to do a fair analysis, only the 2,521 with an intent to live in the home and with an income listed have been included in the analysis. Of those 2,521 listed owner occupancy as the primary applicant type. This analysis covers 2013-2016 HMDA data. Below is a graph of the loan applications for property as a

principal residence by the type of loan requested.

Figure 5 – Applications by Purpose of Loan for Principal Residence



Though the age of the housing stock in Texarkana is older than in many Texas cities, the number of loan applications/originations is very low. Even in the most depressed census tracts, including the R/ECAP tract, there are few applications for home improvements. Without in-depth analysis it is not possible to determine the reason for the low number of applications for improvements. Though only the data for the principal residence applications was analyzed, a cursory review of the home improvement originations for rental property versus owner-occupied properties shows that only 12% of the applications were for non-primary residences. An assumption can be made that in the depressed tracts with the oldest single-family rentals, there is a shortage of units being rehabilitated. Over a 4-year period, only 121 loan originations were for purposes other than owner-occupancy. The result is that low-income renters, primarily protected class members are living in deteriorating housing.

The detailed analysis has been done for those seeking to purchase a home to use as their principal residence only. The variables surrounding home improvement and refinance applications make it impossible to draw any fair housing conclusions.

In reviewing the aggregate data for the loan: income ratio and the denials for non-Hispanic whites

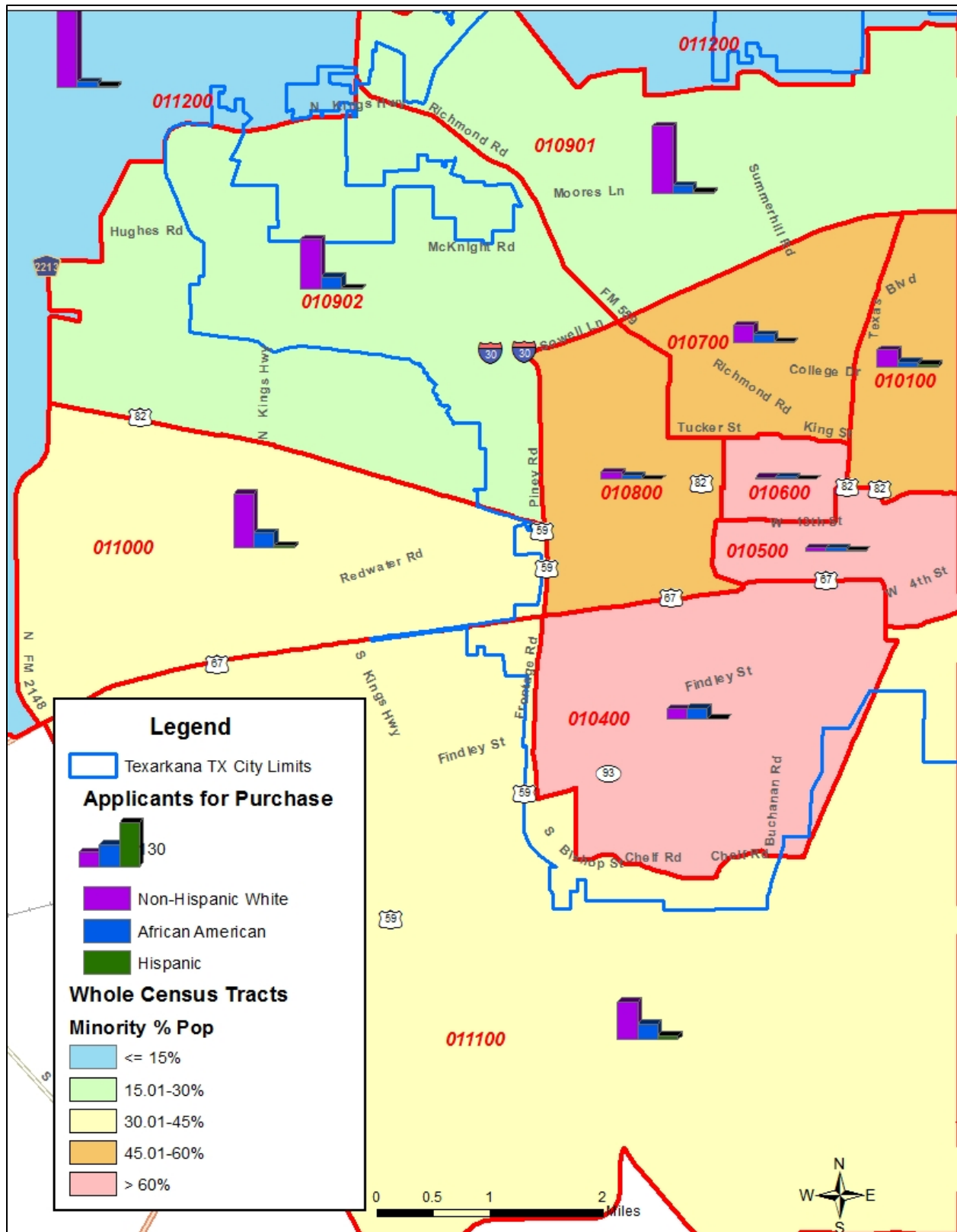
and minorities, it shows that minorities have lower incomes on average and have much higher denial rates. The table below compares non-Hispanic whites with minorities for 2013-2016. Following is a table by major racial/ethnic groups with the percent denials and the common primary reasons for the denial.

Table 3 – Average Income, Loan: income Ratio and Denial Rates For Whites & Minorities

	Average Income		Average Loan:Income		Percent Denials	
	White	Minority	White	Minority	White	Minority
2013	\$ 82,530	\$ 71,394	1.37	1.40	12.8%	25.9%
2014	\$ 80,631	\$ 70,896	1.50	1.53	10.5%	23.5%
2015	\$ 87,424	\$ 70,532	1.42	1.59	9.6%	17.4%
2016	\$ 85,795	\$ 67,375	1.43	1.70	9.3%	16.9%

Location is also a major determinate of fair or discriminatory lending practices. Unfortunately, the HMDA records only attach Census Tract numbers for the location of the applications. The size of census tracts makes it impossible to draw any valid conclusions about the concentrations of certain fair housing determinates. For Texarkana, only three tracts around the downtown area are geographically small enough to provide even minimal comparisons by neighborhood. All of the other tracts are large geographically and each contains several neighborhoods, some inside the city limits and some in the unincorporated area. While some of the variables are shown on map below, the information is not very reliable in determining locational bias.

Map 2– 2016 Applicants by Race/Ethnicity over Percent Minority Population by Census Tract



The applicants were reviewed in light of the lender. Thirteen lenders met the criteria used to preliminarily assess equity: with more than 25 applicants and a greater than 25% denial rate. The review of these lenders showed that 2 had no African American or Hispanic applicants, but only 25 total applicants, who were white or Asian. The remaining 11 were compared by the percent of each race/ethnicity denied. In every case African Americans had a much higher denial rate than non-Hispanic whites, and 4 of the 11 had higher denial rates for Hispanics compared to non-Hispanic whites.

Non-Housing Financial Industry Market

The banks in Texarkana are primarily located outside the loop in the predominately white, higher-income, newer areas of the city. Of the 25 advertised banks and credit unions within Texarkana, Texas, only 6 banks and 3 credit unions are within the loop where the majority of the low-income and minorities live. And, 3 of the banks and 1 credit union are clustered in one corner of the area at US-30 and Richmond Road, and the rest near the edge of the loop.

Predatory lending is a nation-wide problem, and in many cases is a result of a lack of reputable banks and credit unions within neighborhood. There are at least 20 advertised payday and title loan locations in Texarkana, Texas with at least 16 within the loop where the majority of low-income and minorities live. And these are located in the areas lacking traditional banks and credit unions.

Access to Opportunity

HUD has developed a two-stage process for analyzing disparities in access to opportunity. The first stage involves quantifying the degree to which a neighborhood offers features commonly viewed as important opportunity indicators such as education, employment, and transportation, among others. This stage uses metrics that rank each neighborhood along a set of key dimensions. In the second stage, HUD compares these rankings across people in particular racial and economic subgroups to characterize disparities in access to opportunity. HUD considers opportunity indicators a multi-dimensional notion. To focus the analysis, HUD developed methods to quantify a selected number of the important opportunity indicators in every neighborhood. These dimensions were selected because existing research suggests they have a bearing on a range of individual outcomes. HUD has selected five dimensions upon which to focus: poverty, education, employment, transportation, and health.

The five dimensions are operationalized by seven indices, described below. The region includes Bowie County, Texas, Little River County, Arkansas, and Miller County, Arkansas.

Table 4 – Explanation of the Opportunity Indices and Scoring

Index	Interpretation of the scores
Low Poverty Index	The higher the score, the less exposure to poverty in a neighborhood. Texarkana has low scores for each race/ethnicity, especially African Americans. This indicates that regardless of income or race/ethnicity, individuals in any of the neighborhoods have a relatively high level of exposure to poverty.
School Proficiency Index	The higher the score, the higher the school system quality is in a neighborhood. Texarkana, Texas school proficiencies are higher than the region's for every race/ethnicity. The difference for those below poverty is even greater, and the difference in Texarkana itself between the total population and those below the federal poverty line is minimal. This indicates that the schools in Texarkana across the board are of higher quality than the majority of the remaining districts in the region.
Labor Market Engagement Index	The higher the score, the higher the labor force participation and human capital in the neighborhood. The labor market index is higher for every race/ethnicity except African Americans than the region as a whole. However, the scores for those below poverty are lower in Texarkana than the region for all but Native Americans. As would be expected, the scores within Texarkana are lower for those below poverty, except for Native Americans.
Transit Trips Index	The higher the transit trips score, the better access to public transit and the more likely residents in the neighborhood utilize public transit. Texarkana has a transit system that serves the city well inside the loop where the majority of the minority populations and those below poverty live. Whites and Asians tend to live outside the transit service area, therefore have extremely low transit trip scores for the total population though those living below poverty have increased availability to and use of public transit.
Low Transportation Cost Index	The higher the score, the lower the cost of transportation in the neighborhood. Texarkana's scores are consistent across the board for all racial/ethnic groups as well as those below poverty. They are significantly higher than the region as a whole. This is due in great part to the urban nature of the city, versus that large rural nature of the region. If Texarkana, Texas and Texarkana, Arkansas were removed from the regional total, the region would fair even worse.
Job Proximity Index	The higher the score, the better the access to employment opportunities for residents in a neighborhood. The job proximity scores are relatively high and consistent across all racial/ethnic groups and for total population versus those below poverty. For the total population, they are slightly higher than the region. For the population below poverty they are significantly higher than the region.

Environmental Health Index	The index is a score of air quality based on carcinogenic, respiratory, and neurological hazards, and summarizes the potential exposure to harmful toxins at a neighborhood level. The higher the value, the better the environmental quality of the neighborhood. Texarkana, Texas has low scores, representing relatively high potentials of exposure to harmful toxins in the air. The region's scores are equally as low.
----------------------------	---

While the indices are developed at the census tract and block group level, the actual database provided by HUD is only at the city level. As a result, only ranges within each variable are available and the data cannot be merged with local map layers to create city-based maps.

Texarkana, Texas is unlike many cities in that the majority of the amenities are located in the LMI and minority area. A food desert, as defined by the United States Department of Agriculture (USDA), is any area of low-income and/or minority concentration that is more than one-half mile from a full grocery store with fresh foods and reasonable prices, virtually always a regional, state, or national chain. A medical desert is an area that has a shortage of clinics, pharmacies, hospitals or medical professionals within nationally acceptable population: personnel ratio, as defined by the Federal Health Resources and Services Administration (HRSA).

There are two Walmart Neighborhood Markets and two Albertsons, with one Walmart Neighborhood Market and one Albertsons inside the loop. All four have pharmacies. Walgreens and CVS have pharmacies across the street from one another inside the loop and Walgreens has another pharmacy inside the loop. A Walmart Superstore and Target are located just outside the loop. There is a Latino store and Asian store, as well as a fresh food store. The maps below show the major amenities – grocery stores, pharmacies, low-cost clinics, and hospitals over the low- to moderate-income CDBG Target Area and over the percent minority at the Census Block Group level.

Safety is another concern. The current fire stations do not appear to be equally distributed throughout the populated areas of Texarkana, Texas. The core of the city, with the highest percent of minorities appears to have a shortage of fire and EMS protection.

Texarkana Independent School District (TISD) has 12 campuses, 7 elementary schools, 2 early education, 1 middle school, 1 high school, and 1 alternative high school, though two elementary schools are outside the city limits. Nine of the campuses provide free breakfast and lunch to all student, eliminating the stigma of poverty. TISD has 14 police officers trained in CPR and First AID and AED Certified responsible for patrolling the campuses and providing security at all 12. The four elementary schools within the loop, with the highest percent minority and highest percent LMI, all met the state standard of performance and the three that

are not early education received additional state honors for progress and post-secondary readiness.

Legislative and Regulatory Assessment

The City of Texarkana, Texas has reviewed and analyzed the public policies affecting the development, availability, and cost of housing accessible to the protected classes. Since the last Analysis of Impediments, the City has instituted a Fair Housing Ordinance (Chapter 16 of the Municipal Code of Ordinances), which corresponds to the Texas Fair Housing Act, Texas Property Code (§ 301.001 et seq.), and the Federal Fair Housing Act. The ordinance also requires the city manager to appoint a Fair Housing Administrator to implement and enforce the Fair Housing Ordinance. The ordinance includes financial penalties for violations, which can accrue daily.

In general, the land development and zoning codes and policies are not discriminatory or onerous to a developer of affordable housing or housing targeting any of the protected classes. Applicable building codes are the accepted National and International codes that are used in most every U.S. city. The development and permit fees are in line with other cities and in keeping with the purpose of preventing the cost of new developments and city staff to be passed on to the taxpayer.

One code that may be detrimental to in-fill development is Section 105.1 – Regulation of single-family and duplex industrialized housing. Industrialized housing is any housing that is modular, factory-fabricated, or industrialized. While the City does not prohibit such housing, the regulations can be too burdensome for developers or individuals seeking to place such a dwelling on a lot. The industrialized housing shall have a value equal to or greater than the median taxable value of each single-family dwelling located within 500 feet of the lot. Additionally, it must have exterior siding, roofing, roof pitch, foundation fascia and fenestration compatible with the single-family dwellings located within 500 feet of the lot. The structure must comply with square footage, architectural landscaping, subdivision controls, and other site requirements applicable to a single-family dwelling.

Texarkana is a unique place in that the urban area is split into two states. The two sides of what is the main downtown street is the state line. As a result, state and local taxes can affect which side of the line an area resident chooses to live. The tax rate for real property in Texarkana, Texas is \$2.14 per \$100 valuation, which includes city, county, and school district. The rate for the same jurisdictions in Texarkana, Arkansas is \$5.49 per \$100 valuation. This makes development and in-fill redevelopment much more affordable on the Texas side of Texarkana.

Impediments and Action Steps Taken and Planned

The City of Texarkana, Texas is committed to affirmatively furthering fair housing choice throughout its jurisdiction. Title VIII of the Civil Rights Act of 1968 makes discrimination based on race, color, religion, sex, national origin, familial status or handicap illegal in connection with the sale or rental of housing and any vacant land offered for residential construction or use. The City is committed to doing all in its power and legal authority to ensure that Title VIII is followed where housing is concerned.

All low- to moderate-income households, regardless of their protected-class status under the Fair Housing Act, face impediments in accessing affordable housing and housing in choice locations. This is often especially true for elderly and disabled individuals and large families. The limited stock of the housing within a price range affordable to the low- to moderate-income is, for the most part, older housing that has not been retrofitted for ADA compliance and accessibility to the physically disabled and/or may not meet Housing Quality Standards as set forth by HUD. The rental market, while relatively new, is lacking sufficient units with more than three bedrooms for large families. Many middle-income residents are living in units well below their affordability limits, pushing the lower-income residents to higher-cost housing that is out of their affordability level.

As part of the City's plan to utilize Community Development Block Grant and other funds, the City is committed to addressing issues of fair housing choice. A detailed list of the actions taken during the past five years is provided above and in the body of the plan. The list below, based on the findings of the Analysis of Fair Housing, Texarkana, Texas commits to the following actions, many of which are a continuation of existing actions:

Demographic and Socio-economic Impediments and Action Steps

Impediment A: The primary area of minority and low-income concentration is located in the core of the city with fewer amenities than the newer areas of town.

Action Step A1: The City will continue to focus virtually all of its non-public service CDBG funds to enhance the area's infrastructure in order to improve the commercial and mixed-use viability of the area. This will bring more amenities to the area in the form of improved recreational opportunities, improved employment opportunities, better mobility, less flooding, and improved retail access.

Impediment B: Incomes are lower and unemployment higher for minority residents.

Action Step B1: The City will continue to work on expanding job opportunities through the recruitment of corporations, the provision of incentives for local corporations seeking to expand, and other private sector activities aimed at reducing unemployment and expanding the base of higher income jobs.

Action Step B2: Emphasize recruitment for jobs that best mirror the job skills and education levels of those populations most in need of jobs, i.e. high school education, GED's and in some instances, community college or technical training.

Action Step B3: Increase the GED, high school graduation, technical training, and college matriculation rates among residents by collaborating with the TISD, Texarkana Community College, and Texas A&M to assess how the City can provide assistance and support to improving graduation rates in the high school and improve the rates of students entering college and completing successfully.

Impediment C: Lack of access to healthy, affordable food choices within the high minority and high low-income area inside the loop.

Action Step C1: Continue to evaluate funding sources and continue to apply for USDA Food Desert and other related grant funding.

Action Step C2: Continue progress in addressing "Food Desert" areas. Suggested solutions include increasing the number of supermarkets, farmers' markets, and community gardens.

Public Non-housing Impediments and Action Steps

Impediment A: The primary area of minority and low-income concentration is located in the core of the city with an apparent disparity in access to fire protection.

Action Step A1: The City will analyze the equitable service of the fire and EMS responses. If there is a disparity, the City will investigate the most cost effective and equitable means to provide equal service throughout the entire city.

Impediment B: The crime rate inside the loop is much higher than the rest of the city.

Action Step B1: The City will continue to investigate actions that will provide safe outlets for adults, youth, and children.

Action Step B2: The City will evaluate the Police Department's public information and crime prevention activities to determine innovative ways to involve the community and reduce neighborhood crime.

Impediment C: There is a lack of neighborhood and resident involvement and knowledge of services and ways to get involved in their community.

Action Step C1: The City will continue in participating in events to increase outreach and education about available services and community activities that can benefit the neighborhoods and their residents.

Action Step C2: Create a comprehensive “transformation plan,” or road map, to transform public and/or assisted housing within a distressed community to create a “choice neighborhood”.

Impediment D: Disparity exists in the financial services between low-income minority neighborhoods and higher-income predominately white neighborhoods.

Action D1: The City will continue to encourage banks and credit unions to extend banking services to all areas, particularly within low-income neighborhoods.

Action D2: The City will continue to work with banks to evaluate legislation or regulations that limit interest rates at the local and state level to combat this problem as well.

Action D3: The City will continue to encourage the local entities to consider establishing a consumer hot line for receiving complaints and concerns relative to industry practices cited.

Impediment E: High number of predatory lenders, such as payday lenders and car title lenders in the predominately low-income, minority neighborhoods.

Action E1: The City will investigate measure to discourage the proliferation of these predatory lenders and educate the community on the financial dangers.

Action E2: The City will continue to encourage banks and credit unions to extend banking services to all areas, particularly within low-income neighborhoods.

Housing Impediments and Action Steps

Impediment A: Limited resources to assist lower income, elderly and indigent homeowners maintain their homes and stability in neighborhoods.

Action A1: Provide a mechanism for low-income and elderly homeowners to repair and maintain their homes.

Impediment B: High vacancy rates, particularly high vacancy rates for units no longer on the market, reduces the number of available units at affordable prices.

Action B1: The City’s Code Enforcement officers will continue to identify abandoned residential properties and either secure title or demolish them for new in-fill affordable housing.

Impediment C: There is a substantial shortage of rental properties, particularly units affordable to the low- to moderate-income.

Action C1: Work with the Texarkana Housing Authority to determine which apartment complexes or single family units are not accepting Section 8 vouchers and then provide education to the landlords to encourage them to change their policy.

Action C2: Continue to work with developers to develop more apartments. Due to the shortage of rental units there is a housing affordability mismatch. The City will encourage developers of rental units in every price range.

Impediment D: There is a lack of public awareness of fair housing rights and local fair housing legislation.

Action D1: The City will continue to take a proactive stance in addressing fair housing violations

Action D2: The City will continue increasing fair housing education and outreach in an effort to raise awareness and increase the effectiveness of its local fair housing ordinances.

Action D3: The City will continue to target fair housing education and outreach to the rapidly growing Hispanic and immigrant populations.

Action D4: The City will consider a regional approach to local enforcement, perhaps through a partnership of other local jurisdictions and the City of Texarkana, and a joint application for FHAP and FHIP funding being submitted to HUD.

INTRODUCTION INTO FAIR HOUSING AND FAIR HOUSING ACT

The U.S. Department of Housing and Urban Development (HUD) requires that all plans submitted for funding include a certification to affirmatively further fair housing. During the 5-year Consolidated Planning process, CDBG entitlement jurisdictions, such as Texarkana, must undertake the development of a Fair Housing Plan (FHP) to be a framework for monitoring the activities to take place in affirmatively furthering fair housing. The jurisdictions are required to:

- Examine and attempt to alleviate housing discrimination within their jurisdiction;
- Promote fair housing choice for all persons;
- Provide opportunities for all persons and neighborhoods to receive the same level of services and amenities throughout the jurisdiction;
- Promote housing that is accessible to persons with disabilities; and
- Comply with all federal laws and requirements regarding fair housing and non-discrimination.

In order to develop a Fair Housing Plan, the jurisdiction must develop an Assessment of Fair Housing (AFH) that involves and addresses the housing and living environment concerns of the entire community.

History of Fair Housing Legislation

On April 11, 1968, President Lyndon Johnson signed the Civil Rights Act of 1968, which was meant as a follow-up to the Civil Rights Act of 1964. The 1968 act expanded on previous acts and prohibited discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, sex, (and as amended) handicap and family status. Title VIII of the Act is also known as the Fair Housing Act (of 1968).

The power to appoint the first officials administering the Act fell upon President Johnson's successor, Richard Nixon. President Nixon tapped then Governor of Michigan, George Romney, for the post of Secretary of Housing and Urban Development. While serving as Governor, Secretary Romney had successfully campaigned for ratification of a state constitutional provision that prohibited discrimination in housing. President Nixon also appointed Samuel Simmons as the first Assistant Secretary for Equal Housing Opportunity.

Affirmatively Furthering Fair Housing

In 1995, HUD released the Affirmatively Furthering Fair Housing (AFFH) regulation under Section 3608(e) of the Fair Housing Act and extends to all federal agencies that administer housing programs. For each year of funding, agencies must certify that they will affirmatively further fair

housing choice. AFFH is more than being non-discriminatory, rather it is taking meaningful, positive actions to create diverse, inclusive communities with access to good jobs, schools, health care, transportation and housing by:

- Overcoming historic patterns of segregation by replacing segregated living patterns with integrated and balanced living patterns;
- Transforming racially and ethnically concentrated areas of poverty into areas of opportunity;
- Promoting fair housing choice;
- Fostering inclusive communities that are free from discrimination;
- Removing barriers that restrict access to opportunity; and
- Addressing significant disparities in housing needs and access to opportunities and amenities.

One way that HUD envisioned monitoring jurisdictions' success in affirmatively furthering fair housing choice has been through their development of an Analysis of Impediments (AI), coupled with steps to address the impediments. This document outlines public and private barriers to fair housing choice and how the jurisdiction aims to alleviate them. However, there was no requirement for HUD to review and approve the AIs; thus, there has been no way to monitor each jurisdiction's success in affirmatively furthering fair housing. During the past decade, civil rights and fair housing groups have been filing lawsuits around the country claiming, among other issues, defaults by jurisdictions on their signed certifications stating that they would affirmatively further fair housing.

In 2015, HUD finalized a new AFFH rule that replaces the Analysis of Impediments to Fair Housing Choice (AI) with a new format for assessing fair housing and developing a plan to address barriers and impediments. The new analytical format is the Assessment of Fair Housing (AFH) which flows into the goals and action plan to address the barriers and impediments outlined in the AFH. The new Fair Housing Plan with the AFH is now to be a process and plan that involves the jurisdiction and HUD. The 4 major parts of the process are:

Part	Description & Responsibility
1. Provision of Data and AFH Assessment Tool	HUD provides each jurisdiction or other program participants with data and an AFH assessment tool and provides technical assistance to aid program participants in submitting its AFH.

2. Analysis & Goals	Using the HUD data, local data and knowledge, other approved data, and the required community participation process program participants prepare and submit to HUD a complete AFH, including an assessment of patterns of integration and segregation; racially and ethnically concentrated areas of poverty; disparities in access to opportunity; and disproportionate housing needs.
3. Review & Response	HUD reviews each AFH within 60 days of receipt to determine if the program participant has met the requirements for its analysis, assessment and goal setting. HUD either accepts the AFH or provides written notification of its deficiencies and guidance on how the AFH should be revised in order to be accepted.
4. Incorporation into Planning Processes and Actions	The goals identified in the Fair Housing Plan with the AFH must be used to inform the strategies and actions of the Consolidated Plan, Annual Action Plan, Public Housing Authority Plan, and Capital Fund Plan.
Key:	HUD responsibility
	Program Participant responsibility

Until HUD releases the data and the final AFH assessment tool, jurisdictions are to continue to complete the Fair Housing Plan with the assessment/analysis as before, however the format may follow the proposed AFH format and include all of the data that will be required in the final assessment tool.

Protected Classes Under the Fair Housing Act and HUD Rules/Regulations

The Fair Housing Act prohibits housing discrimination based on race, color, national origin, religion, sex, disability and familial status (such as presence of children in the household). Though not specifically outlined as a “protected class” in the law, HUD regulations have expanded the definition to include HIV/AIDS under the disability protection; and lesbian, gay, bisexual or transgender (LGBT) persons under the familial status and sex protections.

Housing Choice for the Disabled and “Reasonable Accommodations”

The Act prohibits housing providers from discriminating against applicants or residents because of their disability or the disability of anyone associated with them and from treating persons with disabilities less favorably than others because of their disability. The Act's protection covers not only the home seekers with disabilities but also buyers and renters without disabilities who live with or are associated with individuals with disabilities who will also live in the home or frequent the home. Federal laws define a person with a disability as "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment." A physical or mental impairment includes:

- hearing
- mobility
- visual impairments
- chronic or severe illness, such as cancer, heart disease, diabetes, multiple sclerosis
- HIV/AIDS or AIDS Related Complex
- chronic substance use disorder, other than current illegal use of a controlled substance
- chronic mental illness, such as PTSD, autism, epilepsy, bipolar, schizophrenia
- intellectual disabilities

The Act does not protect individuals with a disability whose residency would constitute a "direct threat" to the health or safety of other individuals or result in substantial physical damage to the property of others unless the threat can be eliminated or significantly reduced by reasonable accommodation. Individuals cannot be excluded based upon fear, speculation or stereotype about a particular disability or persons with disabilities in general. A determination that an individual poses a direct threat must be based on reliable objective evidence, such as current conduct or a recent history of overt acts. The determination must consider the nature, duration and severity of the risk of injury; the probability that injury will actually occur, and; whether there are any reasonable accommodations that will eliminate the direct threat.

If a person's disability is obvious, or otherwise known to the provider, and if the need for the requested accommodation is also readily apparent or known, then the provider may not request any additional information. If the disability and/or the disability-related reason for the requested accommodation is not known or obvious, the requesting individual, medical professional, a peer support group, a non-medical service agency, or a reliable third party who is in a position to know about the individual's disability may also provide verification of a disability. In most cases, an individual's medical records or detailed information about the nature of a person's disability is not necessary for this inquiry.

In certain circumstances, the Act requires that housing providers allow residents to make reasonable structural modifications to units and public/common areas in a dwelling when those

modifications may be necessary for a person with a disability to have full enjoyment of the dwelling.

Reasonable accommodations include a change, exception or adjustment to a rule, policy, practice or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including the public and common use spaces. Housing providers may not require persons with disabilities to pay extra fees or deposits as a condition of receiving a reasonable accommodation. Examples of such accommodations may include, but not be limited to:

- Providing an assigned accessible parking space close to the entrance of the dwelling unit;
- Providing an exception to the requirements to pay rent in person if it is impractical for the disabled tenant to go to the office or other location where rents are collected;
- Allowing service and assistance animals, including emotional support animals, whether specially trained/certified or not, even though the property has a “no pet” policy;
- Allowing the tenant to make reasonable structural modifications at his/her own expense, such as installing a ramp into the building/unit, lowering the entry threshold of the unit, installing grab bars in the bathroom(s); or
- Allowing live-in caregiver even though the property requires all unrelated residents to be on the lease or property title or when Section 8 Housing Choice Vouchers are used for rentals.

With certain limited exceptions, the Act applies to privately and publicly owned housing, including housing subsidized by the federal government or rented through the use of Section 8 Housing Choice Vouchers. Not only does the provisions apply to those involved in providing housing and residential lending, but the courts have also applied the Act to state and local governments in the context of exclusionary zoning or other land use decisions.

Under specific exceptions to the Act, the reasonable accommodation requirements do not apply to a private individual owner who sells his home so long as he does not own more than three single-family homes; does not use a real estate agent; does not employ any discriminatory advertising or notices; has not engaged in a similar sale of a home within a 24-month period; and is not in the business of selling or renting dwellings. The reasonable accommodation requirements of the Act do not apply to owner-occupied buildings that have four or fewer dwelling units. Additionally, a housing provider can deny a request for a reasonable accommodation if the request:

- Was not made by or on behalf of a person with a disability or if there is no disability-related need for the accommodation;
- Would impose an undue financial and administrative burden on the housing provider;

- Would fundamentally alter the nature of the provider's operations; or
- When alternative accommodations are available that would address the requester's disability-related needs.

Disparate Impact

A policy or action may be considered discriminatory if it has a disproportionate "adverse impact" against any protected class regardless of the intent of the policy or action. HUD's Rule regarding the implementation of the Fair Housing Act's Discriminatory Effects Standard (disparate impact) became final in 2013, and the Supreme Court upheld it in 2015. The rule and the court decision establish a consistent standard for assessing practices that on their face value or intent are neutral but the results are in violation of the Fair Housing Act. The HUD rule defines a practice with a discriminatory effect as one that actually or predictably results in a disparate impact on a group of persons within the definition of protected class; or has the effect of creating, perpetuating, increasing or reinforcing segregated housing patterns based on protected class. The new rule solidifies the prohibition of actions that are not directly linked to the rights of the individual in securing housing, but of actions that are locational in nature and can exclude or segregate particular communities/groups in practice.

The landmark decision of the Supreme Court in 2015 was that the Texas Department of Housing and Community Affairs reinforced residential segregation by "consistently" approving affordable housing, such as Low Income Housing Tax Credit properties, in African American neighborhoods instead of fairly distributing that housing across all communities to promote integration. Other types of disparate impact are tied to environmental justice issues prohibiting the placement of certain negative infrastructures/facilities in close proximity to neighborhoods that are predominately minority, low-income or otherwise disadvantaged. Zoning and land use ordinances, as well as other housing restrictions, though not by intention, may unfairly exclude minorities or other protected classes, and thus would have a disparate impact and be illegal. Redlining is another form of disparate impact whereby lenders or insurers refuse to provide mortgages or insurance to otherwise qualified households based on the location of the property, usually in a high minority area.

Under the Court's ruling in the 2015 case, in order to prove a case of disparate impact housing discrimination, the following must occur:

- First, a plaintiff must make out a prima facie case, drawing an explicit, causal connection between a policy or practice and the disparate impact or statistical disparity. As Justice Kennedy wrote, "A disparate-impact claim relying on a statistical disparity must fail if the plaintiff cannot point to a defendant's policy or policies causing that disparity." Justice

Kennedy also noted that "policies are not contrary to the disparate-impact requirement unless they are artificial, arbitrary, and unnecessary barriers."

- Second, a defendant must have the opportunity to prove that the policy is necessary to achieve a valid interest. If a defendant can't not prove that, then a plaintiff's claim of disparate impact must prevail.
- Finally, if a defendant has shown that the policy is necessary to achieve a valid interest, the plaintiff must then show that there is "an available alternative . . . practice that has less disparate impact and serves the [entity's] legitimate needs." If a plaintiff cannot do so, then their disparate impact claim must fail.

Environmental Justice

Environmental Justice focuses on the fair and equitable distribution of environmental benefits and burdens regardless of the income or protected class status of the area residents. This means the distribution of quality amenities equally throughout all communities in a city, county or region as well as the prevention of an imbalance in the location of environmental hazards where protected classes and low-income live. Environmental discrimination can occur when a local government allows potentially hazardous or highly-pollutant land uses to move near an area where protected classes and low-income live. It can also occur when local governments allow public housing authorities, low-income housing tax credit properties, centers for the disabled and other land uses aimed to serve the protected classes and low income to build near existing unsafe land uses or away from community amenities. Nimbyism (Not in my backyard) has relegated new unsafe land uses to areas away from neighborhoods with a majority of residents with a political voice. The result is that the land uses have nowhere else to go but near areas where residents have little political clout – i.e. the low-income and protected classes. Conversely, NIMBYISM keeps new housing for low-income and protected classes out of middle-income white neighborhoods, leaving only areas near existing environmental hazards for new construction.

Attorney General Eric Holder stated in 2011 that "in 2005, a report based on EPA data showed that African Americans were almost 80 percent more likely than white Americans to live near hazardous industrial pollution sites. Today, poor families of color are more likely to have a landfill proposed in their community. Their neighborhoods are more likely to have polluted water and soil. Their children are more likely to breathe polluted air and suffer from asthma. In 2011, the burden of environmental degradation still fall disproportionately on low-income communities

and communities of color – and most often, on their youngest residents: our children. This is unacceptable. And it is unconscionable. But through the aggressive enforcement of federal environmental laws in every community, I believe we can – and I know we must – change the status quo."

Businesses exist to turn a profit and many businesses such as grocery stores, pharmacies, medical offices and big box stores locate near more affluent neighborhoods where profits are higher or in far suburban and exurban areas where land costs are lower, but where the stores are accessible to those with private transportation. As a result, many inner city neighborhoods where low-income and protected classes live are termed “grocery deserts” because of the lack of quality stores with equitable pricing.

Relationship between Fair Housing and Affordable Housing

The Fair Housing Act’s list of protected classes does not include low-income and the Analysis of Impediments (AI) determines the extent to which members of protected classes experience discrimination regardless of their income. However, historically, members of the protected classes have lower incomes and in that case housing affordable to low-income members becomes a fair housing issue. As a result, it is vital that the relationship between protected classes and income be explored as part of the AI. Public policies that contribute to the lack of affordable housing or that relegate affordable housing to areas of the community with limited amenities, near undesirable land uses or with high concentrations of low-income or minority households do affect equity for the protected classes. Currently, HUD is concerned about both minority concentrations and low-income concentrations, particularly as they overlap in communities.

Discriminatory Actions

The Fair Housing Act prohibits the following:

In the Sale and Rental of Housing:

No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental

- For profit, persuade owners to sell or rent (blockbusting) or
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing.

In Mortgage Lending:

No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap (disability):

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans
- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Discriminate in appraising property
- Refuse to purchase a loan or
- Set different terms or conditions for purchasing a loan.

In Addition: No one may:

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right
- Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status, or handicap. This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

Additional Protection for those with a disability:

A landlord may not:

- Refuse to let a disabled tenant make reasonable modifications to his/her dwelling or common use areas, at the tenant's expense, if necessary for the disabled person to use the housing. (Where reasonable, the landlord may permit changes only if the tenant agrees to restore the property to its original condition when you move.)
- Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing.
- Example: A building with a "no pets" policy must allow a visually impaired tenant to keep a guide dog.
- Example: An apartment complex that offers tenants ample, unassigned parking must honor a request from a mobility-impaired tenant for a reserved space near her apartment if necessary to assure that she can have access to her apartment.

This protection applies for someone who:

- Has a physical or mental disability (including hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex and mental retardation) that substantially limits one or more major life activities

- Has a record of such a disability or
- Is regarded as having such a disability

However, housing need not be made available to a person who is a direct threat to the health or safety of others or who currently uses illegal drugs.

Requirements for New Buildings:

In buildings that are ready for first occupancy after March 13, 1991, and have an elevator and four or more units:

- Public and common areas must be accessible to persons with disabilities
- Doors and hallways must be wide enough for wheelchairs
- All units must have:
 - An accessible route into and through the unit
 - Accessible light switches, electrical outlets, thermostats and other environmental controls
 - Reinforced bathroom walls to allow later installation of grab bars and
 - Kitchens and bathrooms that can be used by people in wheelchairs.

If a building with four or more units has no elevator and will be ready for first occupancy after March 13, 1991, these standards apply to ground floor units.

In addition to the Fair Housing Act as it relates to the disabled, the Americans with Disabilities Act (ADA) requires that housing financed in any part through federal, state or local programs comply with ADA accessibility guidelines. The Uniform Federal Accessibility Standards (UFAS) requires that that federally-funded facilities be accessible by people with motor and/or sensory disabilities to the extent required by the Architecture Barriers Act. Some single-family housing that is built or rehabilitated with federal funds are required to meet visitability standards with at least one no-step entrance; doors and hallways wide enough to navigate a wheelchair through; and, a bathroom on the first floor big enough to get into in a wheelchair and close the door.

None of these requirements for new or rehabilitated buildings replace any more stringent standards in State or local law.

Housing Opportunities for Families:

Unless a building or community qualifies as housing for older persons, it may not discriminate based on familial status. That is, it may not discriminate against families in which one or more children under 18 live with:

- A parent
- A person who has legal custody of the child or children or
- The designee of the parent or legal custodian, with the parent or custodian's written permission.

Familial status protection also applies to pregnant women and anyone securing legal custody of a child under 18.

Exemption: Housing for older persons is exempt from the prohibition against familial status discrimination if:

- The HUD Secretary has determined that it is specifically designed for and occupied by elderly persons under a Federal, State or local government program or
- It is occupied solely by persons who are 62 or older or
- It houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates an intent to house persons who are 55 or older.

A transition period permits residents on or before September 13, 1988, to continue living in the housing, regardless of their age, without interfering with the exemption.

Housing Protection for Gay, Lesbian, Bisexual and Transgender:

The Fair Housing Act does not specifically include sexual orientation and gender identity as prohibited bases. However, a lesbian, gay, bisexual, or transgender (LGBT) person's experience with sexual orientation or gender identity housing discrimination may still be covered by the Fair Housing Act.

For Example:

- A gay man is evicted because his landlord believes he will infect other tenants with HIV/AIDS. That situation may constitute illegal disability discrimination under the Fair Housing Act because the man is perceived to have a disability, HIV/AIDS.
- A property manager asks a transgender male if he is "a boy or a girl" and then denies him an apartment because he appears to be a woman but has other physical expressions that are stereotypically male. Because the landlord denied the prospective tenant housing because of non-conformity with gender stereotypes, that situation may constitute illegal sex discrimination under the Fair Housing Act.

During 2008, HUD began charging landlords with same-sex sexual harassment.

HUD investigates complaints of housing discrimination based on race, color, religion, national origin, sex, disability, or familial status at no cost to the complainant. HUD will investigate the complaint and try to conciliate the matter with both parties.

If conciliation fails, HUD will determine whether "reasonable cause" exists to believe that a discriminatory housing practice has taken place. If HUD finds "no reasonable cause," we will dismiss the complaint.

If HUD finds reasonable cause, HUD will issue a charge of discrimination and schedule a hearing before a HUD administrative law judge (ALJ). Either party may elect to proceed in federal court. In that case, the Department of Justice will pursue the case on behalf of the complainant. The decisions of the ALJ and the federal district court are subject to review by the U.S. Court of Appeals.

A copy of the current Housing Discrimination Complaint Form is included in the appendix of this document and can be downloaded from the HUD website at:

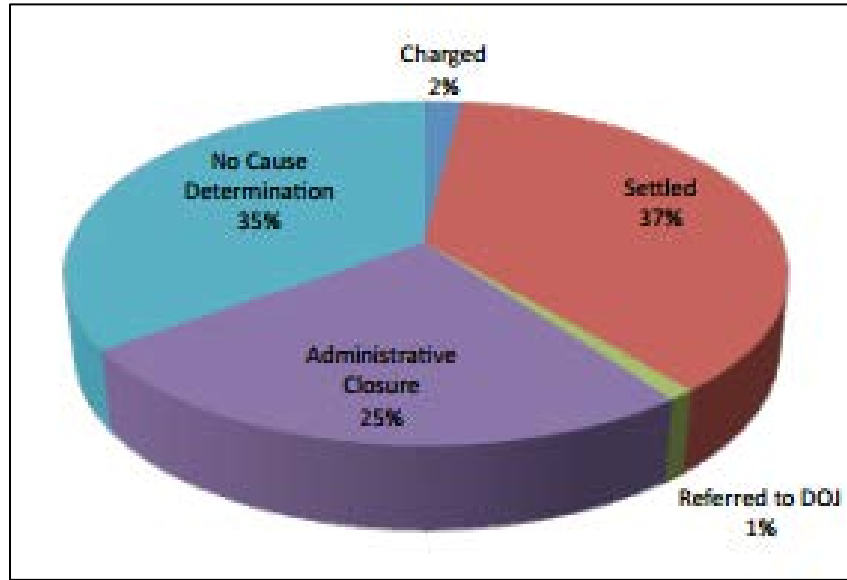
<http://www.hud.gov/complaints/housediscrim.cfm>.

The *FY 2012-2013 Annual Report on Fair Housing* by the Fair Housing Equal Opportunity office of HUD, states that only 1% of complaints were referred to the Department of Justice, down from 3% in 2008. The graph below, extracted from the annual report, shows the disposition of the cases nation-wide. The FHEO office of HUD also filed 36 HUD Secretary-initiated complaints in FY 2012-2013 and charged or reached settlements in 27.

Figure 1 – 2013 U.S. Fair Housing Cases by Case Disposition

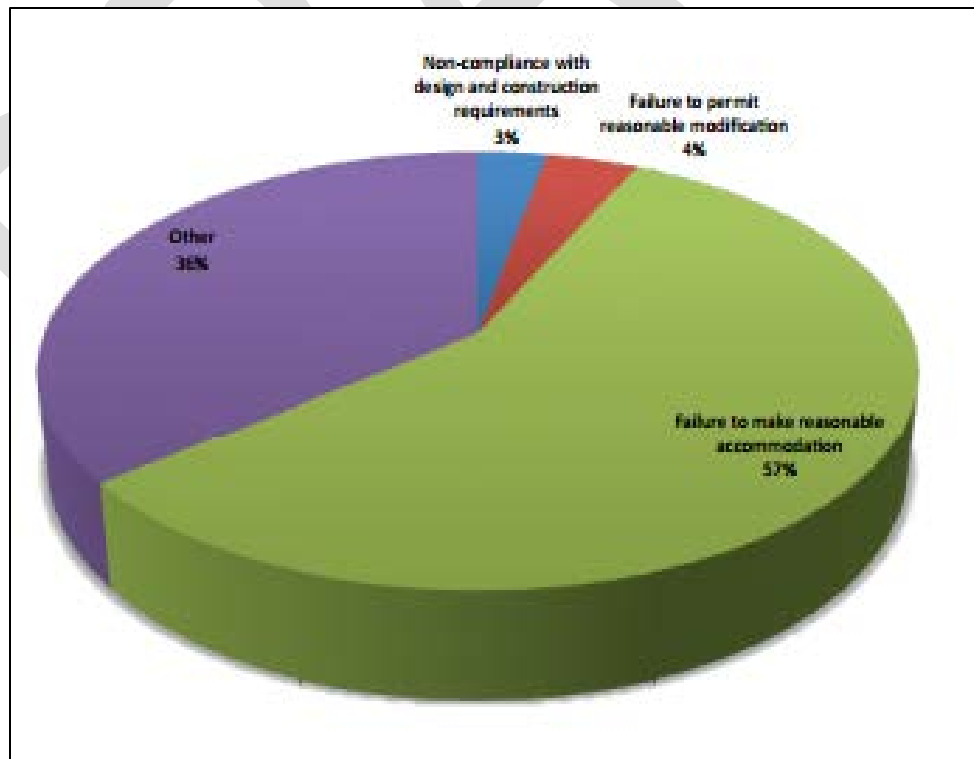
Disability discrimination is the largest category of complaints that HUD receives each year. Below is a graph extracted from the HUD 2012-2013 Annual Report on Fair Housing:

**Figure 2 –
U.S. Fair
Complaints**



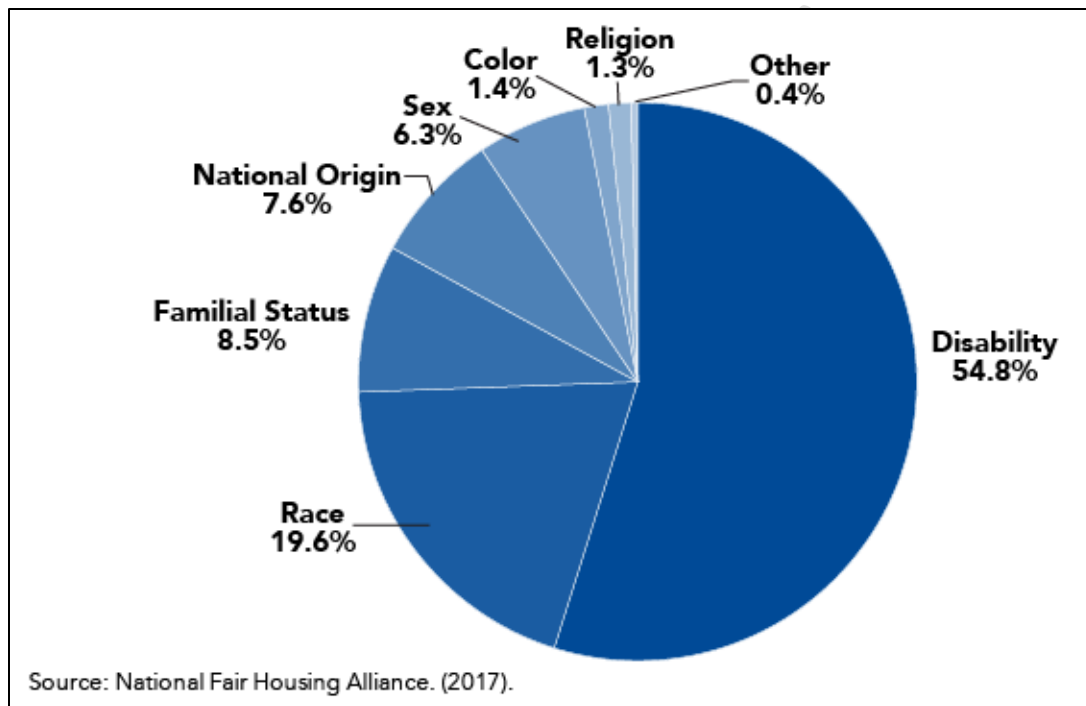
**Reasons for
Housing
Based on**

Disability



The graph below from the National Fair Housing Alliance shows the national housing discrimination complaints in 2016 by protected class. More than half of the complaints were for discriminatory actions against the disabled, with more than one-fourth for race/national origin/color.

Figure 3 – 2016 National Housing Discrimination Complaints



Texas Fair Housing Act

The Texas Fair Housing Act is codified in Chapter 301 of the Texas Property Code and prohibits housing discrimination as set forth in the federal Fair Housing Act. For the most part, the Texas Fair Housing Act follows the federal Fair Housing Act closely. However, Section 301.003(6) deviates in its definition of disability:

(6) "Disability" means a mental or physical impairment that substantially limits at least one major life activity, a record of the impairment, or being regarded as having the impairment. The term does not include current illegal use or addiction to any drug or illegal or federally controlled substance and does not apply to an individual because of an individual's sexual orientation or because that individual is a transvestite.

The federal Americans with Disabilities Act and Fair Housing Act do state that persons currently with or recovering from substance abuse disorders are considered to have a disability. The national laws have not specifically prohibited discrimination based on sexual orientation or gender identity, but HUD's more recent clarification of the Fair Housing Act does include lesbian, gay, bisexual and transgender (LGBT) individuals as part of the protected classes. At this time, Texas has not modified its Fair Housing Act to comply with the current federal definitions of protected classes and discrimination.

The Texas Workforce Commission is the state agency responsible for enforcing the Texas Fair Housing Act, through the Texas Department of Housing and Community Affairs monitors fair housing compliance in the rental properties throughout the state that it has supported with federal funds.

Local Compliance and Ordinances

Municipalities must ensure that their ordinances, policies and procedures are not only non-discriminatory, but also affirmatively further fair housing choice to the greatest extent possible. Municipalities receiving HUD funding must have a Fair Housing Officer assigned and are encouraged to have a local fair housing ordinance. The Fair Housing Officer should be charged with enforcing the local fair housing ordinance and assisting residents in filing fair housing complaints with HUD.

The City of Texarkana, Texas does have a fair housing ordinance which complements the Fair Housing Act and Texas Fair Housing Act. Discussion of the local ordinances can be found below in the Assessment of Fair Housing chapter.

COMMUNITY INVOLVEMENT

Under the new Analysis of Impediments and the Affirmatively Furthering Fair Housing (AFFH) rule, HUD requires that the public is involved in the development of the Fair Housing Plan and must comply with the City's Citizen Participation Plan. The City of Texarkana, Texas has routinely encouraged participation by all residents, particularly persons of low- to moderate-income and members of a Fair Housing protected class.

Survey

The City provided a fair housing survey in English and Spanish for residents and other interested parties to complete. The survey is available in the attachments and requests information on incidences and perceptions of discrimination in Texarkana, Texas. In addition, as part of the Consolidated Planning Process, the City provided another planning survey, also in English and Spanish, which included questions about the community, housing, and fair housing needs in Texarkana, Texas. The fair housing surveys were available on-line as well as paper copies available at City Hall, the public library and community service agencies from November 1, 2017 through December 31, 2017. The Consolidated Plan surveys were available from April 5, 2018 through May 25, 2018. Public notices for the surveys included links to on-line access and physical locations for acquiring paper copies. Despite the advertising of the surveys and requests at public hearings for people to complete the surveys on-line or on the paper copies available, only a small handful of surveys were completed. Copies of the survey are included in the attachments. Nearly one-fourth (23.08%) stated that they or someone they knew had experienced the inability to rent or purchase a home due to being part of a protected class. Just over 15% had experienced landlords refusing to accept Section 8 vouchers; and 15.38% experienced landlords unwilling to make reasonable accommodations for their prospective tenant's disability. One answered that his/her prospective landlord refused to allow animals until the person explained that it was a service animal. One third of the respondents stated that there are areas in the city with high concentrations of low-income residents and/or protected classes that don't have the same public facilities, infrastructure, schools, or protection as the rest of the city.

Meetings

The City held three public hearings for the Consolidated Plan process which included information and questions on fair housing issues. Meetings were held on April 11th, May 22nd and July 9th. Focus groups were held for agencies providing homeless services; public housing residents and Housing Choice Voucher holders, supportive service providers and the Hispanic population. The public hearings and focus group meetings were advertised in the Texarkana Gazette, Amigo

News, and City website and with flyers and emails. One-on-One interviews were held with City staff; youth providers; Area Office on Aging, Veterans Services, Workforce Development and public housing staff.

Groups Consulted

The following groups were consulted during the Consolidated Plan process:

- Texarkana Residents through the on-line surveys, public meetings and hearings
- City Departments
 - Economic Development
 - Community Development
 - Code Enforcement
 - Streets and Infrastructure
 - Parks and Recreation
- Texarkana Habitat for Humanity
- Mission Texarkana
- Texarkana Homeless Coalition
- Texas Homeless Network
- Domestic Violence, Inc.
- Area Office on Aging
- Amigo News – Hispanic Residents
- Bowie County Veterans Services
- Housing Authority of Texarkana, Texas (staff and residents)
- Believe in Beverly Neighborhood Association
- Helping Hands Resource Center
- Amachi Vision Corps
- Bancorp Mortgage
- Workforce Development

ASSESSMENT OF PAST GOALS AND ACTIONS

During the City of Texarkana, Texas's last Consolidated Planning period, fair housing was given a high priority and a Fair Housing Plan/Analysis of Impediments developed. Actions were planned that would affirmatively further fair housing within the City's CDBG and general fund budget and legal involvement. During the past five years, the City has conducted the following actions to comply with its goal of affirmatively furthering fair housing:

During the previous Fair Housing Plan process, the City developed a list of impediments and planned remedies. Below is the steps that have been taken to address the impediments:

Banking, Finance, Insurance and Other Industry Related Impediment: Low number of loan applications for minorities and low origination rates for minority applicants.

1. Continue to increase their homebuyer outreach and education, and credit counseling efforts in order to increase the number of minorities who apply and qualify for mortgage loans.
 - a. **Actions Taken: The City of Texarkana, Texas participates in events throughout the year to increase outreach and education such as the Rosehill Community Celebration for Fair Housing Month and communicates with the Beverly Neighborhood. During the Consolidated Plan process, staff met with Latino neighborhood individuals and families. Also, the City created a One-Stop Shop for Housing Programs for increased accessibility and to avoid public confusion.**
2. Encourage financial institutions and mortgage companies to expand their homebuyer support services
 - a. **Actions Taken: BancorpSouth Quarterly Community Advisory Council Meetings were formed to expand homebuyer support services and agency participation. Meetings are held the 3rd Tuesday every 3 months. Staff periodically reaches out to HATT staff and local banking representatives to educate them on available housing programs.**
3. Initiate this recommendation by discussing findings in this study relative to the HMDA data with lending institutions and ask them to develop strategies to improve the success rate among loan applications submitted by minority applicants.
 - a. **Actions Taken: BancorpSouth Quarterly Community Advisory Council Meetings were formed to develop strategies to improve minority homeowner success rates. Meetings are held the 3rd Tuesday every 3 months. Staff periodically reaches out to HATT staff and local banking representatives to educate them on available housing programs.**
4. Initiate adoption of financial literacy in schools and colleges using National Endowment for Financial Education (NEFE) funding.
 - a. **Actions Taken: During the BancorpSouth Quarterly Community Advisory Council Meetings financial tools have been discussed and information disseminated**

regarding financial literacy. The City uses the FHLB Money Smart program for schools and non-profit education events.

Banking, Finance, Insurance and Other Industry Related Impediment: Predatory lending and other industry practices.

1. Encourage lending institutions to insure that banking services are extended to all areas, particularly areas within low-income census tracts, and to provide greater outreach.
 - a. **Actions Taken: During the BancorpSouth Quarterly Community Advisory Council Meetings focus is given to extending banking services to low income census tracts. Recently, an electronic in-person ATM was installed at 7th & Texas Blvd (CDBG Census 105) as an example.**
2. Encourage lenders to tailor products to better accommodate the past financial deficiencies of low income applicants with credit issues.
 - a. **Actions Taken: BancorpSouth Quarterly Community Advisory Council Meetings were formed to expand services for past deficiencies and specifically credit counseling through the Housing Authority Free Homeownership Classes. Homeownership Classes are required for the City's Homebuyer Assistance Program.**
3. Evaluate legislation or regulations that limit interest rates at the local and state level to combat this problem as well.
 - a. **Actions Taken: BancorpSouth Quarterly Community Advisory Council Meetings were formed to evaluate state and local policy that limits interest rates. Meetings are held the 3rd Tuesday every 3 months.**
4. Encourage the local entities to consider establishing a consumer hot line for receiving complaints and concerns relative to industry practices cited.
 - a. **Actions Taken: BancorpSouth Quarterly Community Advisory Council Meetings were formed to discuss consumer hotlines locally. Currently the City recommends the Texas Attorney General's Consumer Protection Hotline: 1(800) 621-0508**
 - b. **Actions taken: The City also keeps paper copies of the Texas Consumer Complaint Form in English and Spanish in the office for citizens to use.**

Socio-Economic Impediment: Disparate impact of poverty, high unemployment, lowers incomes and educational attainment on minority populations impacting fair housing choice, affordability and sustainability.

1. Continue to work on expanding job opportunities through the recruitment of corporations, the provision of incentives for local corporations seeking expansion opportunities, and other activities aimed at reducing unemployment and expanding the base of higher income jobs.
 - a. **Actions Taken: The City has funded Harte Hanks with \$900,000 in incentives to attract more than 1,350 jobs and \$10 million in payroll into the Rosehill community. This area is within the CDBG Census tract and a designated revitalization area.**
2. Emphasize recruitment for jobs that best mirror the job skills and education levels of those populations most in need of jobs, i.e. high school education, GED's and in some instances, community college or technical training.
 - a. **Actions Taken: The City has funded Harte Hanks with \$900,000 in incentives to attract more than 1,350 jobs and \$10 million in payroll into the Rosehill community. This area is within the CDBG Census tract and a designated revitalization area.**
 - b. **Actions Taken: The City's incentive package is for education and leadership training through Texarkana Community College.**
3. Increase the GED, high school graduation, technical training, and college matriculation rates among residents.
 - a. **Actions Taken: The City has funded Harte Hanks with \$900,000 in incentives to attract more than 1,350 jobs and \$10 million in payroll into the Rosehill community. This area is within the CDBG Census tract and a designated revitalization area. The City's incentive package is for education and leadership training through Texarkana Community College.**
4. Become more active in supporting recruiting industries that match the demographics of the populations experiencing high unemployment, as a means of decreasing poverty rates, and increasing incomes and home ownership rates.
 - a. **Actions Taken: The City has funded Harte Hanks with \$900,000 in incentives to attract more than 1,350 jobs and \$10 million in payroll into the Rosehill community. This area is within the CDBG Census tract and a designated revitalization area.**
 - b. **Actions Taken: The City's incentive package is for education and leadership training through Texarkana Community College.**

Socio-Economic Impediment: High Poverty and lower incomes among minority populations and lack of access to healthy, affordable food choices.

1. Evaluate applying for 2012 USDA Food Desert and other related Grant funding.
 - a. **Actions Taken:** The City received the USDA FMPP Grant. The City received an award through the USDA Farmers' Market Promotion Program and created a Farmers Market downtown. The market is open two weekdays and every Saturday during the season. The market was extended in recent years into December to coordinate with the City's Christmas Parade. Vendors have been added each year it has been open and is going strong. The grant is known as the Texarkana Farm to Table Initiative.
 - b. **Actions Taken:** City created community gardens and rain water system on a vacant lot in the Beverly neighborhood that was a big hit with the residents and continues to help with ongoing maintenance as needed. Event was held at the garden to educate residents on planting, harvesting and using the produce in cooking and smoothies.
2. Address "Food Desert" areas. Suggested solutions include increasing the number of supermarkets, farmers' markets, and community gardens.
 - a. **Actions Taken: Texarkana Farm to Table Initiative** - The "Texarkana Farm to Table Initiative" includes a collaborative approach to expand local producer to consumer opportunities in low income neighborhoods throughout Texarkana, Texas. The plan involves expanding a young and growing farmers' market through producer to consumer marketing and promotion activities targeting low income communities. The initiative also includes development of a new mobile farmers' market to extend locally grown produce access into identified neighborhood food deserts, expand community gardens for resident use and to increase urban farmer capacity. Finally, we aim to expand a farm to table training program that includes farmer/vendor led workshops related to urban farmer entrepreneurial skills, food preparation, value added processing, marketing and sales, healthy nutrition cooking series, direct marketing to local culinary arts programs and technical assistance. Our vision is to develop a healthy and vibrant farmers' market culture through this initiative.
 - b. **Actions Taken:** City created community gardens and rain water system on a vacant lot in the Beverly neighborhood that was a big hit with the residents and continues to help with ongoing maintenance as needed. Event was held at the garden to educate residents on planting, harvesting and using the produce in cooking and smoothies.

Neighborhood Conditions Related Impediment: Limited resources to assist lower income, elderly and indigent homeowners maintain their homes and stability in neighborhoods.

3. The City of Texarkana, in conjunction with the Texarkana Housing Authority should evaluate applying for a 2012 HUD Choice Neighborhood Planning Grant.
 - a. **Actions Taken:** City was one of 69 National Endowment for the Arts Our Town Projects selected nationwide. The City of Texarkana, Texas received \$100,000 to support the Texarkana Perot Theatre Restoration and Art Park Project in the downtown CDBG Census track. The Perot Theatre Restoration and Art Park project in Texarkana, Texas engages leading design experts in development of a master plan for the downtown Texarkana Arts and Historic District. The master plan features adaptive re-use of a downtown block connecting the restored Perot Theater and the historic Regional Arts Building with an open air farmers market, outdoor stage, public art exhibition and green space. A public space master plan incorporating the surrounding blocks offers an excellent opportunity to improve livability and safety in the heart of Texarkana's Arts District. This project and downtown master plan will identify opportunities for affordable housing in the downtown area.
 - b. **Actions Taken:** Restoration projects are in progress for the Perot Theatre including interior upgrades, painting, carpet, stage curtains, sound equipment, lighting equipment, wireless communication equipment, usher uniforms as well as a new outdoor PA sound system.
 - c. **Actions Taken:** City has implemented a Housing Rehabilitation Assistance Program (HRA) to assist low mod homeowner with repairs to their home to address livability and safety issues. In 2018, four homes are currently being repaired with another six homes slated for rehabilitation later this year.
4. Create a comprehensive "transformation plan," or road map, to transform public and/or assisted housing within a distressed community to create a "choice neighborhood".
 - a. **Actions Taken:** Halff & Associates were hired to update the City's Comprehensive Plan and as a part of the plan includes updates to neighborhood transformation plans in Rosehill, Beverly and Highland Park. Also, the downtown master plan will identify opportunities for affordable housing in the downtown area.
 - b. **Actions Taken:** City has been working with a developer for several years to revitalize a downtown historic building. The Grim Hotel will soon become Grim Lofts and offer over 90 units, of which 20 units will be affordable housing for low to moderate income persons/families. City secured a HUD Section 108 loan for \$1,429,000 and has committed those funds to the project along with EPA Brownfields funds of \$600,000 for environmental cleanup activities and also

committed \$200,000 in housing funds. Plans to close in 2018 and begin construction sometime in 2019.

- c. **Actions Taken:** City has implemented a Housing Rehabilitation Assistance Program (HRA) to assist low mod homeowner with repairs to their home to address livability and safety issues. In 2018, four homes are currently being repaired with another six homes slated for rehabilitation later this year.
5. Evaluate the feasibility of implementing a Centralized Program of Self-Help Initiatives based on volunteers providing housing assistance to designated elderly and indigent property owners and assist them in complying with municipal housing codes. Examples might include: "fix-up," "paint-up," or "clean-up" campaigns and "corporate repair projects", a "Youth Build" program with the local school district, organizing a "Compliance Store", "Adopt-a-Block", or creating Community Gardens as interim uses on select vacant lots.
- a. **Actions Taken:** The City of Texarkana, Texas participates in events throughout the year to increase outreach and education such as the Rosehill Community Celebration for Fair Housing Month and communicates with the Beverly Neighborhood. During the Consolidated Plan process, staff met with Latino neighborhood individuals and families. Created Adopt a Spot program partnership with Public Works Department.
 - b. **Actions Taken:** City has coordinated and participated in neighborhood cleanups in current years. Participated in Texas A&M University at Texarkana's Big Event in 2018 in which students and city staff worked to paint and clean up the Beverly Community Center.
 - c. **Actions Taken:** City partnered with Amachi Vision to reopen the Beverly Community Center. Amachi is currently rehabilitating the building to reopen and provide youth service programs for low mod families.
 - d. **Actions Taken:** City created community gardens and rain water system on a vacant lot in the Beverly neighborhood that was a big hit with the residents and continues to help with ongoing maintenance as needed. Event was held at the garden to educate residents on planting, harvesting and using the produce in cooking and smoothies.
 - e. **Actions Taken:** City received a HUD ESG Grant for a One Stop Shop for homeless and housing assistance.
 - f. **Actions Taken:** The City utilizes the Texas 211 system for social services assistance and updated Texarkana's local social service information with Texas 211 operators.

Public Policy Related Impediment: Increased public awareness of fair housing rights and local fair housing legislation and local enforcement should be evaluated.

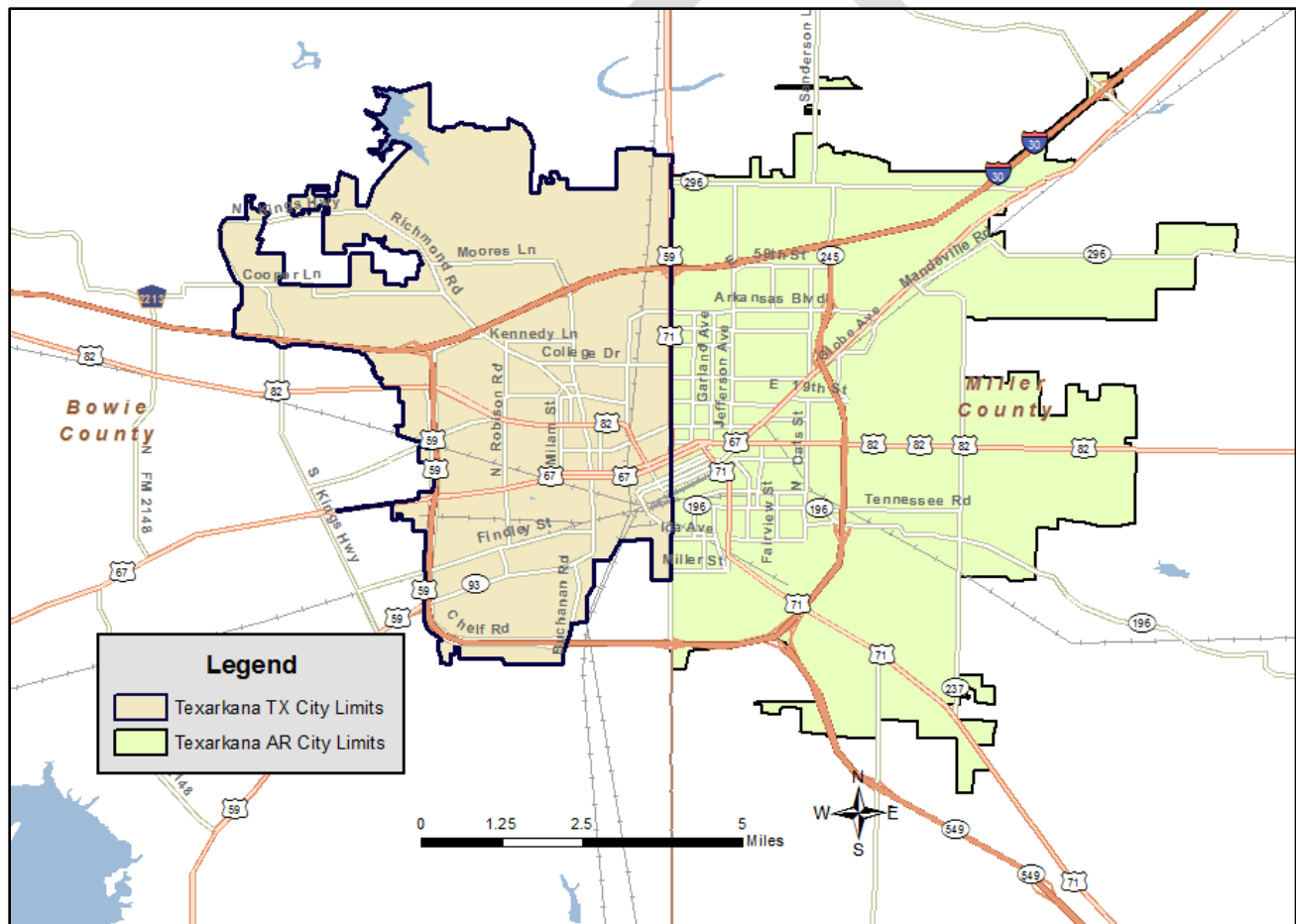
1. Continue increasing fair housing education and outreach in an effort to raise awareness and increase the effectiveness of its local fair housing ordinances.
 - a. **Actions Taken: The City of Texarkana, Texas participates in events throughout the year to increase outreach and education such as the Rosehill Community Celebration for Fair Housing Month and communicates with the Beverly Neighborhood. During the Consolidated Plan process, staff met with Latino neighborhood individuals and families.**
2. Consider providing local enforcement. The report does not recommend this action at this time assuming the State continues its' enforcement services in the local jurisdiction.
 - a. **Actions Taken: The City provides outreach posters and information locally regarding public awareness of fair housing rights and local fair housing enforcement. All cases are currently referred to HUD.**
3. Consider a regional approach to local enforcement, perhaps through a partnership of other local jurisdictions and the City of Texarkana, and a joint application for FHAP and FHIP funding being submitted to HUD.
 - a. **Actions Taken: The City of Texarkana, Texas participates in events throughout the year to increase outreach and education such as the Rosehill Community Celebration for Fair Housing Month and communicates with the Beverly Neighborhood. During the Consolidated Plan process, staff met with Latino neighborhood individuals and families.**
4. Continue to target fair housing education and outreach to the rapidly growing Hispanic and immigrant populations.
 - a. **Actions Taken: The City of Texarkana, Texas participates in events throughout the year to increase outreach and education such as the Rosehill Community Celebration for Fair Housing Month and communicates with the Beverly Neighborhood. During the Consolidated Plan process, staff met with Latino neighborhood individuals and families. This includes advertisement in Amigo News (Hispanic newspaper) and translated online text and print materials.**

ASSESSMENT OF FAIR HOUSING

General Demographics

The geographic coverage for this plan is the city limits of the City of Texarkana, Texas. Texarkana is located on the border between Texas and Arkansas, and though it is a single city, it is divided along Main Street for all financial and legal concerns. The Texas portion of Texarkana is located in the far northeast part of the state in Bowie County.

Map 1 – Texarkana TX and AR City Limits



The Census Bureau's American Community Survey's (ACS) 2012-2015 survey estimates Texarkana's total population as 67,215, with a Texarkana, Texas population of 37,088 up from 36,411 in the 2010 decennial census.

Table 1– Race and Ethnicity

Race/Ethnicity	2010 Population	Percent	2011-2015 Population	Percent
Total	36,411		37,088	
Non-Hispanic White	19,345	53.13%	19,284	52.00%
Non-Hispanic African American	13,438	36.91%	13,450	36.27%
Hispanic	2,336	6.42%	2,716	7.32%
Non-Hispanic Native American	147	0.40%	142	0.38%
Non-Hispanic Asian	484	1.33%	595	1.60%
Non-Hispanic Multi-racial	661	1.82%	901	2.43%

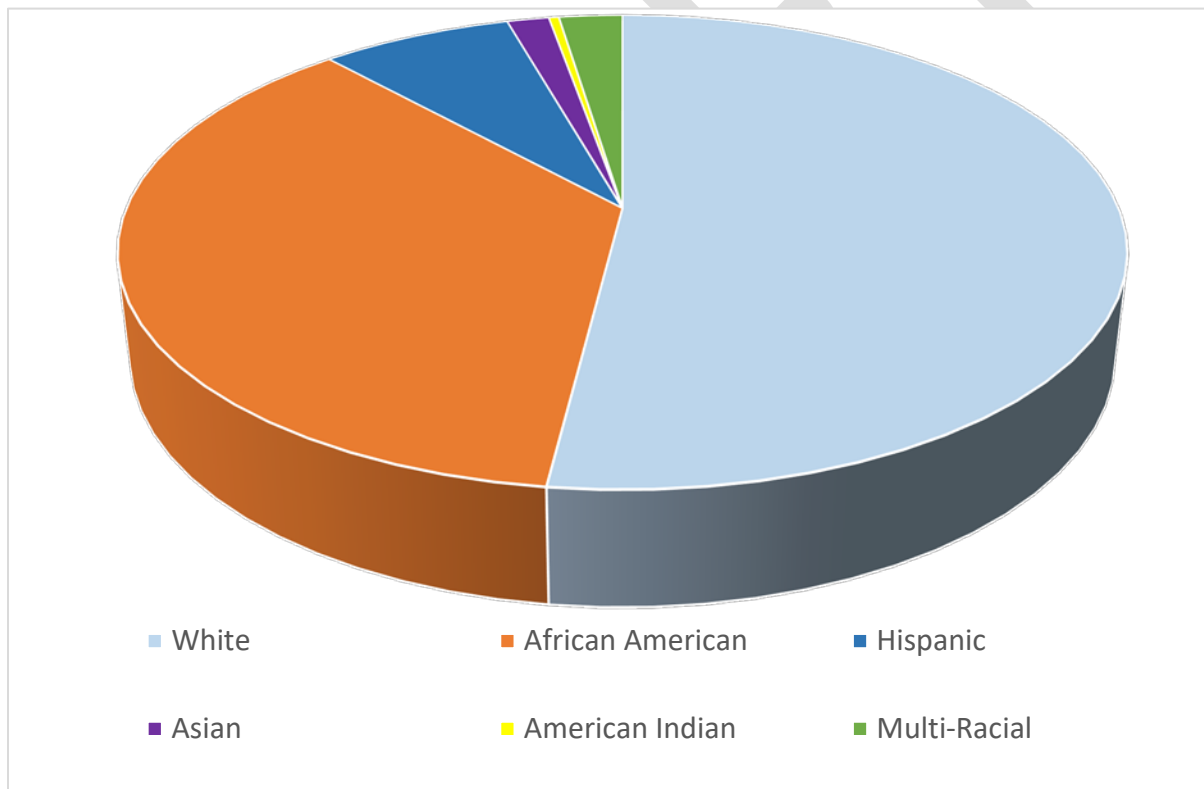
Figure 4 – Race and Ethnicity

Table 2 – ACS 2011-2015 General Characteristics Relevant to Fair Housing

Characteristic	Count	Characteristic	Count
Total Population	37,088	Total Housing Units	16,280
Elderly (65+)	5,267	Vacant Units	2,614
Disabled	5,067	Households	13,666
Working Age Disabled	2,557	Owner-occupied Households	7,527
Elderly Disabled	1,918	Renter-occupied Households	6,139
Veteran	2,276	Occupied units lacking plumbing and/or kitchen facilities	220
Persons Below Poverty	8,198	Households with Children < 18	4,674
LEP Households	142	Median Household Income	\$39,113
Unmarried Same Sex Partners	0	Median Monthly Owner Costs w/ Mortgage	\$1,187
Unmarried Opposite Sex Partners	369	Median Monthly Owner Costs w/o Mortgage	\$427
Population >= 25 yrs w/ no HS diploma or GED	3,029	Median Gross Rent	\$706
Foreign Born	2,118	Owner-occupied w/ Cost Burden > 30%	1,887
Non-citizens	1,384	Renter-occupied w/ Cost Burden > 30%	3,222
Living in Group Quarters	1,206	Overcrowding (> 1 Person Per Room)	396

Diversity, Segregation and Integration

There are many methods for calculating and displaying levels of diversity, segregation and integration in a community. One of the ways to show segregation, particularly trends of segregation, is by the use of a dissimilarity index. The dissimilarity index represents the extent to which the distribution of any two groups, such as racial or ethnic groups, differ across subareas of a community. HUD has provided tables detailing dissimilarity between non-Hispanic whites and minorities for 1990, 2000 and 2010. The Affirmatively Furthering Fair Housing Data Documentation from HUD explains the dissimilarity calculation and how the results are interpreted. The formula HUD has used for the index is:

$$D_j^{WB} = 100 * \frac{1}{2} \sum_{i=1}^N \left| \frac{W_i}{W_j} - \frac{B_i}{B_j} \right|$$

D=Dissimilarity Index

WB = White to Black Dissimilarity

j = the jurisdiction, or Texarkana and the CBSA

i = the subarea, in this case census block groups

N = total number of subareas

The values of the dissimilarity index range from 0 to 100, with a value of zero representing perfect integration between the racial groups in question, and a value of 100 representing perfect segregation between the racial groups. Values less than 40 indicate low segregation/high integration; 40-54 represent moderate segregation/integration; and 55 or greater represents high segregation/low integration. The table below is from HUD's AFFH-Tool and HUD's data source was the Brown Longitudinal Tract Database (LTDB) based on the 1990, 2000, and 2010 Decennial Census.

Table 3 – Dissimilarity Indices for Texarkana, Texas and the Texarkana TX-AR Region

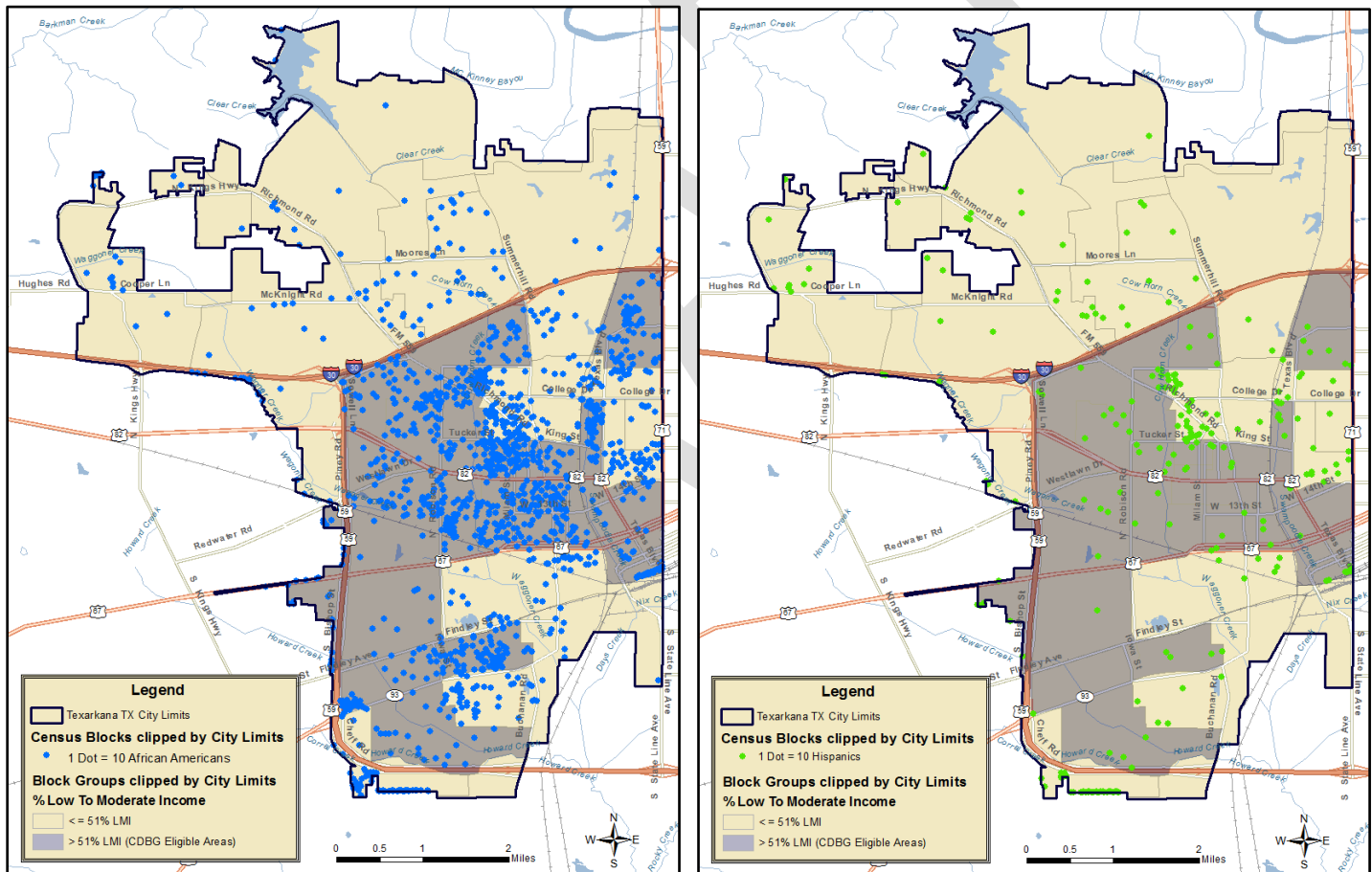
	Texarkana, TX CDBG Jurisdiction			Texarkana TX-AR Region		
Racial/Ethnic Dissimilarity Index	1990	2000	2010	1990	2000	2010
Non-White/White	43.33	41.53	36.28	35.97	37.57	36.06
Black/White	46	44.97	42.51	38.07	40.82	40.62
Hispanic/White	32.88	38.88	25.19	24.93	38.08	34.51
Asian or Pacific Islander/White	32.4	24.15	17.8	38.93	27.55	31.05

As can be seen, Texarkana, Texas has seen an improvement in every comparison since 2000, though the Black/White index is still above 40, indicating only moderate integration.

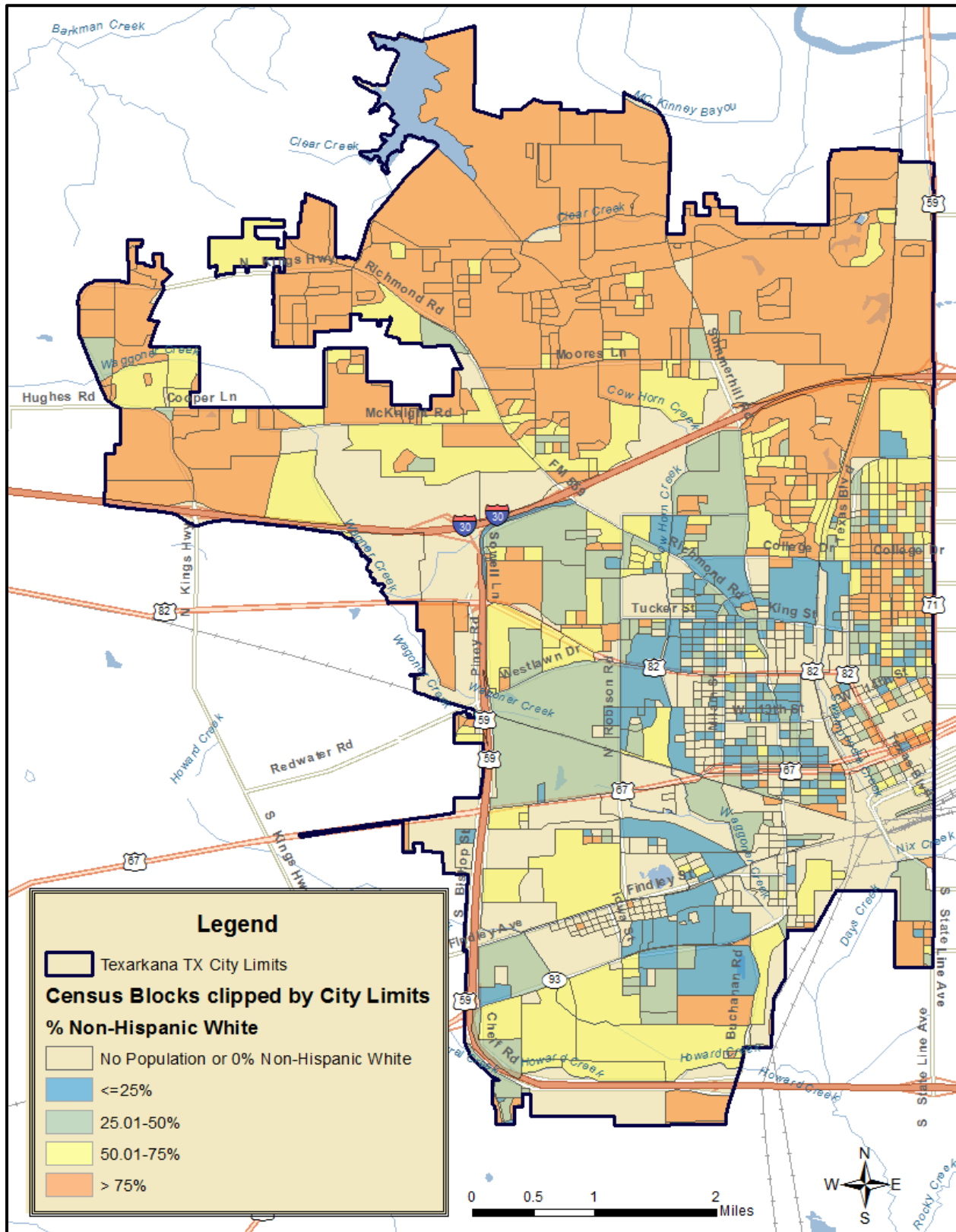
The dissimilarity index is used to determine overall jurisdictional segregation or integration, but it cannot be used to determine spatial distribution of the groups. Two methods for determining the spatial distribution and level of integration include mapping the percent minority in each subarea, such as the block group, or the level of deviation a subarea's percent minority is from the total jurisdiction's percent minority. One limitation in determining the level of segregation in a community using block group data is the size of the block groups. Block groups comprise multiple neighborhoods, each of which could be highly segregated, but in combination may

appear integrated. However, Census blocks are too small to accurately determine the disparity between block-level percentages and city-wide percentages. HUD's AFFH Tool shows racial/ethnic distribution in the form of dot density maps at the Census tract level. Not only are census tracts much larger than even block groups, but dot density maps distribute the dots evenly throughout the entire census tract, which is very deceiving when the population within the tracts is segregated or when only part of the tract is residential. The series of maps below show the distribution of African Americans and Hispanics through a dot density map at the Census block level; racial/ethnicity percentages at the block level; and quantifiable diversity at the block group level.

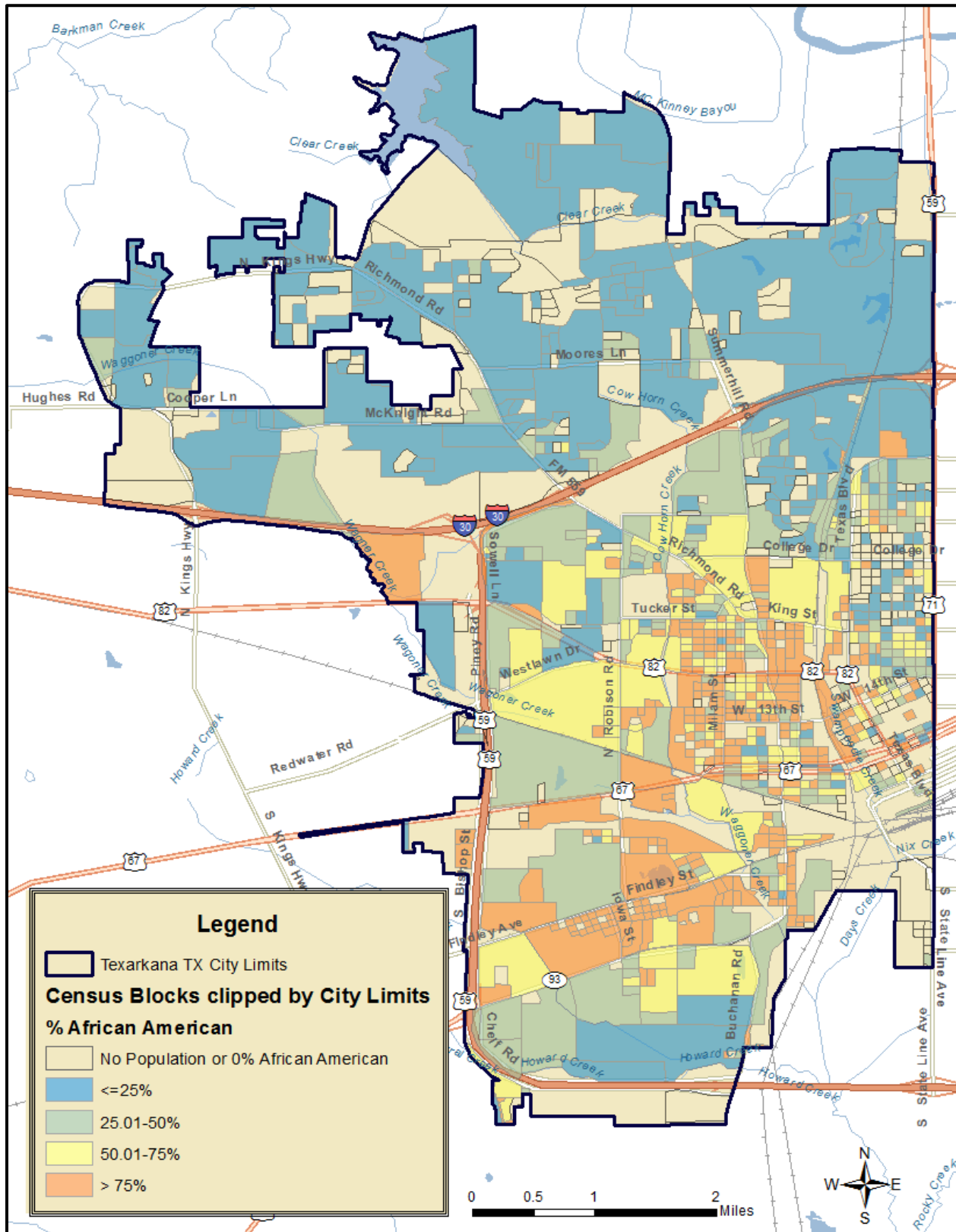
**Maps 2 & 3 – African American and Hispanic 2010 Dot Density
over the Low-Mod Income Areas (CDBG Areas)**



Map 4 – 2010 Percent Non-Hispanic White Population at the Census Block Level



Map 5 – 2010 Percent Non-Hispanic African American Population at the Census Block Level



Legend

- Texarkana TX City Limits
- Census Blocks clipped by City Limits**
- % Hispanic**
 - No Population or 0% Hispanic
 - <=25%
 - 25.01-50%
 - 50.01-75%
 - > 75%

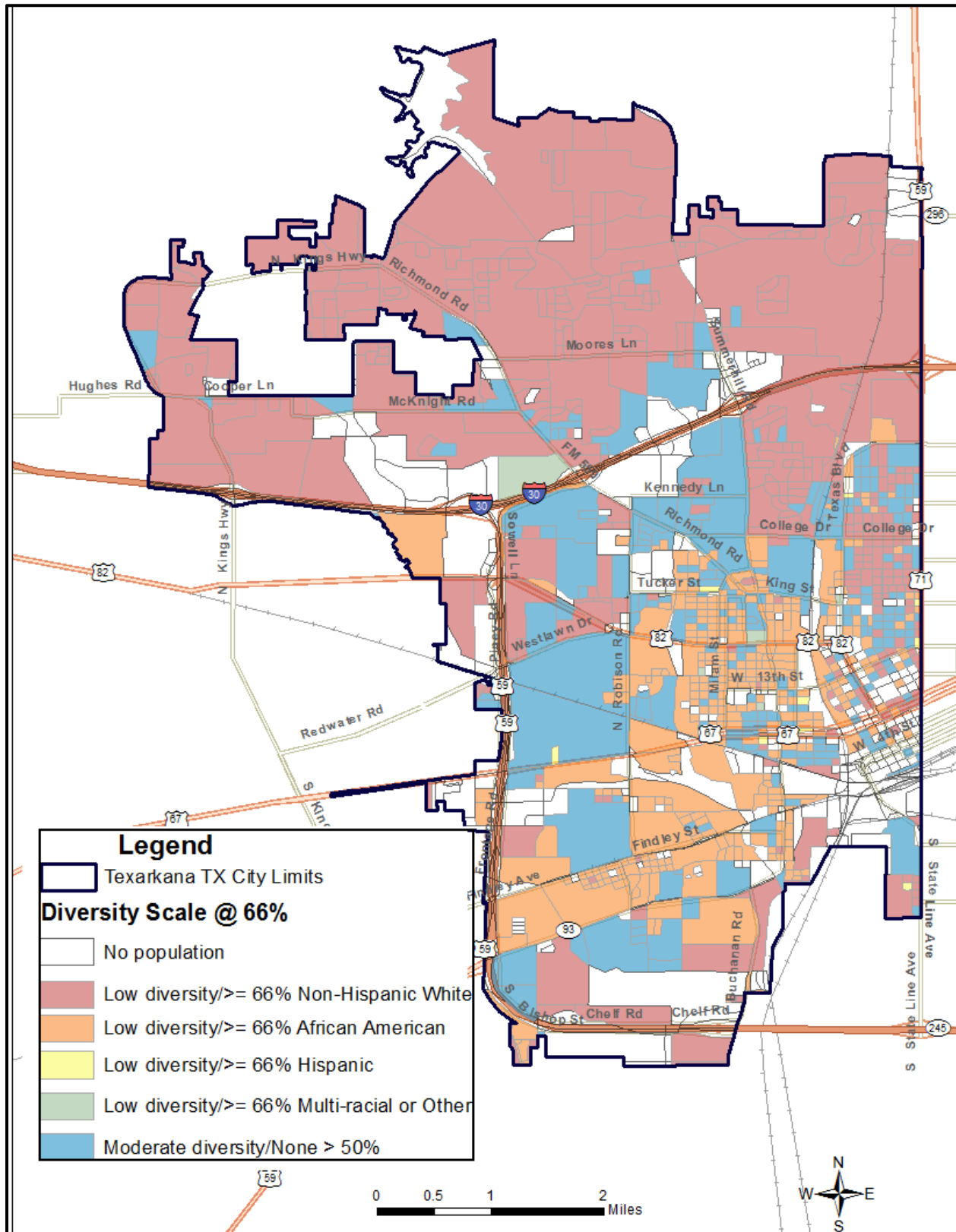
0 0.5 1 2 Miles

N
W
E
S

The map below shows the areas at the census block level by the degree of racial/ethnic diversity. Low diversity categories are those blocks with greater than 65% of any one racial/ethnic group. Moderate diversity is represented by those blocks where no racial/ethnic category has 50% or greater. While there are neighborhoods inside the loop area and along US-71 that are diverse, most of the area north of US-30 is predominately white and many of the neighborhoods east of Robison/South of US-30 are predominately African American. With only 6.42% of the 2010 population being Hispanic, there are no sizable neighborhoods that are predominately Hispanic, though there are a few isolated blocks.

DRAFT

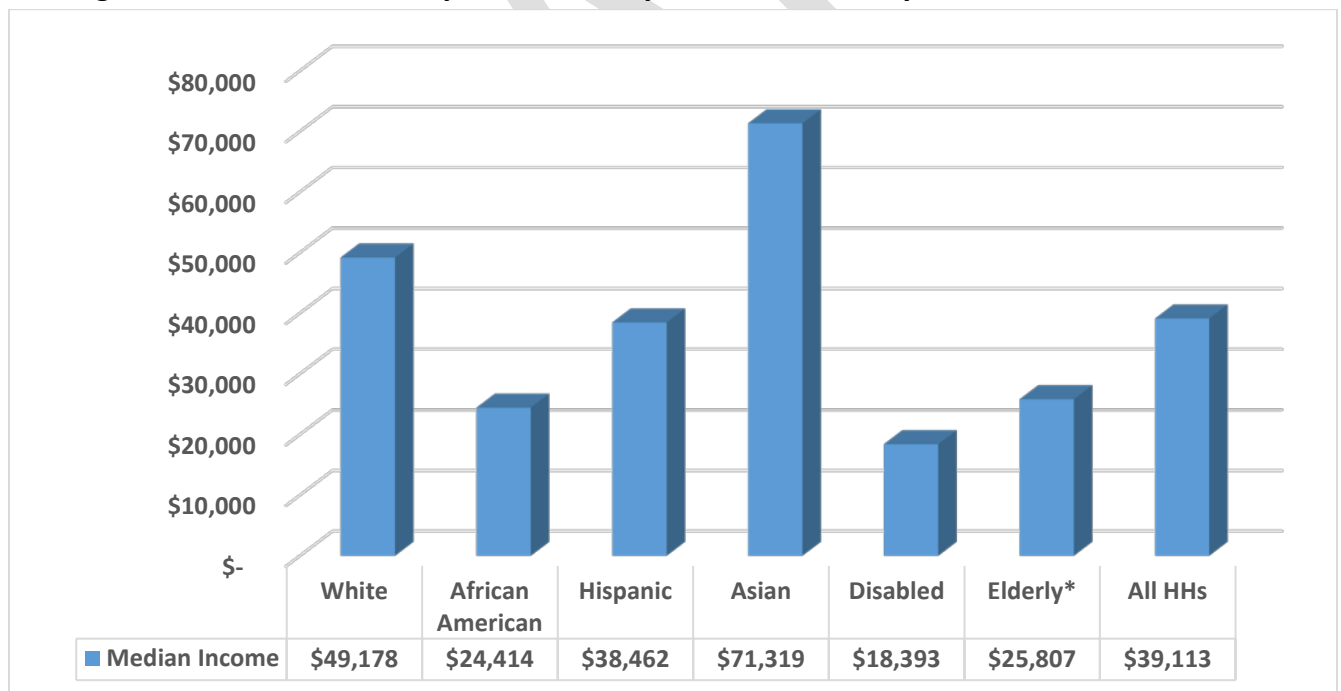
Map 7 – 2010 Diversity at the Block Level



Disproportionate Housing Needs

HUD provides specially tabulated data from the Census Bureau on housing conditions by income and race/ethnicity as the foundation for the development of Consolidated Plans. The tables below have been extracted from HUD pre-populated data for the City's 2018 Consolidated Plan. While income is not a determination of fair housing and low-income does not qualify as a protected class, HUD is concerned about concentrations of poverty, high levels of housing problems among the low income, and incidences of overlap between poverty concentrations and minority concentrations. Therefore, housing data for low-income households are included in this Fair Housing Plan. Additionally, the HUD data for the Consolidated Plan are from the 2008-2012 American Community Survey (ACS), not the latest 2011-2015 ACS. As a result, the HUD-provided tables will not correspond to the latest available data from AFFH-Tools, newer ACS data, and local information. Because African Americans and Hispanics have considerably lower median incomes than Non-Hispanic Whites, needs by income do tend to mirror needs by race/ethnicity, as well as by other protected classes.

Figure 5 – Median Income by Race/Ethnicity, Disabled & Elderly from 2011-2015 ACS



** Elderly Median Income based on Census Bureau State data with ratio to all HH median applied to Texarkana, Texas*

Households by race/ethnicity in each income range are shown in the graph below, followed by a graph of each income range as a percent of the total households for that race/ethnicity.

Figure 6 – Household Incomes by Race/Ethnicity and Income Range (2011-2015 ACS)

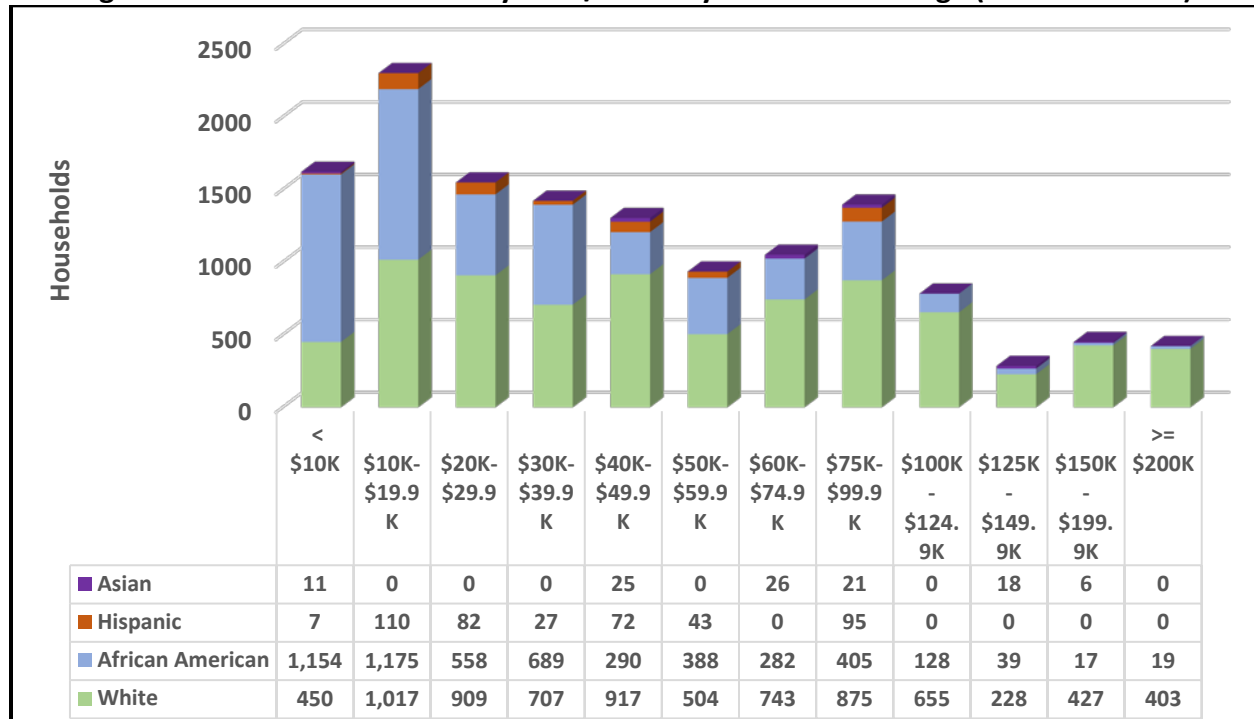
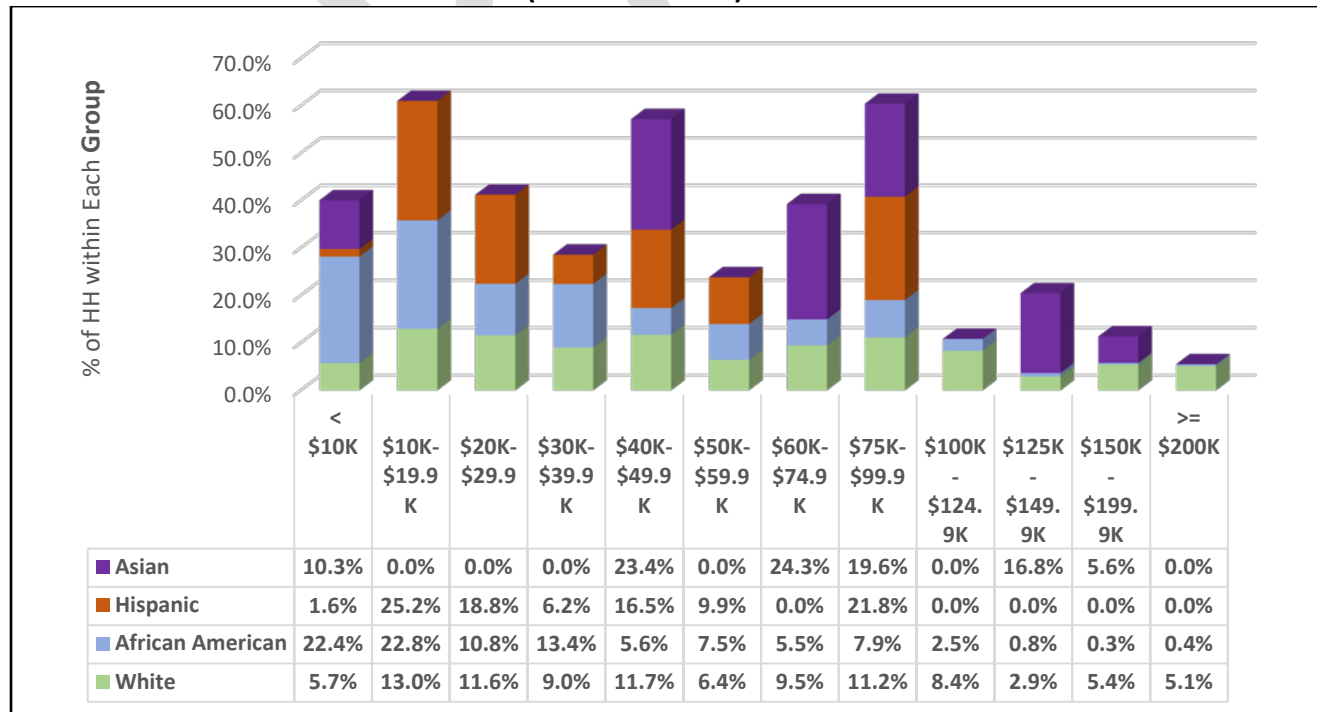


Figure 7 –Income Ranges as a Percent of Households for Each Race/Ethnicity (2011-2015 ACS)



HUD provides a number of disproportionate housing needs tables for the Consolidated Planning Process. The tables below are summaries from the most current data published by HUD for Texarkana, Texas.

**Table 4– Distribution of Households by Type and Income
(PY 2018 Consolidated Plan – HUD Pre-populated 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

The following table details the distribution of housing problems by income range within tenure. The problems that can be identified by American Community Survey data include housing cost burden of 30% or more of income; overcrowding with more than 1 person per room; lacking complete kitchen facilities; and, lacking complete plumbing. Within these categories, severe housing cost burden occurs when housing costs are more than 50% of income; and severe overcrowding occurs where there are more than 1.5 persons per room. It should be noted that persons per room is defined as the number of residents divided by total rooms in the dwelling, not just bedrooms.

**Table 5 – Housing Needs by Income and Need
(PY 2018 Consolidated Plan – HUD Pre-populated Table)**

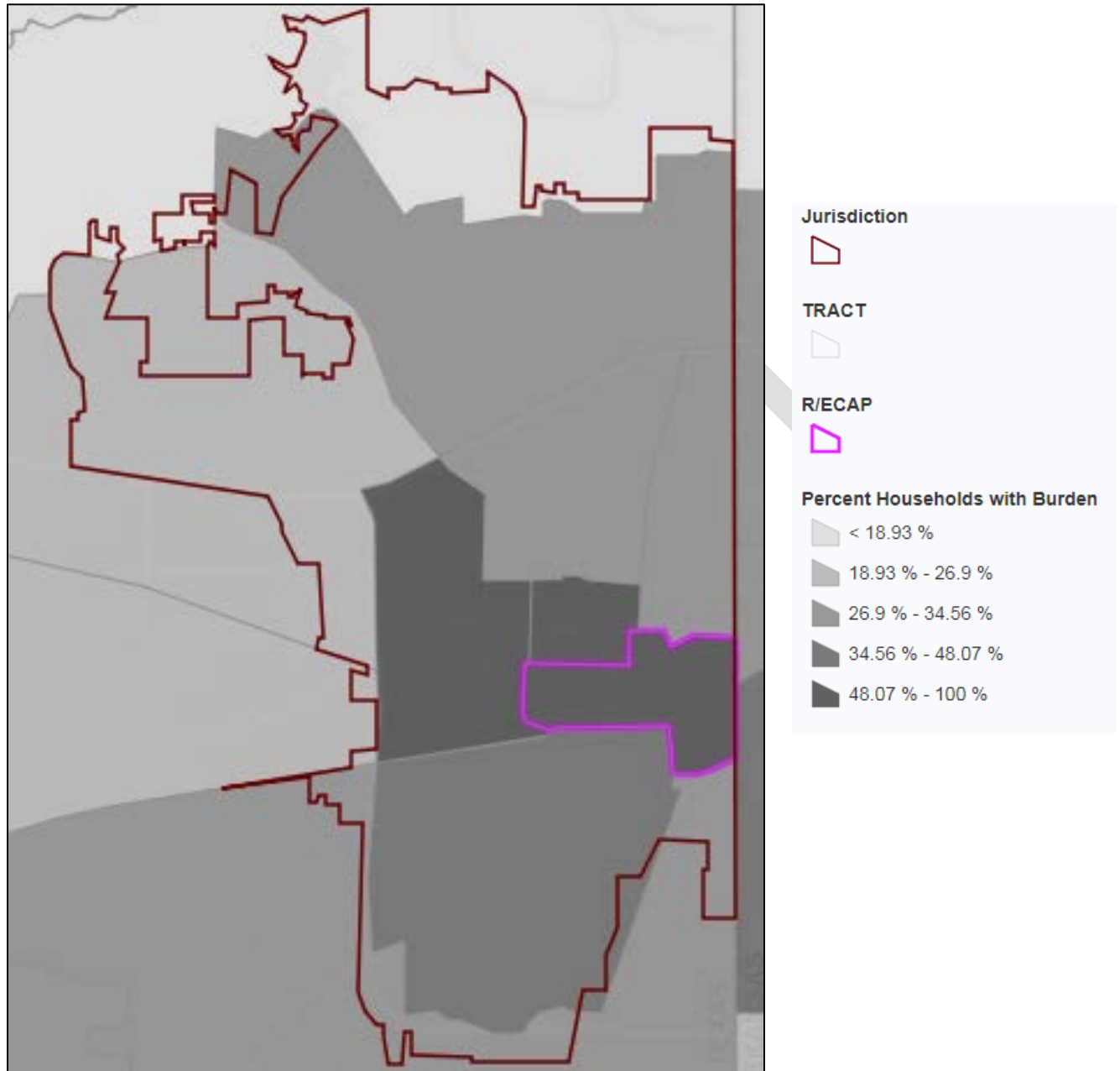
	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	25	50	60	190	4	0	0	0	4
Severely Overcrowded - With >1.51 people 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
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 by Income and Race/Ethnicity for Low- to Moderate Income Households
(PY 2018 Consolidated Plan – HUD Pre-populated Table)**

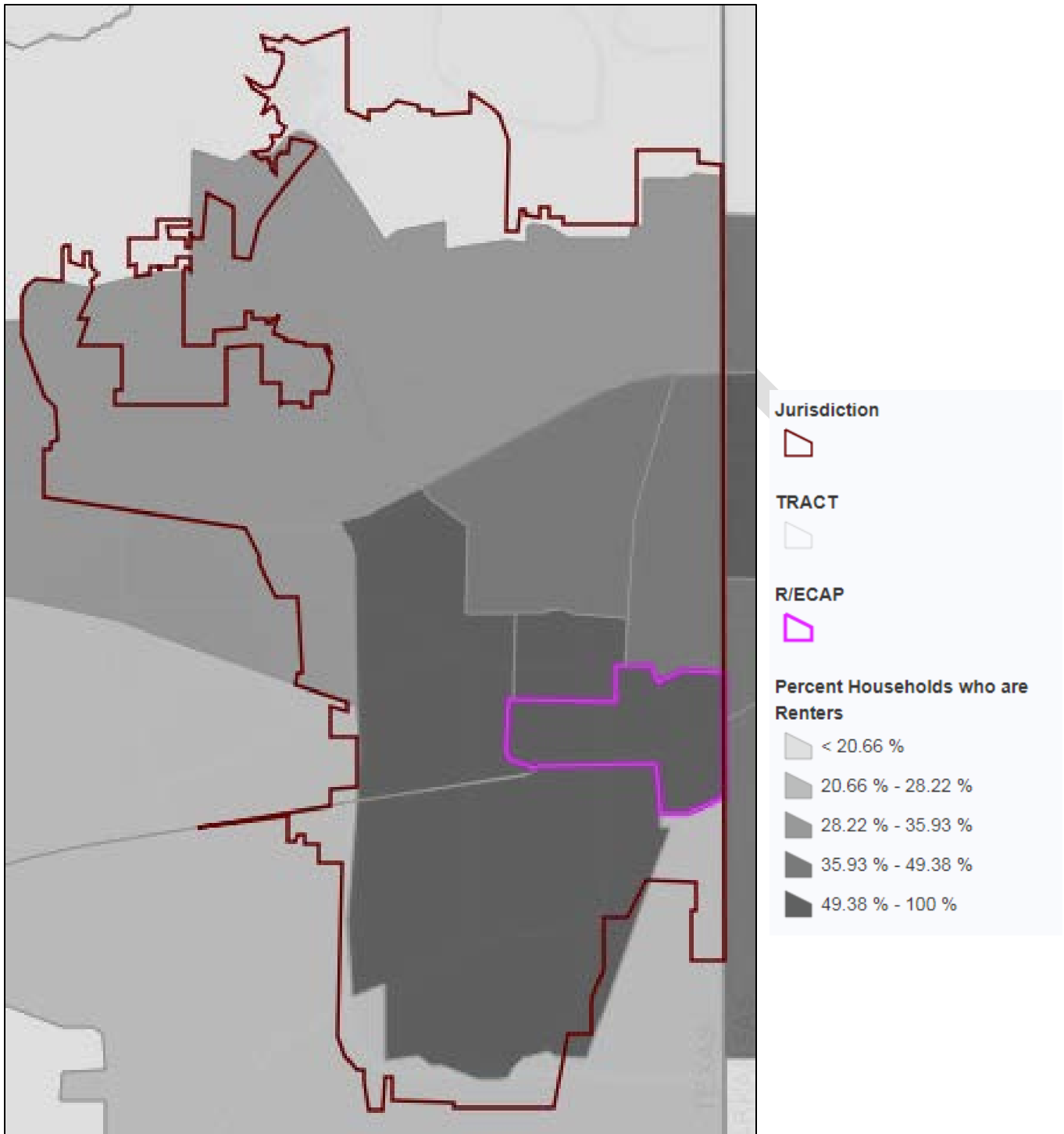
	Has one or more of four housing problems	Has none of the four housing problems	Percent of Racial/Ethnic within income range with one or more of four housing problems*	Percent of income range with one or more of four housing problems within each race/ethnicity
Income <= 30% AMI (Extremely Low Income)				
Jurisdiction as a whole	1,680	345		83.0%
White	675	30	40.2%	95.7%
Black / African American	910	310	54.2%	74.6%
Asian	0	0	0.0%	N/A
Hispanic	35	0	2.1%	100.0%
Income 30.1-50% AMI (Very Low Income)				
Jurisdiction as a whole	1450	3475		29.4%
White	590	225	40.7%	72.4%
Black / African American	780	130	53.8%	85.7%
Asian	0	0	0.0%	N/A
Hispanic	40	24	2.8%	62.5%
Income 50.1-80% AMI (Low Income also known as Moderate Income)				
Jurisdiction as a whole	1120	1185		48.6%
White	575	700	51.3%	45.1%
Black / African American	430	445	38.4%	49.1%
Asian	10	0	0.9%	100.0%
Hispanic	45	25	4.0%	64.3%

* Note that HUD provided data on only 4 of the race/ethnicities, but included all households in Jurisdiction as a whole. As a result, the 4 groups do not total the jurisdiction.

Map 8 – Percent of Households with Housing Cost Burden (from AFFH-T)



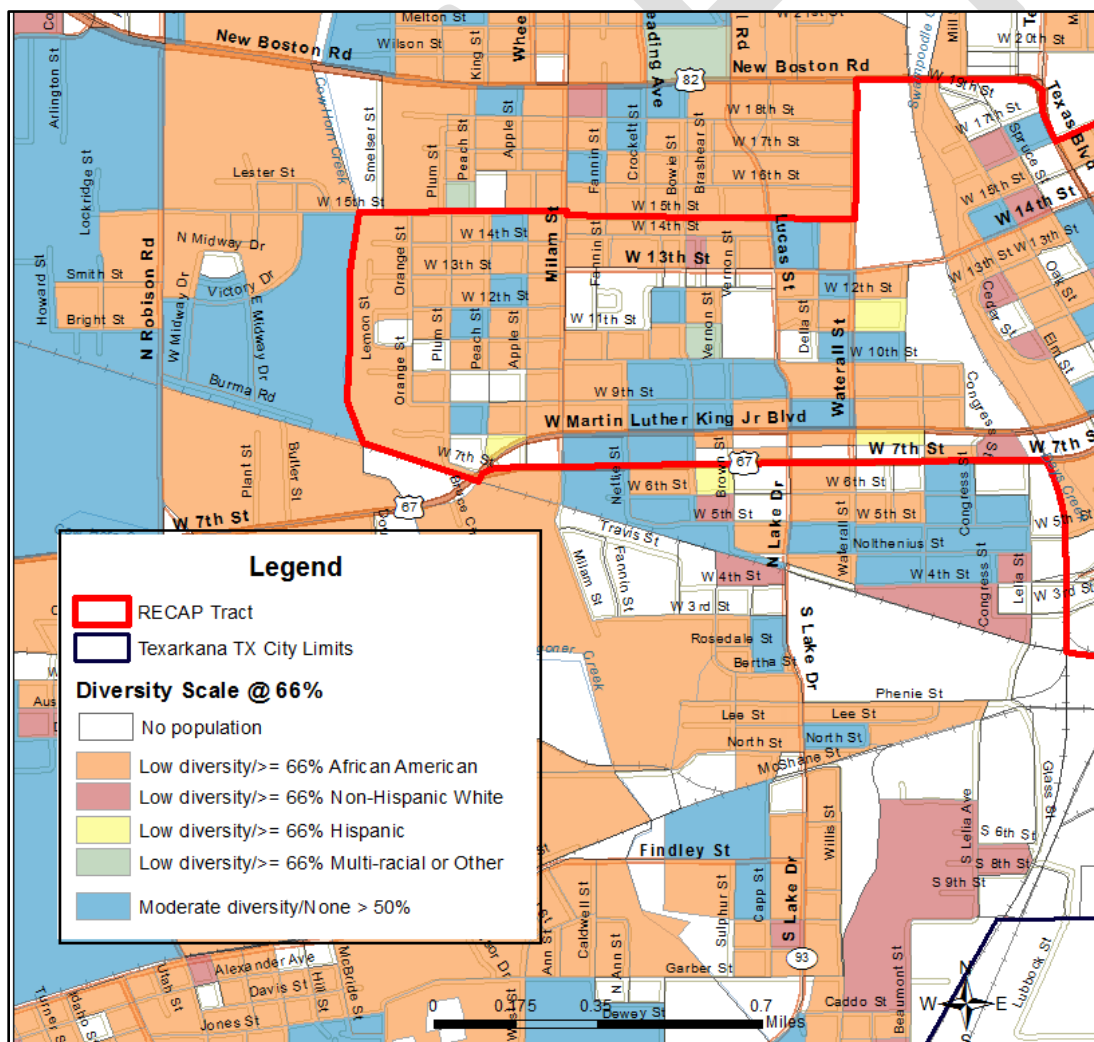
Map 9 – Renter Households (from AFFH-T)



R/ECAP

HUD has determined racially or ethnically-concentrated areas of poverty (R/ECAP) at the whole census tract level. For a census tract to be considered a R/ECAP it must have a non-white population of 50% or more and have 40% or more of individuals living below the poverty line or is three or more times the average census tract-level poverty rate for the metropolitan area, whichever is lower. Using the 2010 decennial census and the 2006-2010 American Community Survey (ACS), HUD has determined that there is one R/ECAP areas inside the city limits. The map below shows the R/ECAP area with diversity by census block. As can be seen, most of the populated blocks are more than 65% African American, with a few predominately Hispanic and White blocks. There are a number of moderately diverse blocks with no one group having a majority.

Map 10 – R/ECAP Area with Racial/Ethnic Diversity

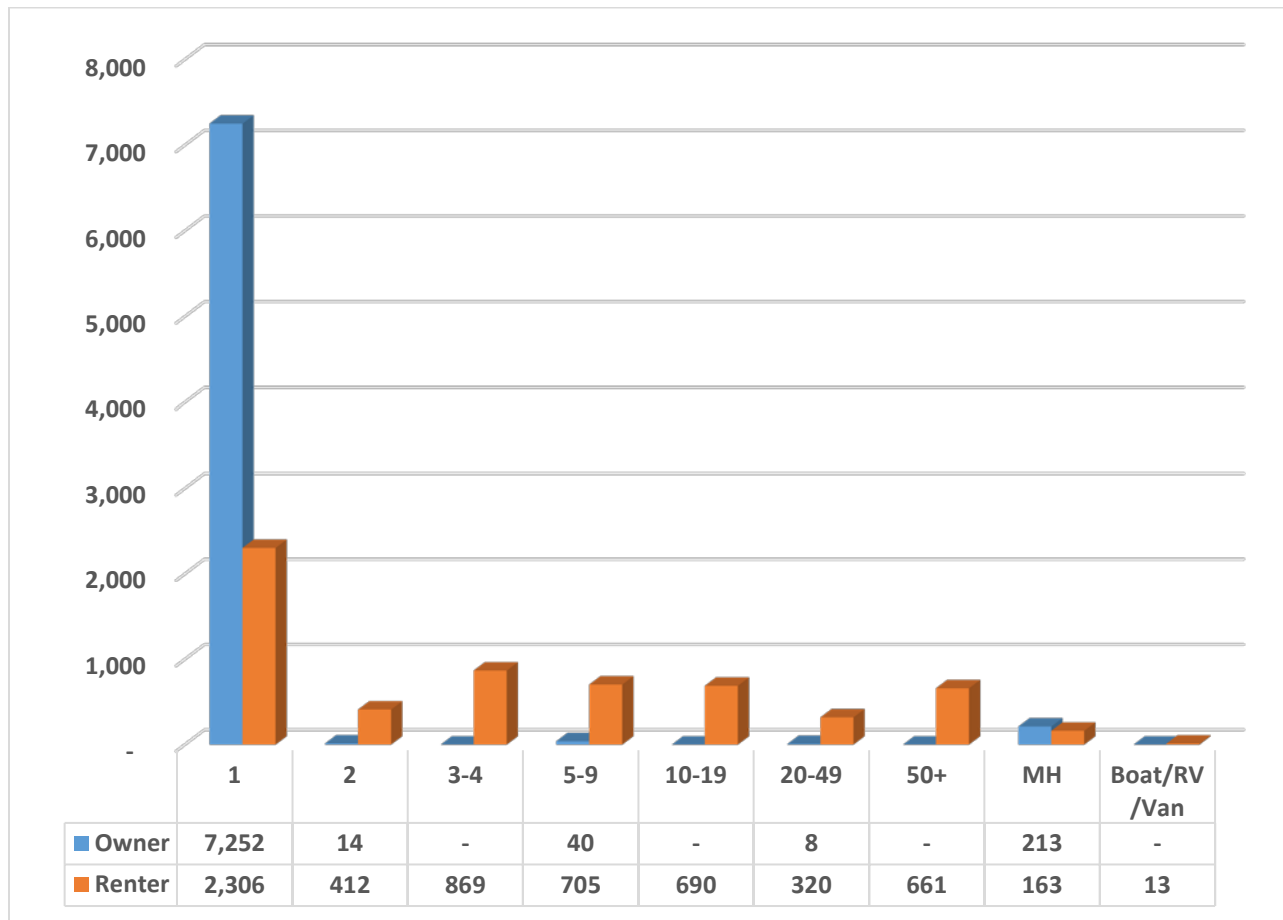


Housing Market

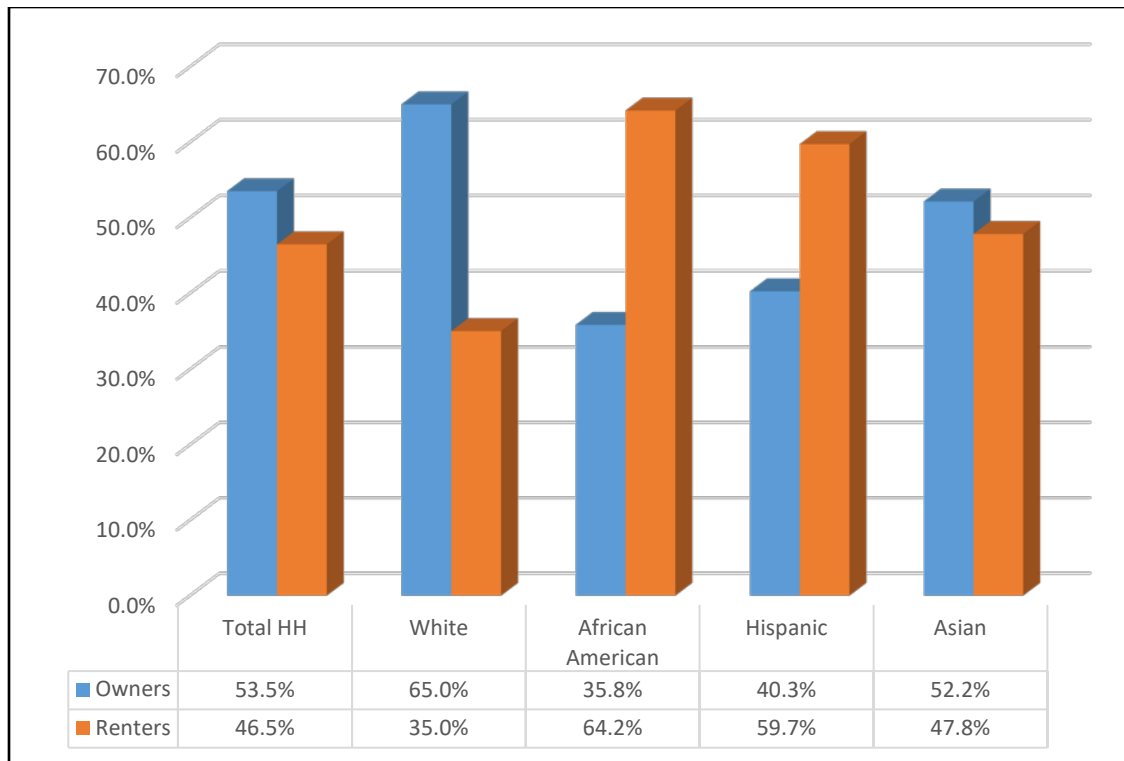
Texarkana has a shortage of available housing units for all income ranges due in part to the high vacancy rate with 60% of vacant units not being on the market. This is especially impacting the lower-income residents, particularly inside the loop formed by I-30, US-59, and Highway 151. Even though the 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 estimating that 60% of the renters have a housing cost burden of more than 30%, there is a definite shortage of affordable rental units at both ends of the size spectrum – 0- and 1-bedroom units for individuals and 3- to 5-bedroom units for large families. Though there appears on the surface to be an adequate number of 2-bedroom rental units, with many of the small and large households having to rent 2-bedroom units due to the lack of availability or cost of the small and large units. 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. The figure below shows the distribution of occupied housing units by units in structure and tenure.

Figure 8 – Occupied Housing Units by Number of Units in Structure and Tenure

There is a significant mismatch between the percent minority population and the percent minority home owners. However, when dividing the statistics by race/ethnicity, the whites to a great extent and Asians to a small extent have a higher percent of owners than renters. Conversely, more than 50% of African Americans and Hispanics are renters. The figure below shows a comparison of tenure by race/ethnicity.



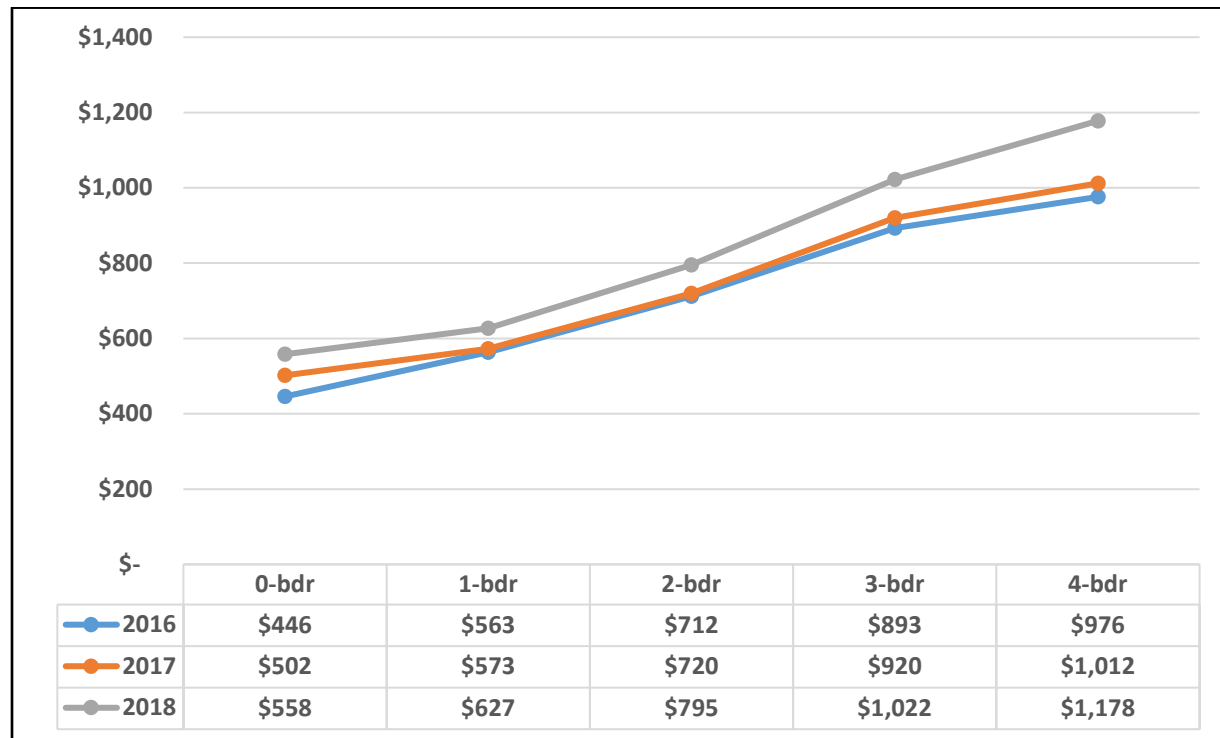
Rental Market

As stated above, there is a definite shortage of affordable rental units at both ends of the size spectrum: 0- and 1-bedroom units for individuals and small families, and 3- to 5-bedroom units for large families, particularly multi-generational households. The ACS estimates that 1,500 grandparents are living with grandchildren under the age of 18 and 75.9% of those are living with the children's parents, making at least a 3-generational household. Though there appears on the surface to be an adequate number of 2-bedroom rental units, with many of the small and large households having to rent 2-bedroom units due to the lack of availability or cost of the small and large units. 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. Texarkana has a higher rate of renter-occupied units than the state as a whole, particularly in single family housing. Texarkana is 46% renters with 38% of them living in single family homes versus 34% renters in the state and 38% of the renters living in single family homes.

The 2018 Fair Market Rents (FMRs) for Texarkana (both Texas and Arkansas) are shown in the figure below. The gap between 2017 and 2018 is larger than the earlier gap, and expands as the number of bedrooms increases. Prior to 2016, HUD used Bowie County, Texas and Miller County, Arkansas separately to set the FMRs. The Miller County, Arkansas FMRs were traditionally lower than the Texas side of Texarkana. The FMR for a 2-bedroom in Texarkana is \$795, compared with \$1,005 for Texas as a whole and \$720 for Arkansas as a whole. While the FMRs for Bowie and

Miller Counties are the same, the rents on the Arkansas side are predominately lower than on the Texas side of Texarkana.

Figure 9 – 2016-2018 Fair Market Rents for Texarkana



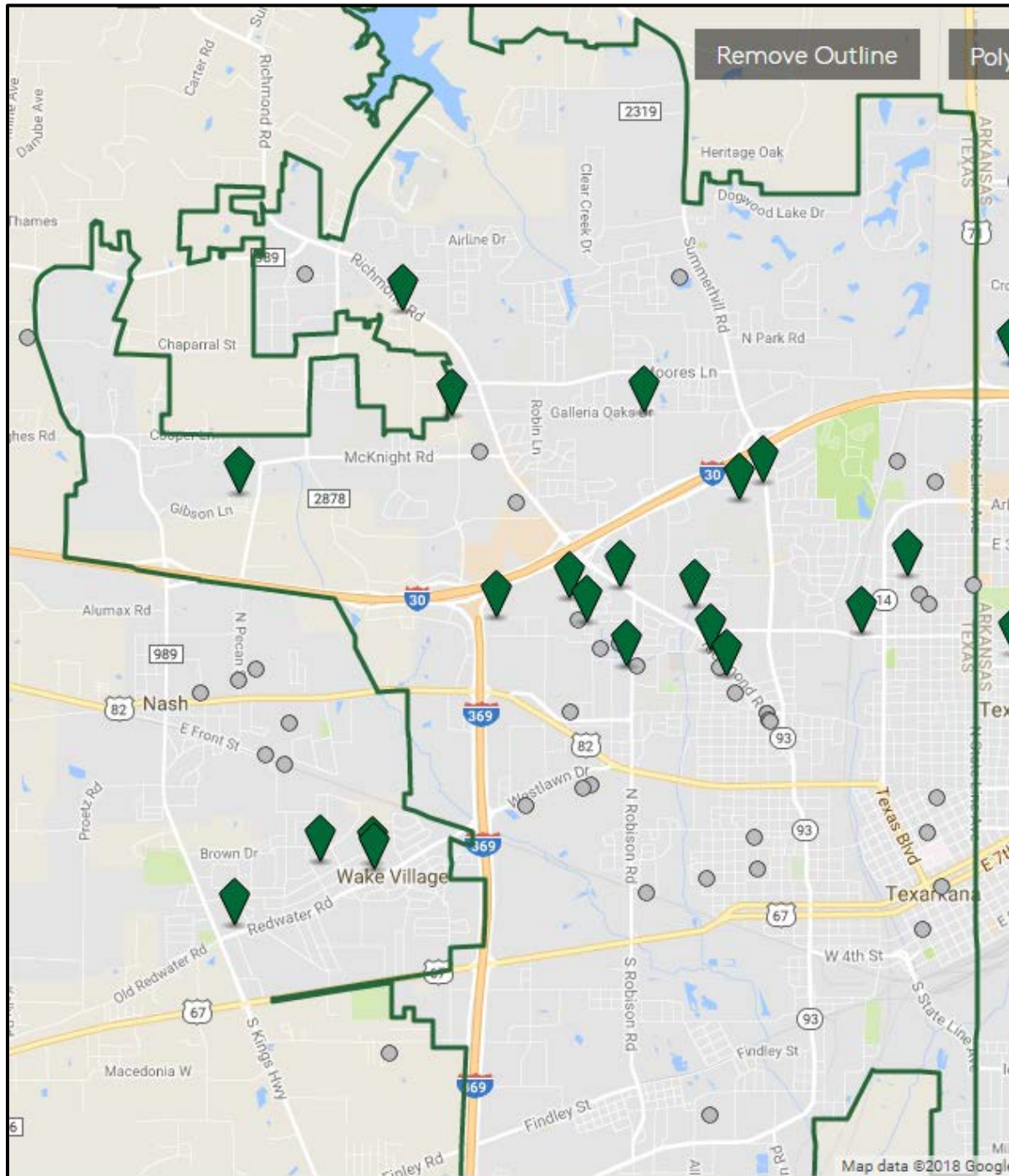
The ACS estimating that 60% of the renters have a housing cost burden of more than 30%. Texarkana has a relatively high percent of rentals that are single family which increases the rents and the ancillary costs, such as water, yard care, and higher electric, and minor maintenance.

The annual income needed to support a 2-bedroom at the FMR without a cost burden of greater than 30% of income is \$31,880, or an hourly wage of \$15.29 (2.1 times the minimum wage). The National Low Income Housing Coalition estimates that the mean hourly wage for renters in Texarkana is \$10.92, which makes only a \$568/month unit affordable. While the monthly rent affordable to those at Texarkana's median household income of \$52,200 is \$1,305, well above the FMR for even a 4-bedroom, the average income for renter households is only \$22,000. The average renter in Texarkana would have to work 58 hours a week to afford a 2-bedroom unit. A review of rentals listed on Apartments.Com and Zillow in June, 2018 show that there are 149 rental units available and advertised on one or both sites. Only 48 are available at a price affordable to the average renter; and only 94 are available at or below the FMR for a 2-bedroom, with 61 being 2-3 bedrooms. The table below summarizes the number of available units by size, type, and price. There were no 4-bedroom rentals available.

Table 7 – June, 2018 Rental Units Available by Size, Type & Price

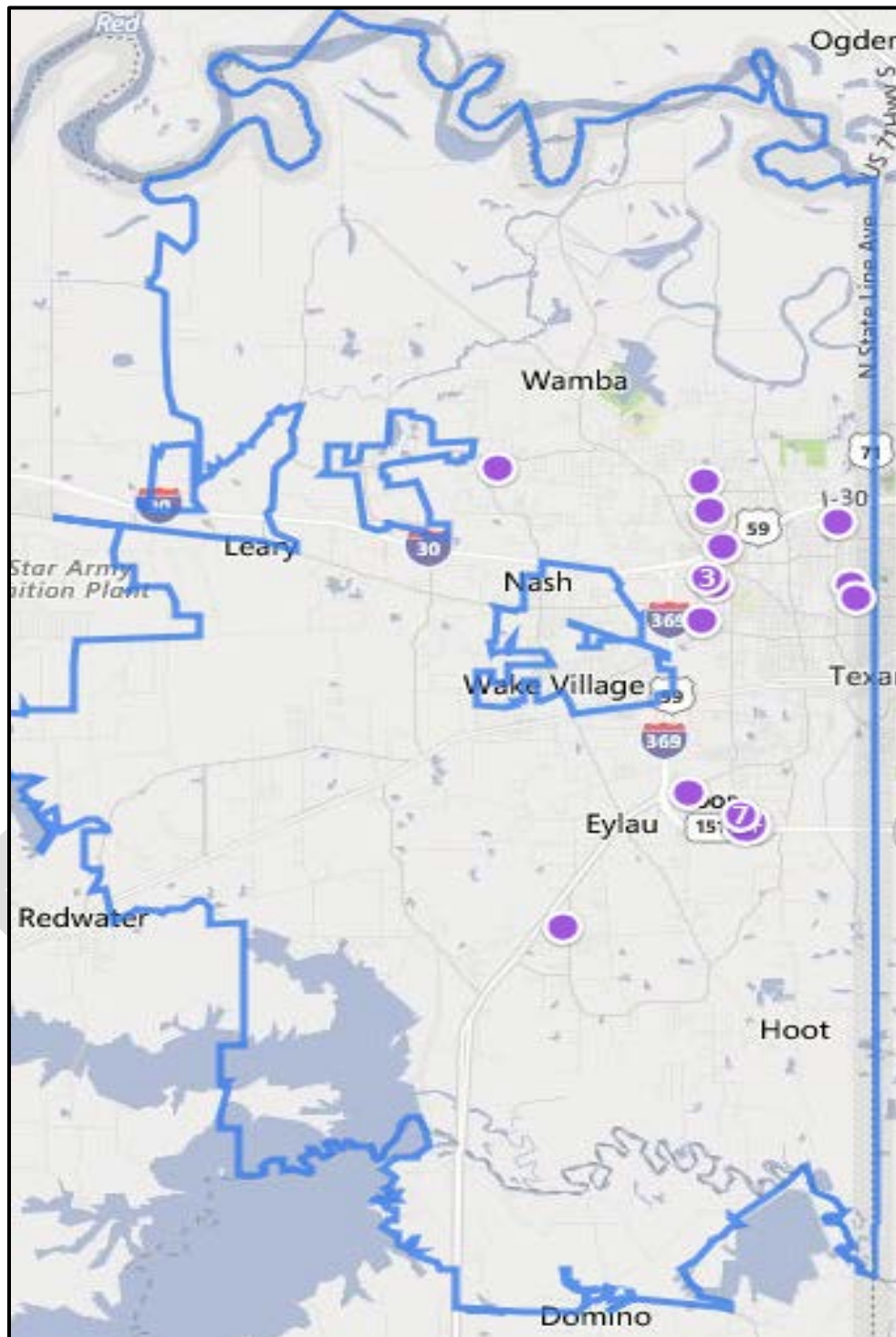
Size/Type	<\$600	\$600-\$800	\$800-\$1,000	\$1,000-\$1,250	\$1,250-\$1,500	> \$1,500	Total
0-Bedroom							
Loft	0	0	0	0	1	6	7
1-Bedroom							
Loft	0	0	0	0	1	1	2
Apartment	21	12	3	1	1	3	41
2-Bedroom							
Apartment	7	25	3	5	2	2	44
Manufactured Home Park	20	0	0	0	0	0	20
Condo/Townhouse	0	0	2	3	1	0	6
Single Family House	0	0	1	2	1	0	4
3+-Bedroom							
Apartment	0	2	1	4	4	2	13
Manufactured Home Park	0	7	0	0	0	0	7
Single Family House	0	0	0	1	2	2	5
Total	48	46	10	16	13	16	149

Map 11 – June 2018 Apartments.com Advertised Rental Properties



 = Available;  listed but no available units

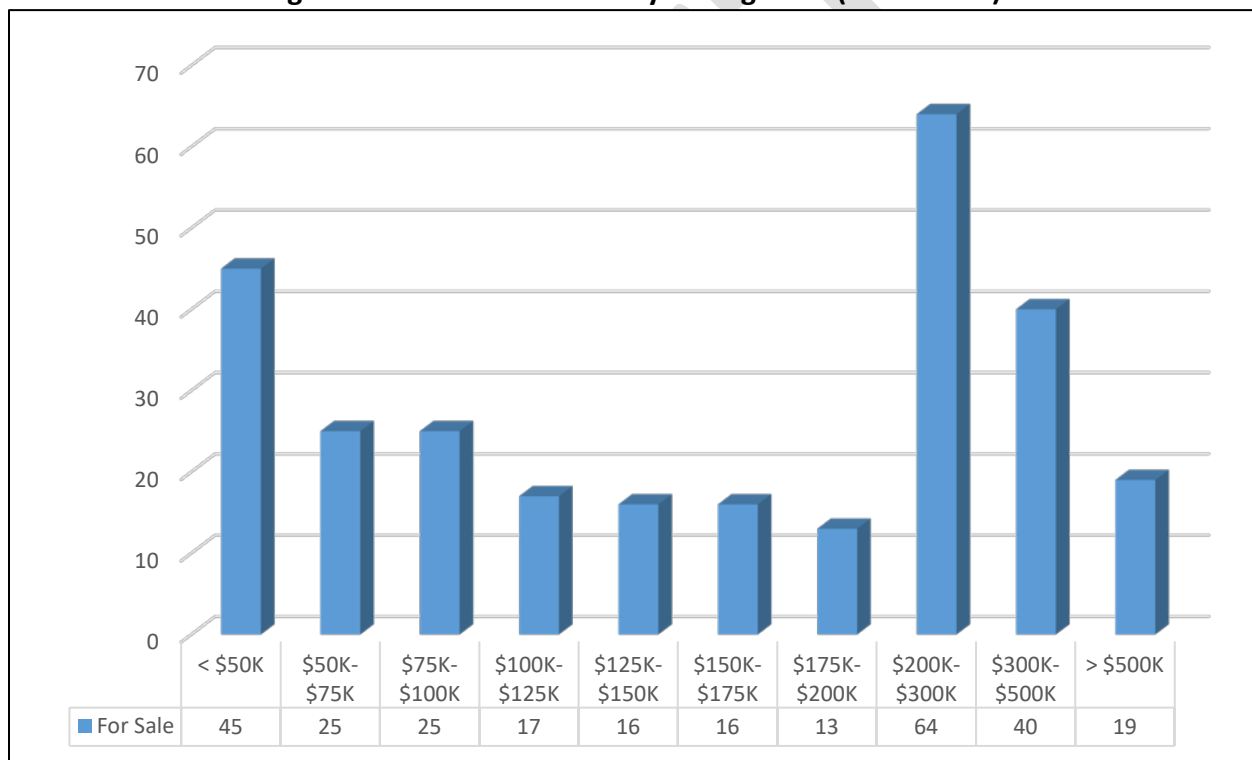
Map 12 – June 2018 Zillow.com Advertised Rental Properties



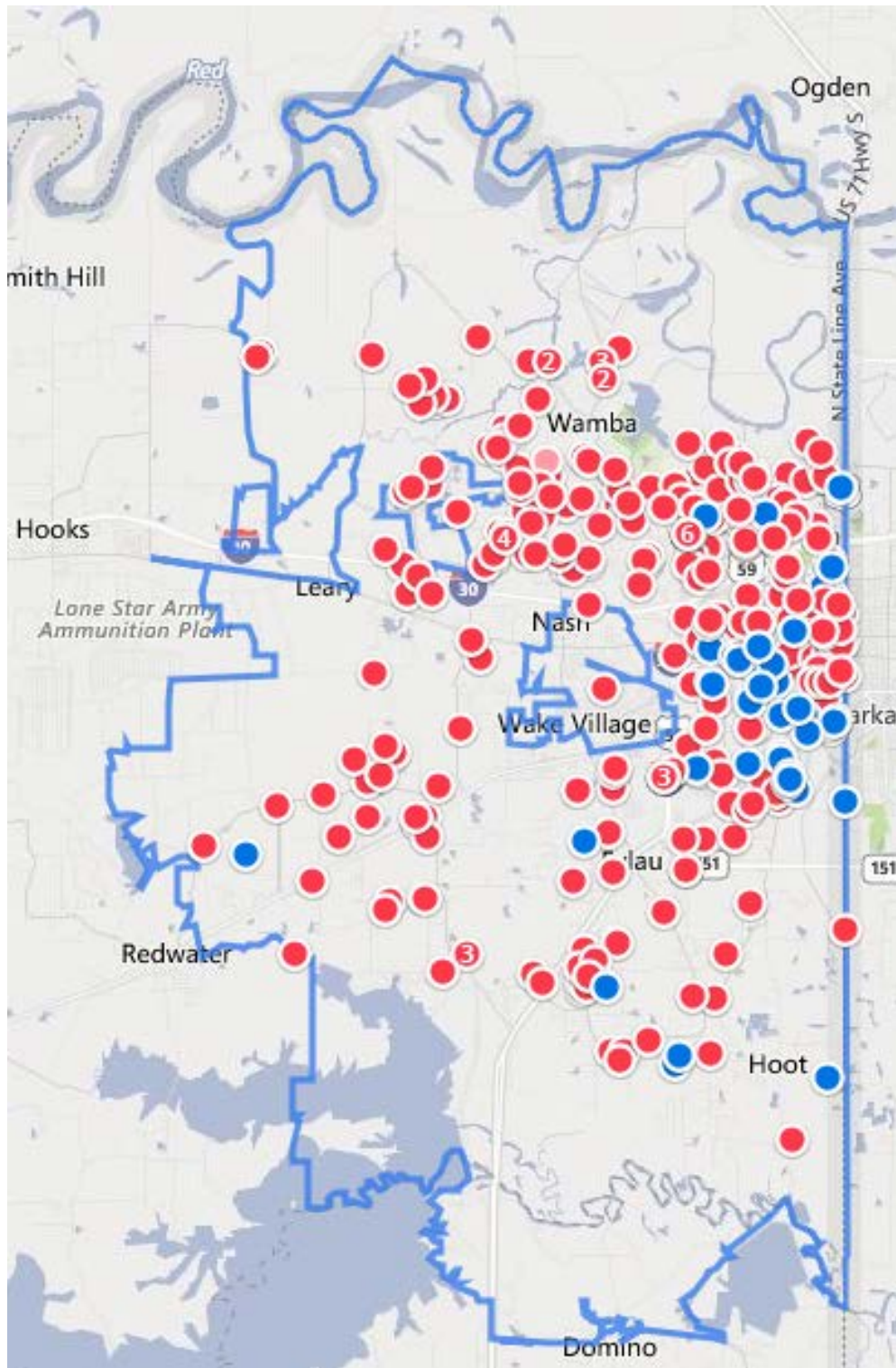
Ownership Market

On June 5, 2018 Zillow.com listed 282 homes for sale with an additional 47 in foreclosure. The figure below shows the price distribution of the homes for sale in June 2018. Following the figure is a set of maps with the locations of the properties by asking price. The foreclosures are clustered at less than \$50,000 asking price and are located in the low- to moderate-income (LMI) area with the highest concentrations of African Americans and Hispanics. It is likely that many these foreclosures and homes for sale in the LMI area are in disrepair, though some do look to be in good shape on the exterior.

Figure 10 – Houses for Sale by Asking Price (Zillow.com)



Map 13 – Homes for Sale or Foreclosed on Zillow.com in June 2018



For all of the Zillow maps, the circles are defined as:

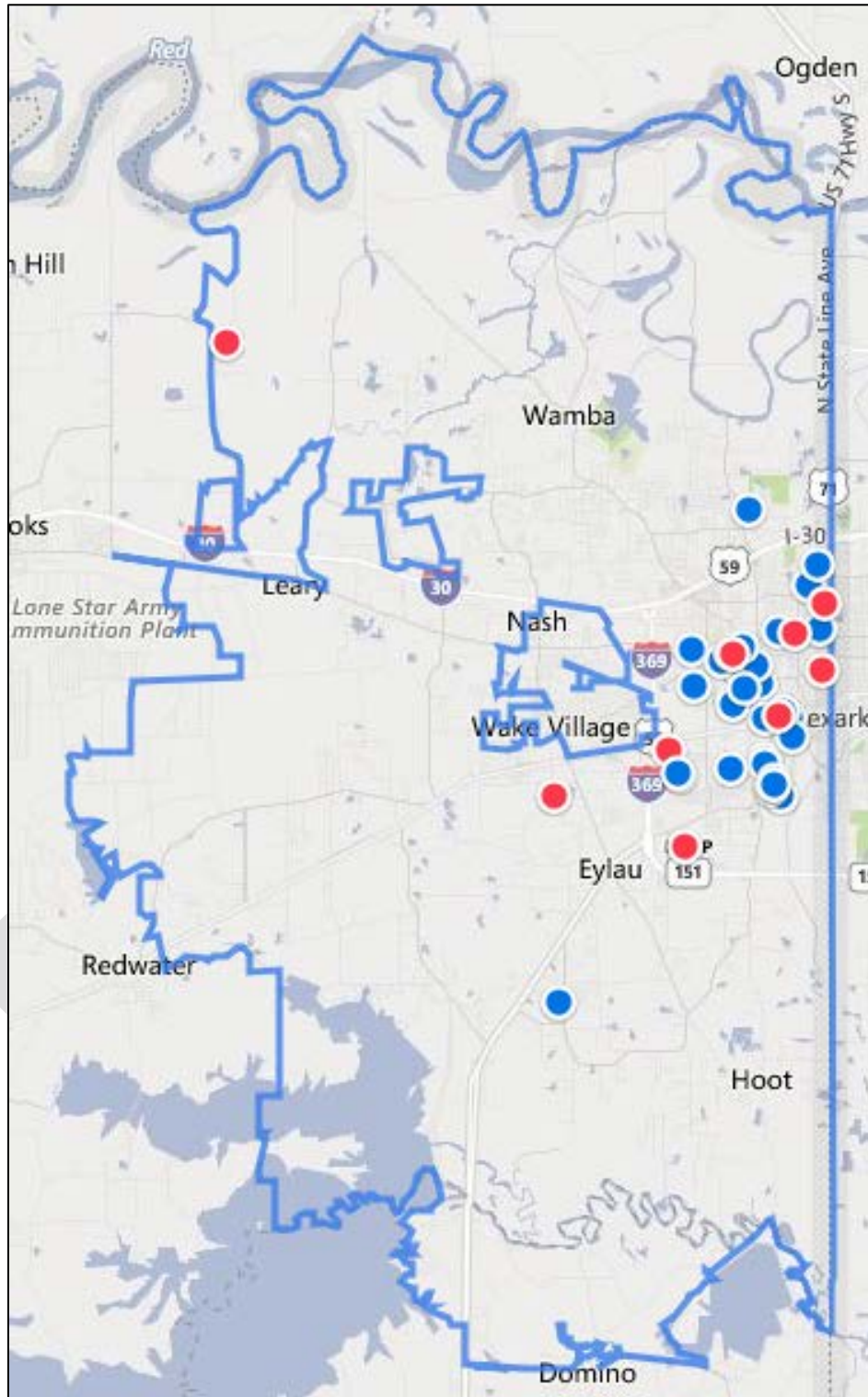


For Sale

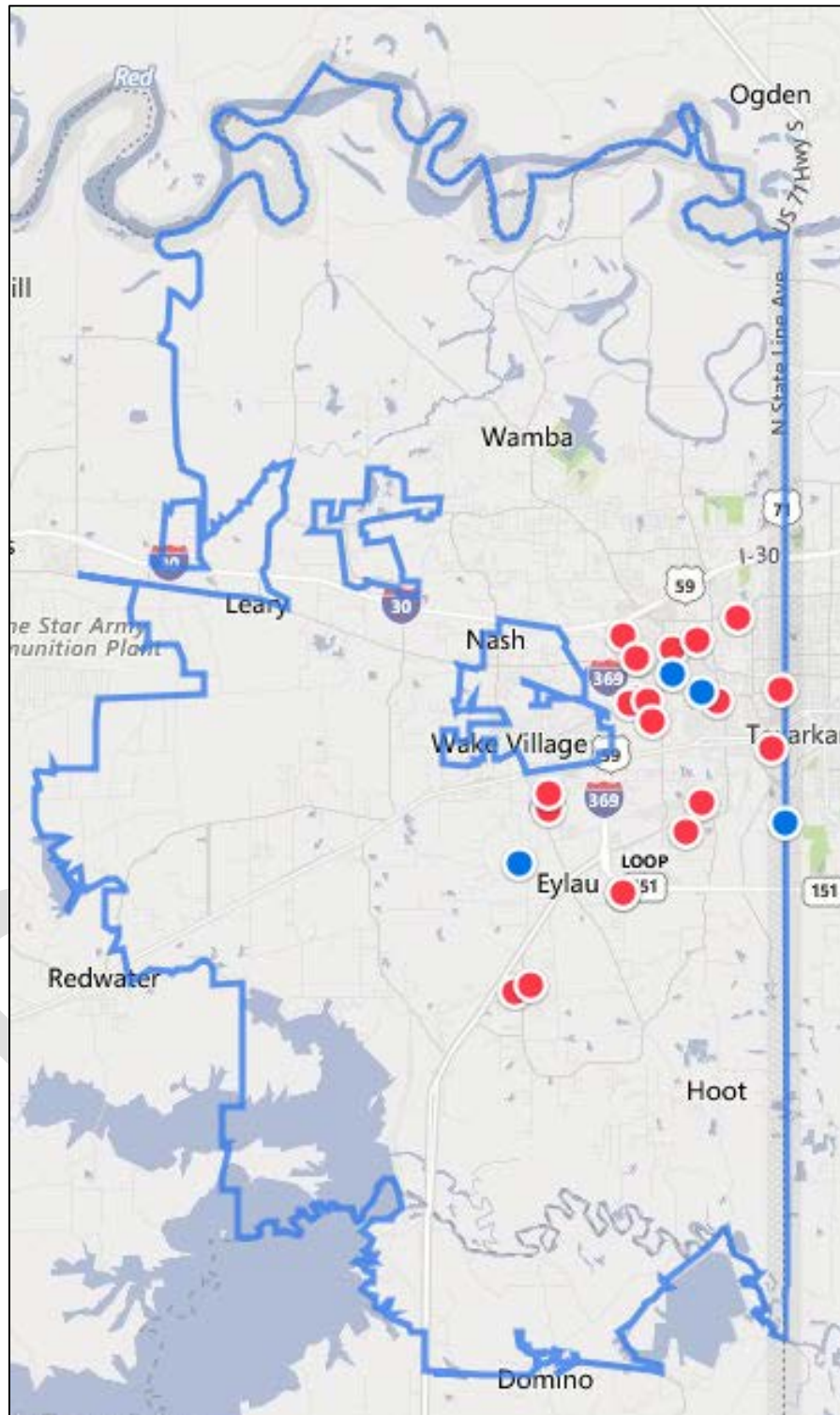


Foreclosed

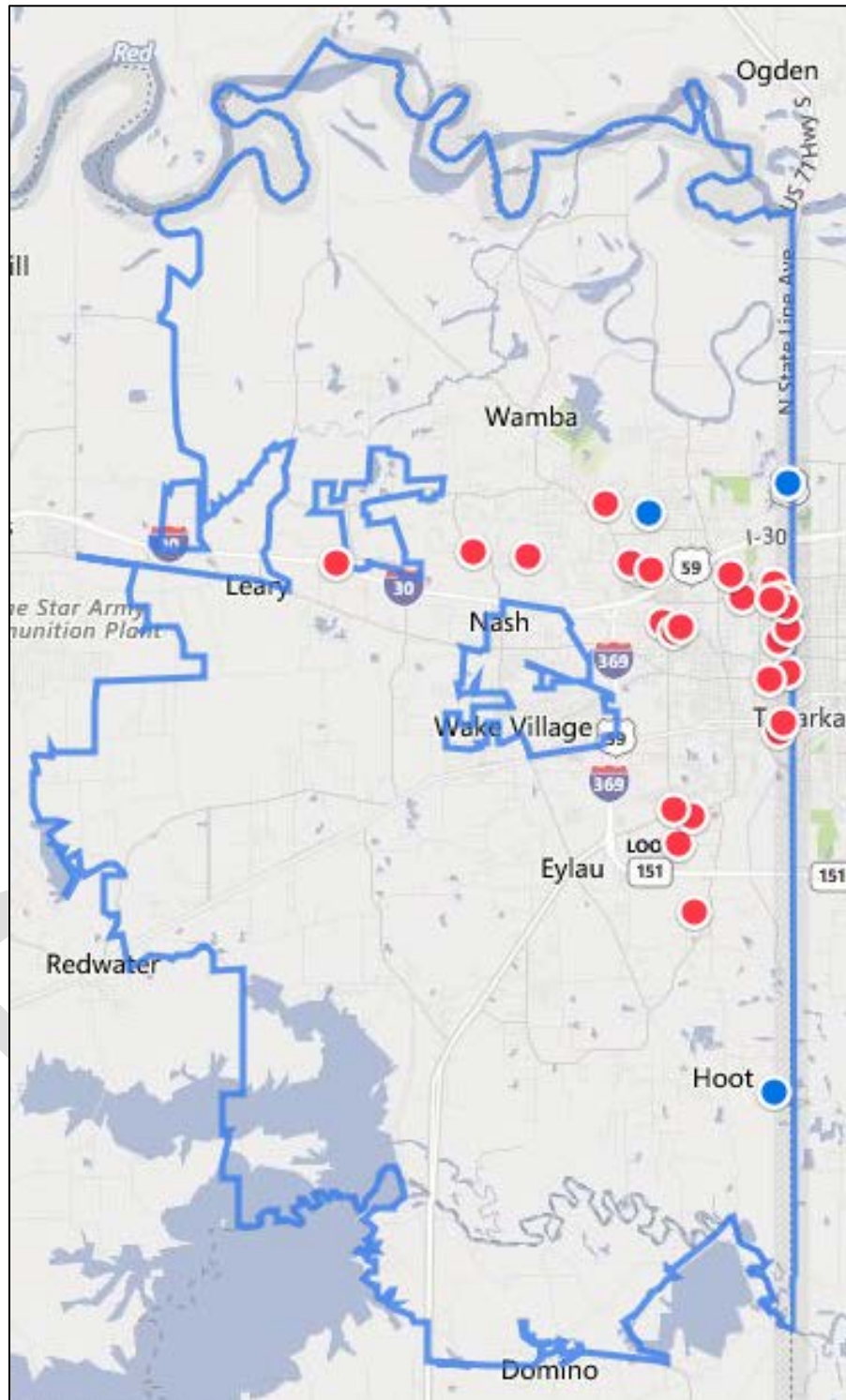
Map 14 – 45 Homes for Sale or Foreclosed Priced Below \$50,000



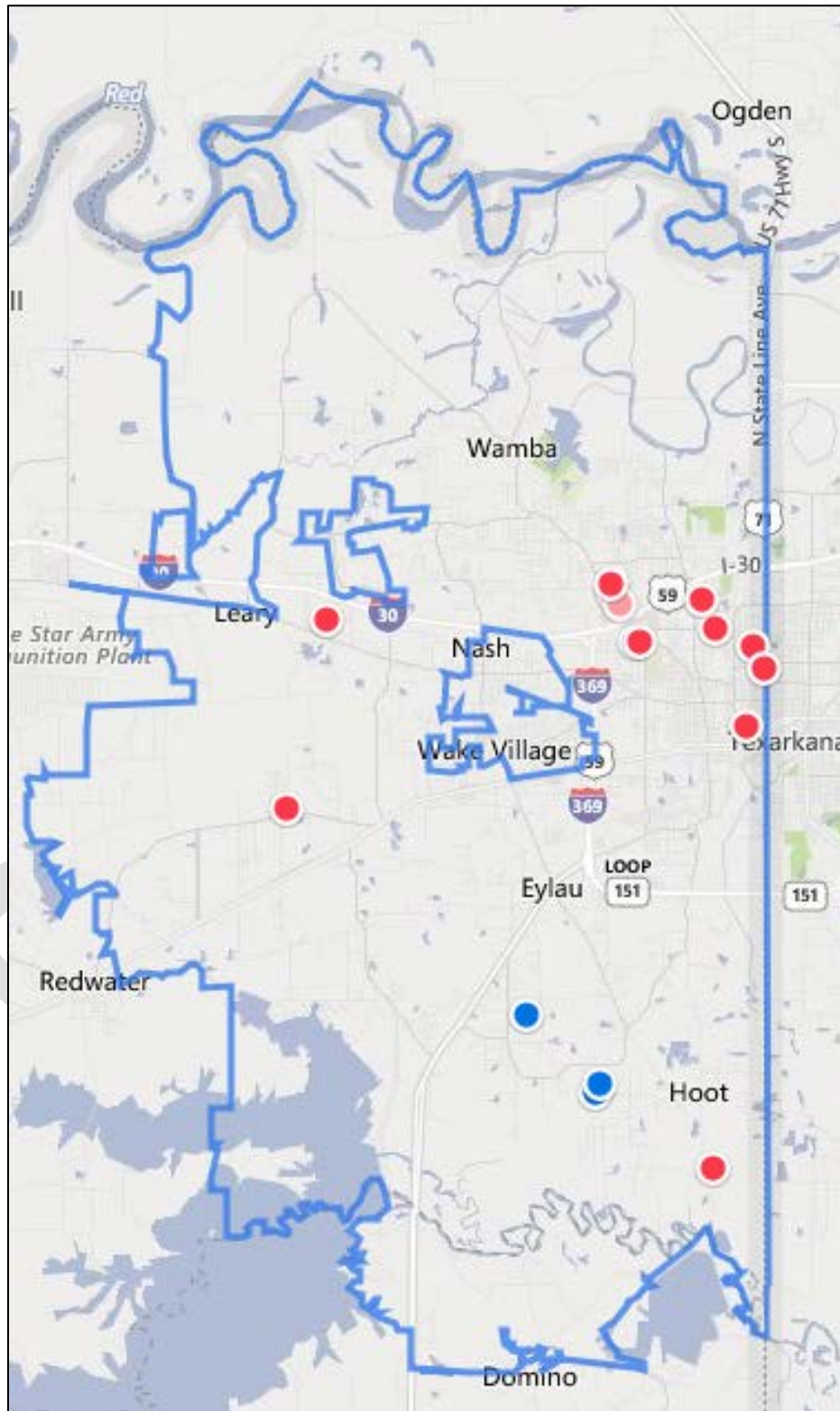
Map 15– 25 Homes for Sale or Foreclosed Priced between \$50,000 & \$75,000



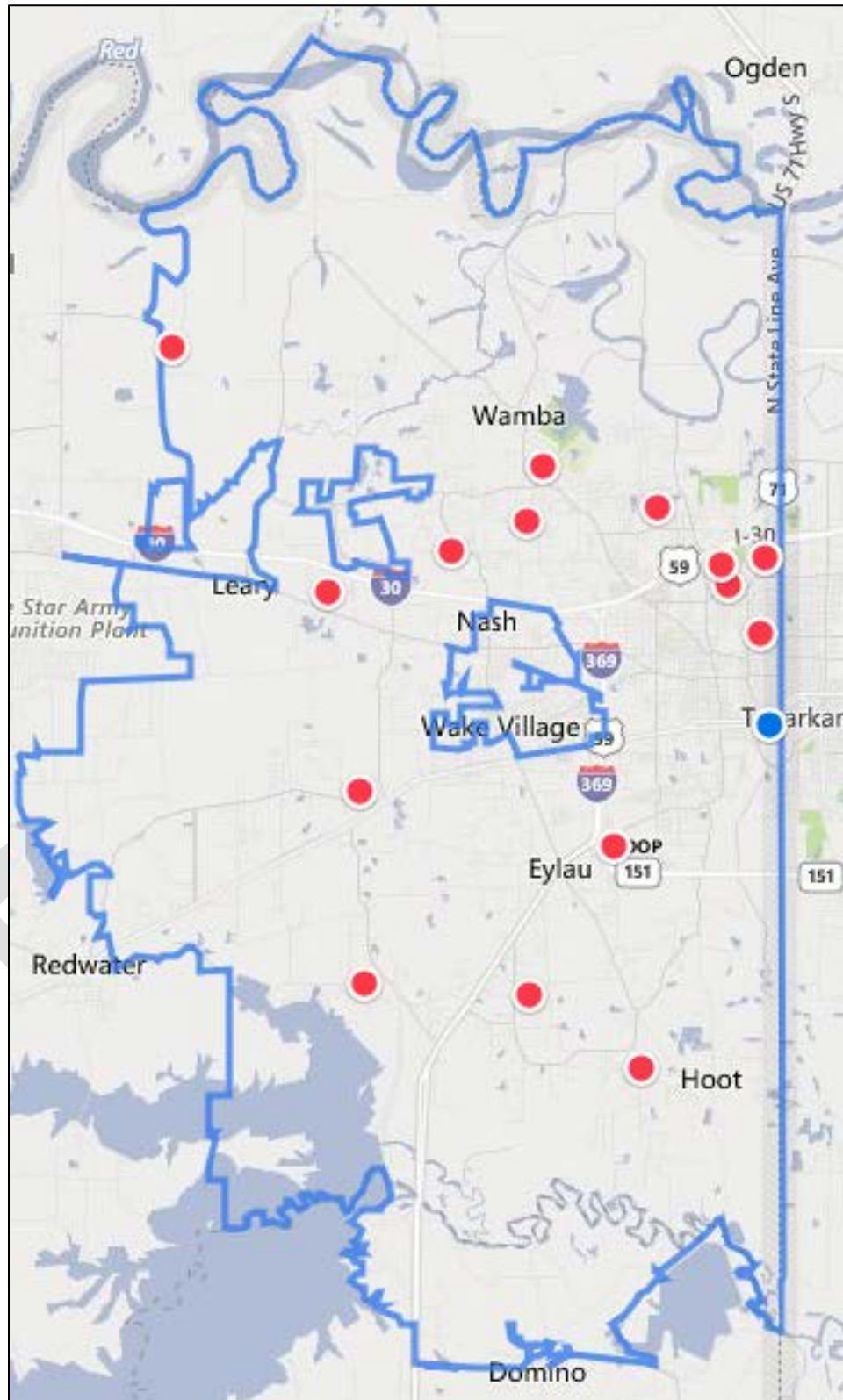
Map 16 – 25 Homes for Sale or Foreclosed Priced between \$75,000 & \$100,000



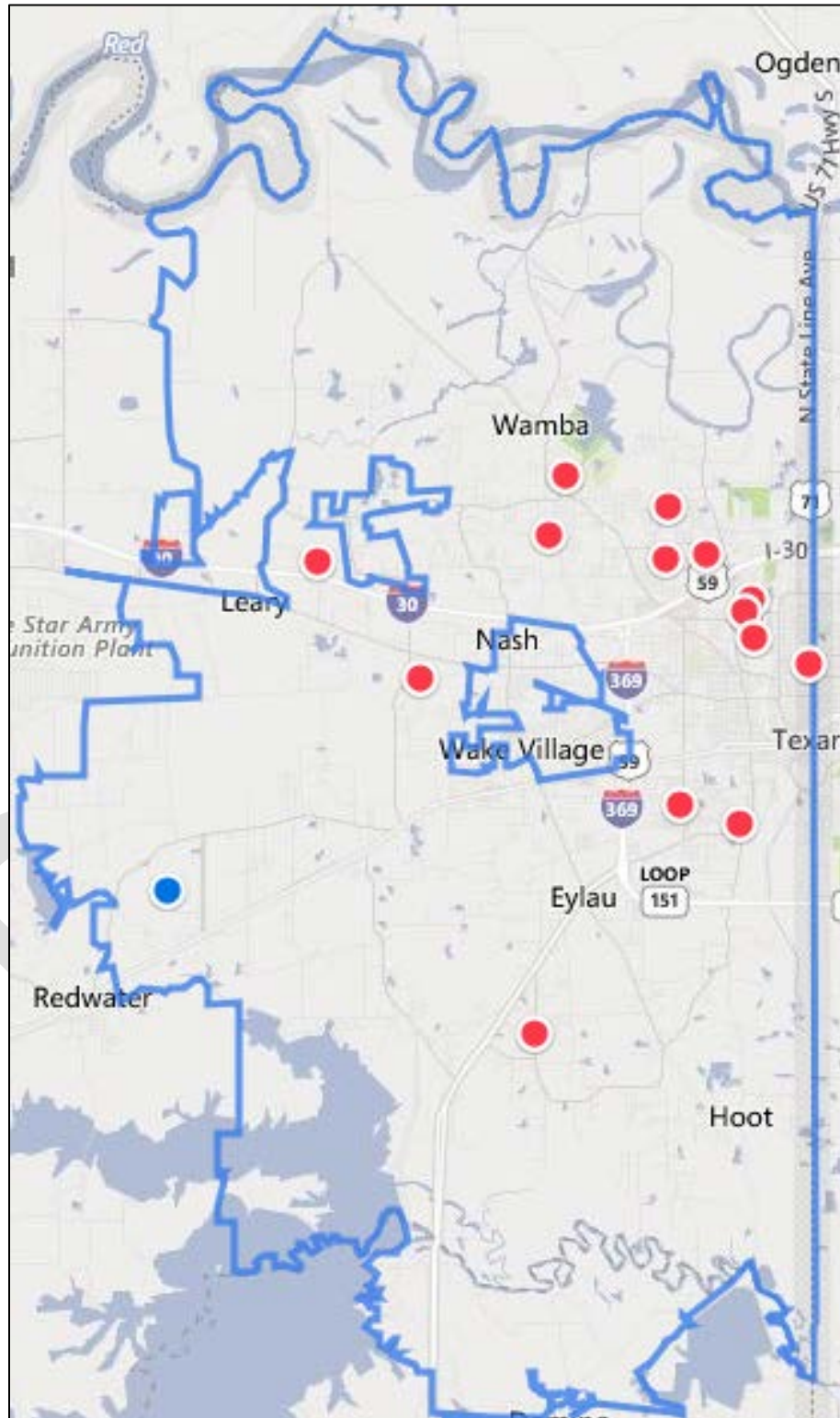
Map 17 – 17 Homes for Sale or Foreclosed Priced between \$100,000 & \$125,000



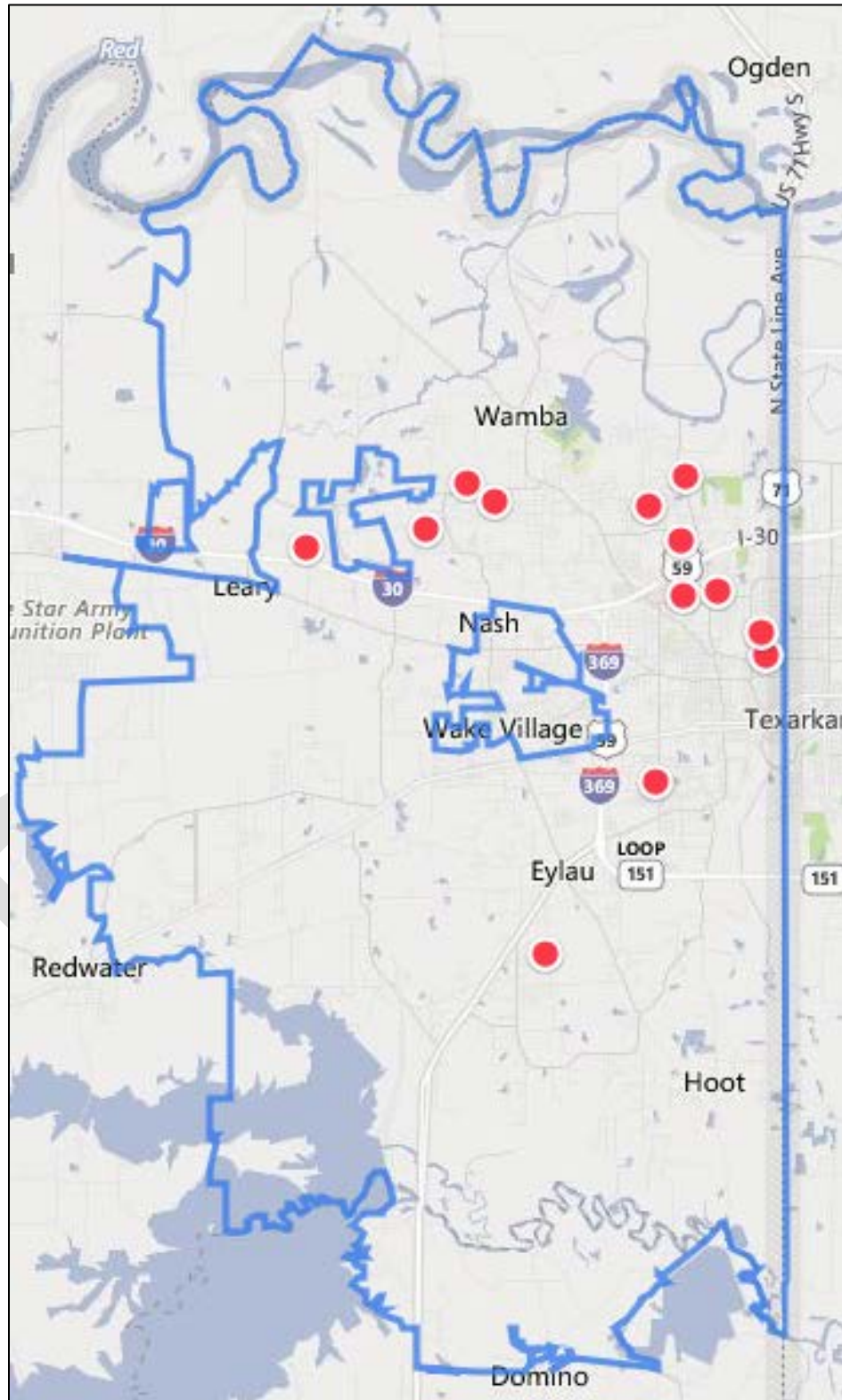
Map 18 – 16 Homes for Sale or Foreclosed Priced between \$125,000 & \$150,000



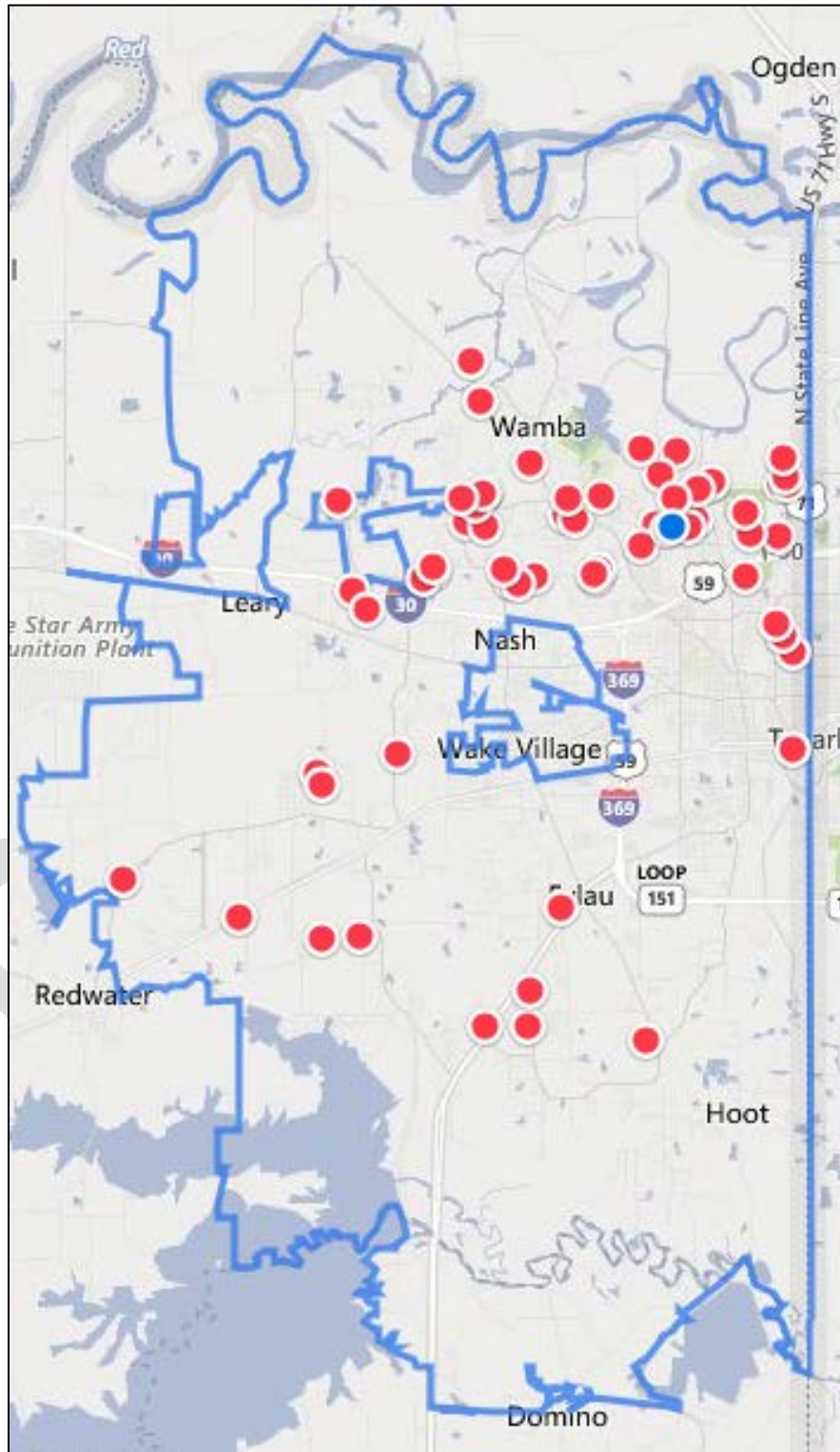
Map 19 – 16 Homes for Sale or Foreclosed Priced between \$150,000 & \$175,000



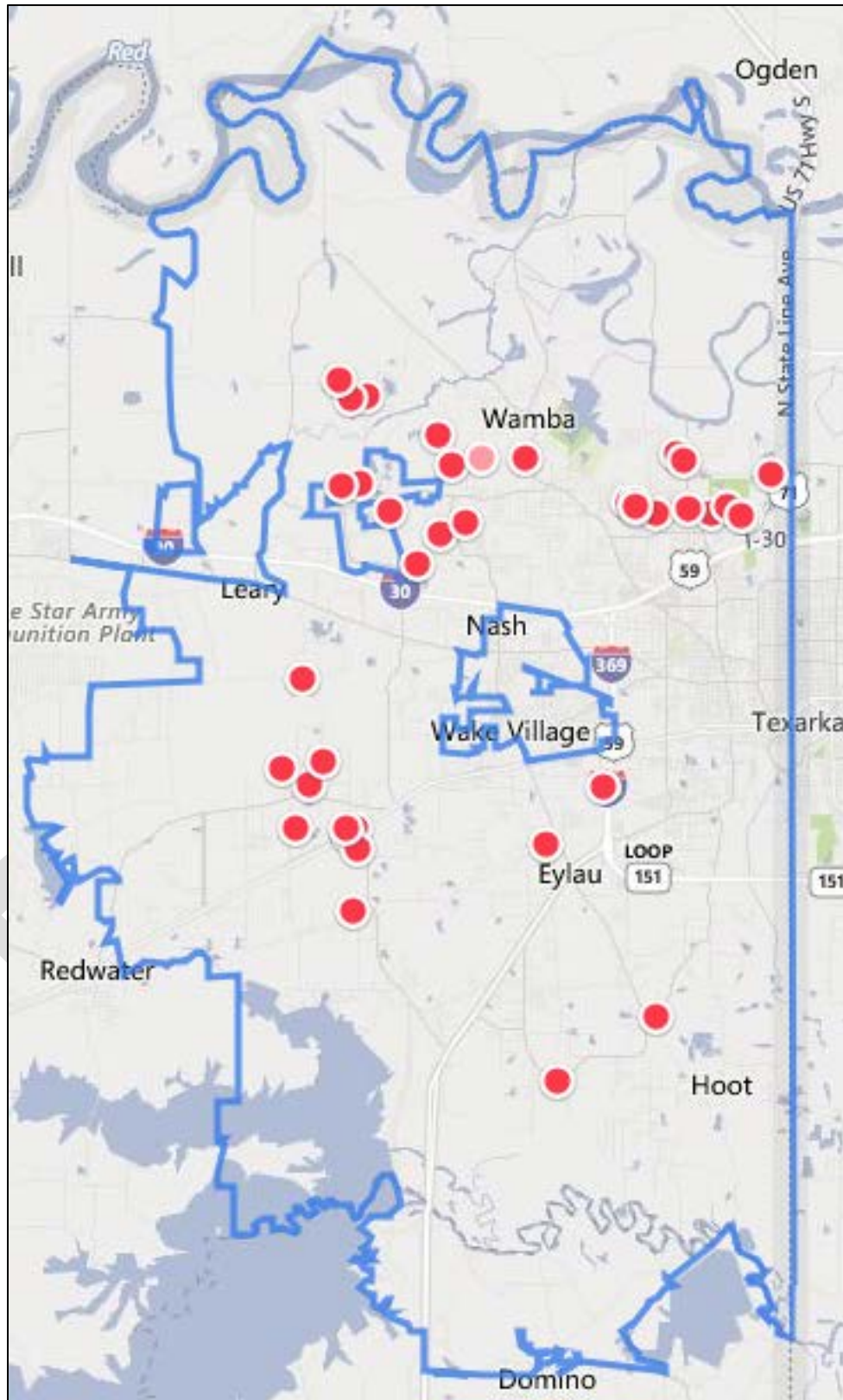
Map 20 – 13 Homes for Sale or Foreclosed Priced between \$175,000 & \$200,000



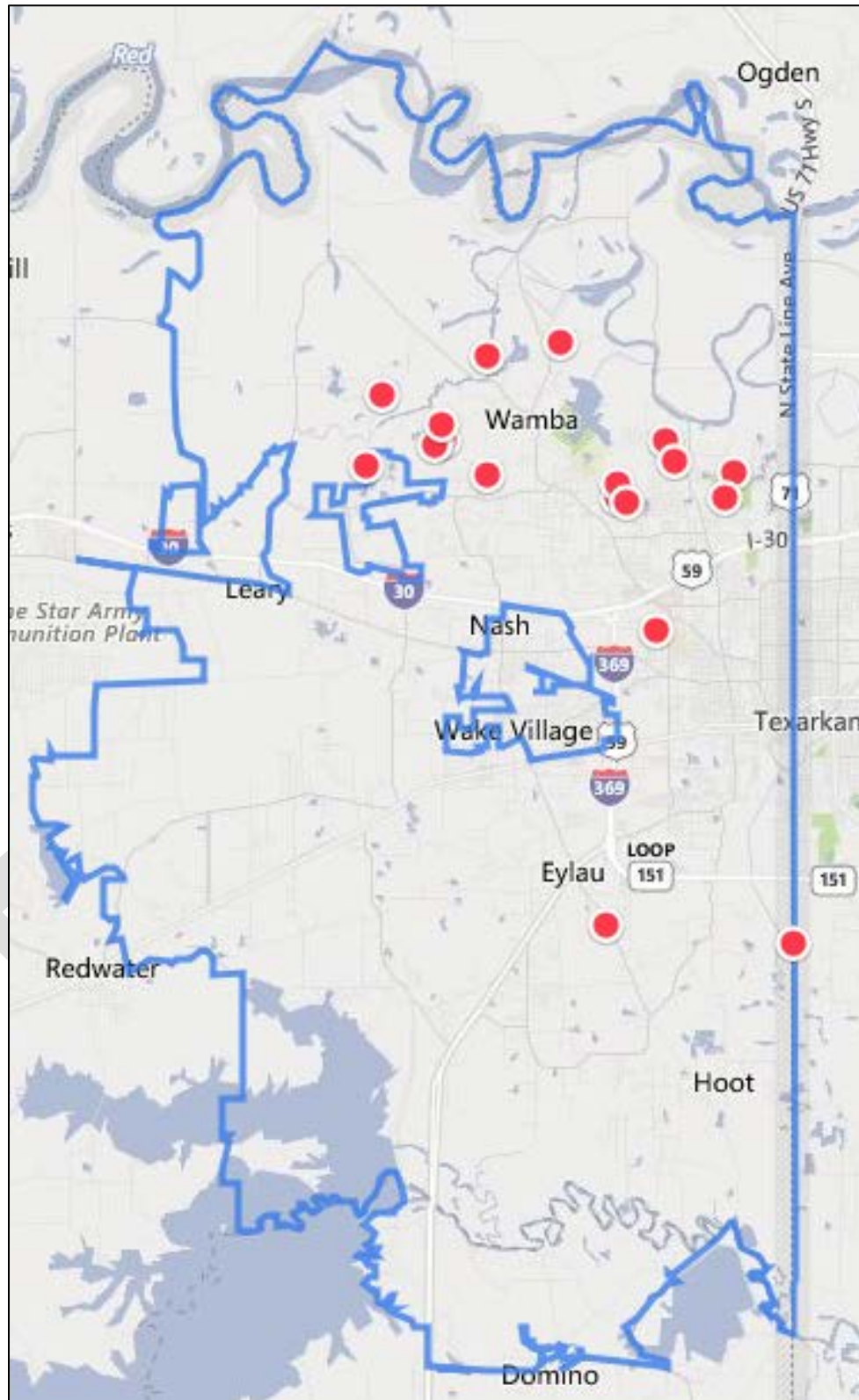
Map 21 – 64 Homes for Sale or Foreclosed Priced between \$200,000 & \$300,000



Map 22 – 40 Homes for Sale or Foreclosed Priced between \$300,000 & \$500,000



Map 23 – 19 Homes for Sale or Foreclosed Priced more than \$500,000

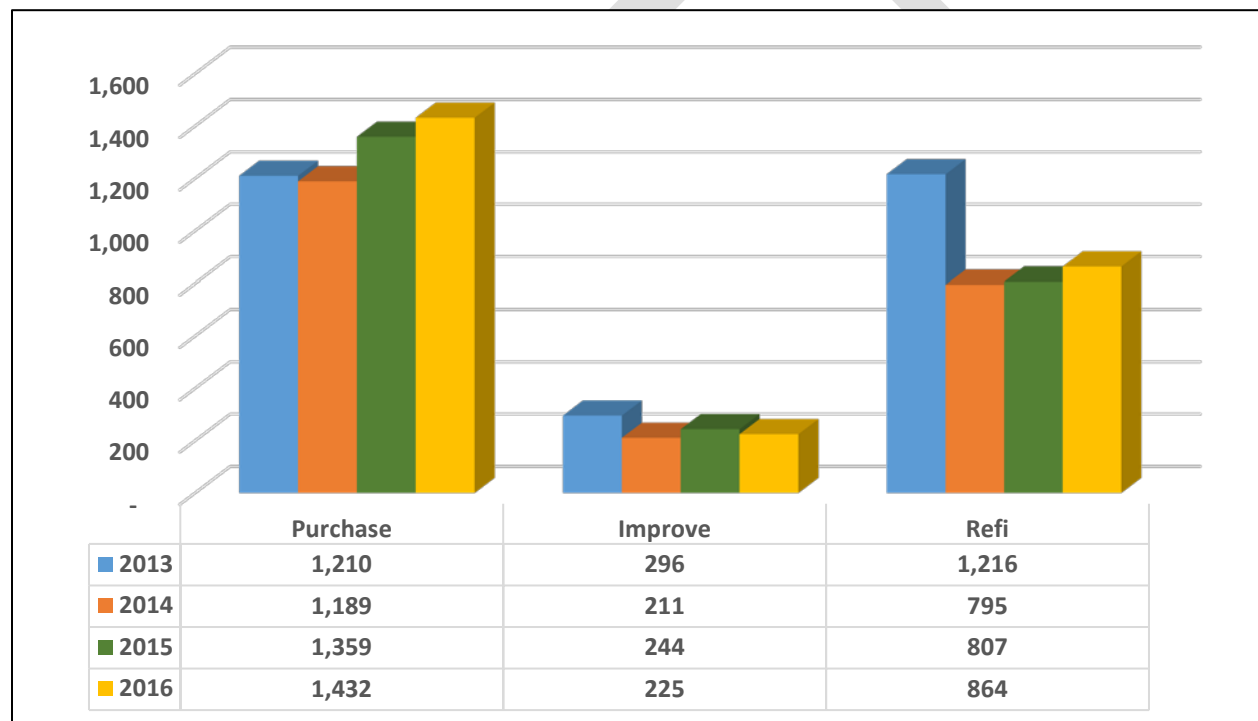


Home Mortgage Disclosure Act Data Analysis

Area-wide Data

The Home Mortgage Disclosure Act (HMDA) data provides information for every mortgage application by year, MSA, county and/or census tract. The 2016 HMDA had 3,299 records for Bowie County. Those stating that they intended the property as their principal residence totaled 2,958. Of those, only 2,521 completed the income field. In order to do a fair analysis, only the 2,521 with an intent to live in the home and with an income listed have been included in the analysis. Of those 2,521 listed owner occupancy as the primary applicant type. This analysis covers 2013-2016 HMDA data. Below is a graph of the loan applications for property as a principal residence by the type of loan requested.

Figure 11 – Applications by Purpose of Loan for Principal Residence



Though the age of the housing stock in Texarkana is older than in many Texas cities, the number of loan applications/originations is very low. Even in the most depressed census tracts, including the R/ECAP tract, there are few applications for home improvements. Without in-depth analysis it is not possible to determine the reason for the low number of applications for improvements. Though only the data for the principal residence applications was analyzed, a cursory review of the home improvement originations for rental property versus owner-occupied properties shows that only 12% of the applications were for non-primary residences. An assumption can be made that in the depressed tracts with the oldest single-family rentals, there is a shortage of units being

rehabilitated. Over a 4-year period, only 121 loan originations were for purposes other than owner-occupancy. The result is that low-income renters, primarily protected class members are living in deteriorating housing.

The detailed analysis has been done for those seeking to purchase a home to use as their principal residence only. The variables surrounding home improvement and refinance applications make it impossible to draw any fair housing conclusions.

In reviewing the aggregate data for the loan: income ratio and the denials for non-Hispanic whites and minorities, it shows that minorities have lower incomes on average and have much higher denial rates. The table below compares non-Hispanic whites with minorities for 2013-2016. Following is a table by major racial/ethnic groups with the percent denials and the common primary reasons for the denial.

Table 8 – Average Income, Loan: Income Ratio and Denial Rates For Whites & Minorities

	Average Income		Average Loan:Income		Percent Denials	
	White	Minority	White	Minority	White	Minority
2013	\$ 82,530	\$ 71,394	1.37	1.40	12.8%	25.9%
2014	\$ 80,631	\$ 70,896	1.50	1.53	10.5%	23.5%
2015	\$ 87,424	\$ 70,532	1.42	1.59	9.6%	17.4%
2016	\$ 85,795	\$ 67,375	1.43	1.70	9.3%	16.9%

Table 9 – Application Denials by Race/Ethnicity and Common Reasons for Denial

				Common Reason Denied as % of Denials			
	Applications	Denials	% Denied	Debt:Income	Employment History	Credit History	Insufficient Cash
Non-Hispanic Whites							
2013	2,092	268	12.8%	23.1%	0.4%	46.3%	1.5%
2014	1,625	171	10.5%	26.9%	1.2%	43.3%	2.9%
2015	1,737	167	9.6%	19.8%	0.6%	46.1%	3.0%
2016	1,803	168	9.3%	27.4%	3.0%	36.9%	1.2%
Multi-Year Total	7,257	774	10.7%	24.2%	1.2%	43.5%	2.1%
African Americans							
2013	304	87	28.6%	26.4%	3.4%	55.2%	2.3%
2014	280	78	27.9%	34.6%	0.0%	41.0%	2.6%
2015	312	71	22.8%	25.4%	1.4%	49.3%	2.8%
2016	346	72	20.8%	37.5%	1.4%	38.9%	1.4%
Multi-Year Total	1,242	308	24.8%	30.8%	1.6%	46.4%	2.3%
Hispanics							
2013	86	17	19.8%	52.9%	0.0%	29.4%	0.0%
2014	81	11	13.6%	9.1%	0.0%	63.6%	0.0%
2015	91	12	13.2%	33.3%	0.0%	66.7%	0.0%
2016	77	12	15.6%	50.0%	8.3%	25.0%	0.0%
Multi-Year Total	335	52	15.5%	38.5%	1.9%	44.2%	0.0%

Over the 4 years studied, the combined minorities had considerably lower percent of total loan originations, and lower percentages than the percent of households or population in the city. The minorities also had higher rates of denials than non-Hispanic whites. However, there were significant differences among the two primary minority groups. Hispanics had a higher rate of denials than non-Hispanic whites, with African Americans having an even higher rate. No Hispanics had a primary denial cause as insufficient cash for a downpayment and closing costs, though there may have been secondary cause of insufficient cash. Whites and African Americans had insufficient cash as the primary reason for denial in nearly the same ratio, with African Americans slightly higher. Credit history as a reason fluctuated greatly from year to year but over the span of 4 years, the average was very consistent among the three racial/ethnic groups. The greatest difference among the groups was debt:income ratio.

The two graphs below show the 2016 loan:income ratio by race/ethnicity and income range, followed by the percent denials also by race/ethnicity and income range. While the loan:income ratios were not dramatically different, except for incomes of less than \$35,000

which had one white outlier at 33, the denial rates were significantly different among the racial/ethnic groups. The blanks in the higher incomes for Hispanics indicate that there were no applicants within that income range, therefore no denials or approvals.

Figure 12 – 2016 Loan:Income Ratio by Race/Ethnicity and Income

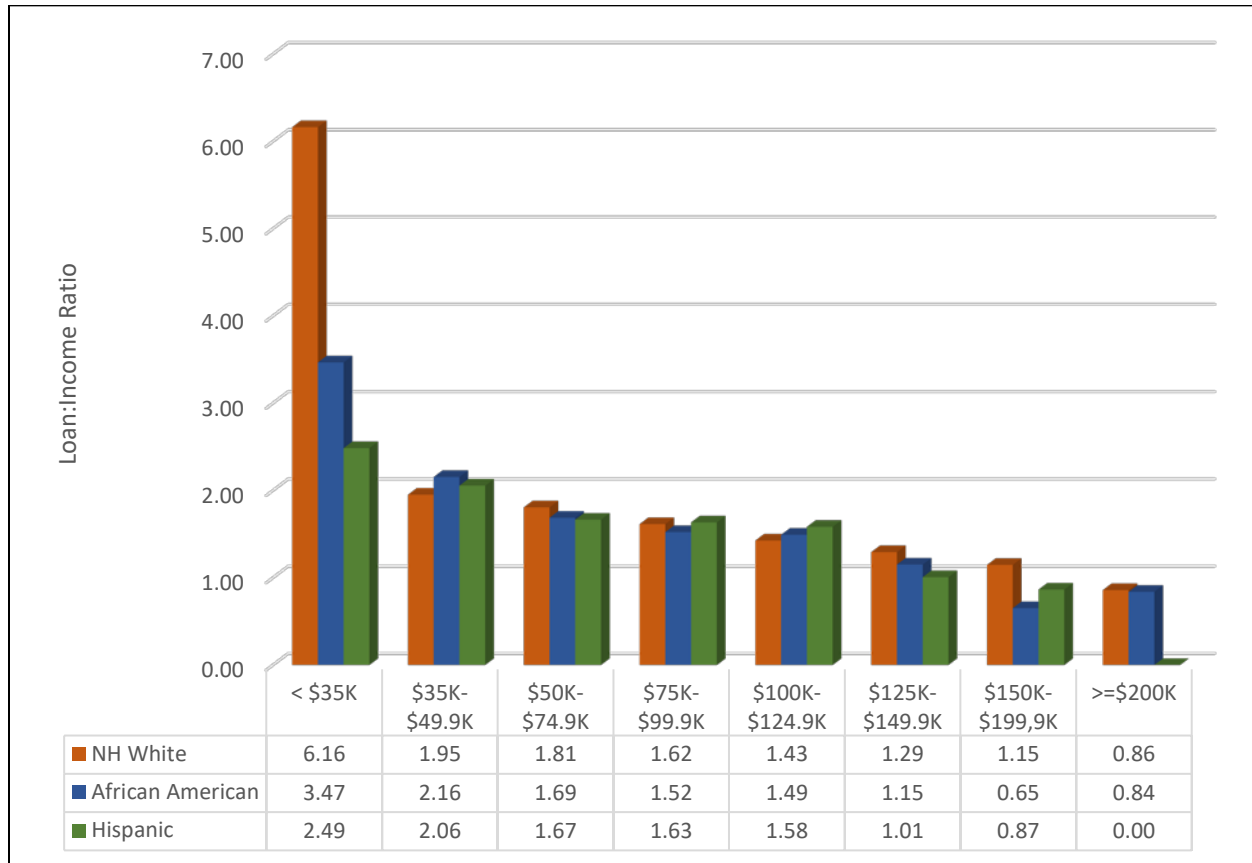
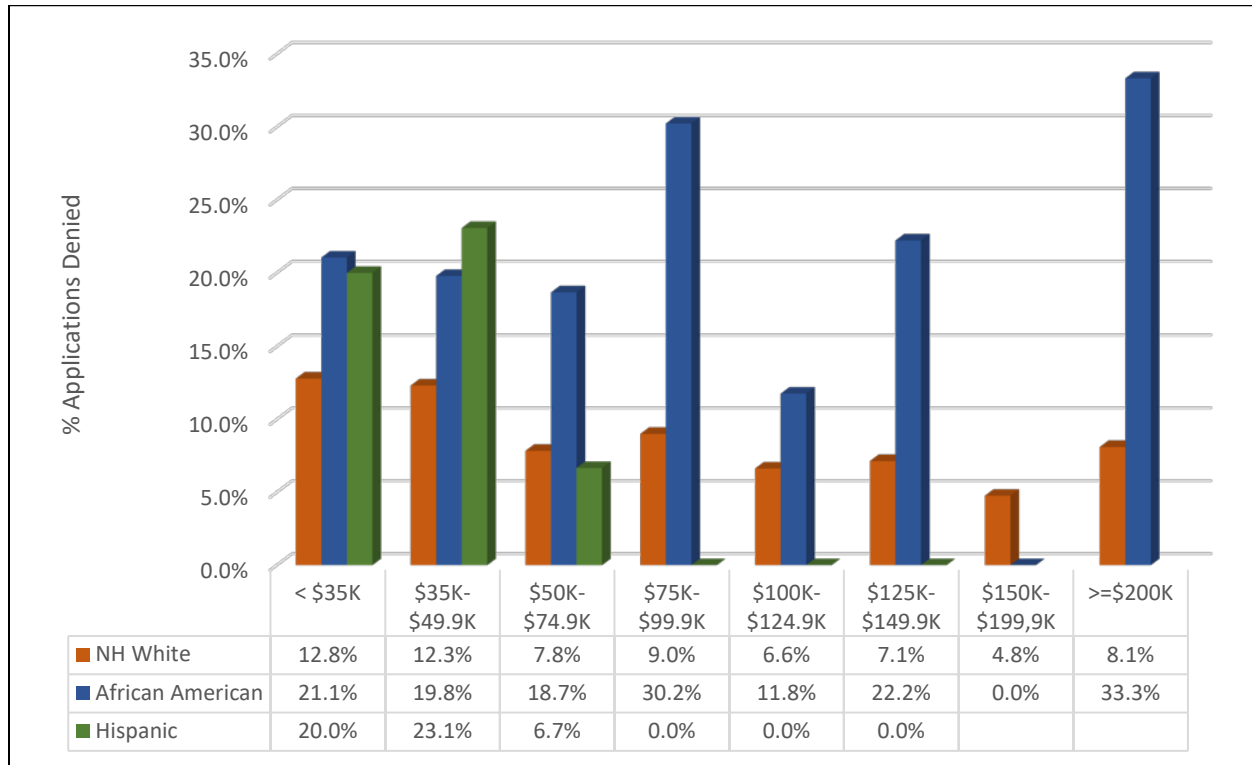
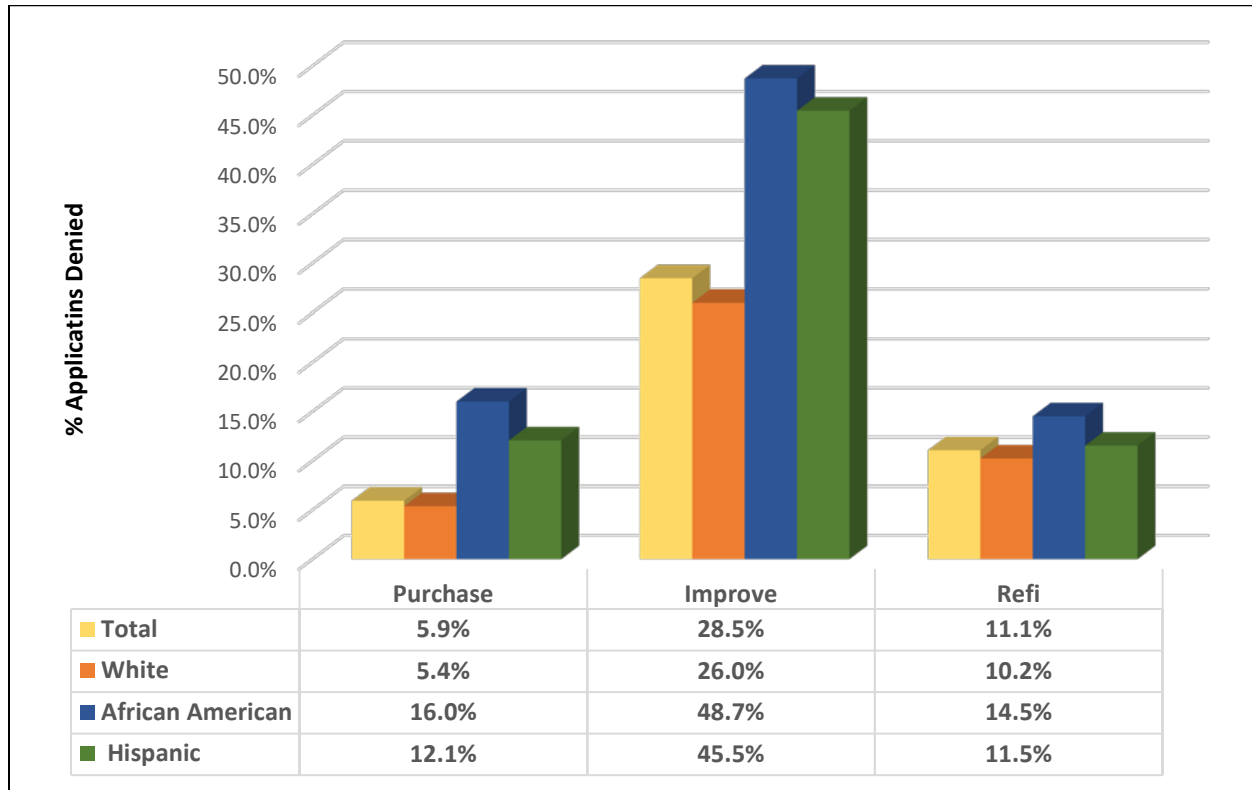


Figure 13 – 2016 Loan Denial Rates by Race/Ethnicity and Income

Just as the variances in percent of denied applications differ based on income, the variances also differ depending on the purpose for the loan. The graph below shows the percent of denials by race/ethnicity and the purpose of the loan.

Figure 14 – 2016 Loan Denial Rates by Race/Ethnicity and Loan Purpose

It should be cautioned, however, that other factors such as condition of the home to be improved and reason for the refi, may contribute to the higher denial rates overall and by race/ethnicity for those two purposes.

Location is also a major determinate of fair or discriminatory lending practices. Unfortunately, the HMDA records only attach Census Tract numbers for the location of the applications. The size of census tracts makes it impossible to draw any valid conclusions about the concentrations of certain fair housing determinates. For dot density maps, such as 1 dot per applicant, the dots are distributed randomly across an entire census tract. For Texarkana, only three tracts around the downtown area are geographically small enough to provide even minimal comparisons by neighborhood. All of the other tracts are large geographically and each contains several neighborhoods. Additionally, the information can only be aggregated to the whole census tract and the tracts near the city limits extend a great distance outside of the city. While some of the variables are shown on maps and tables below, the information is not very reliable in determining locational bias.

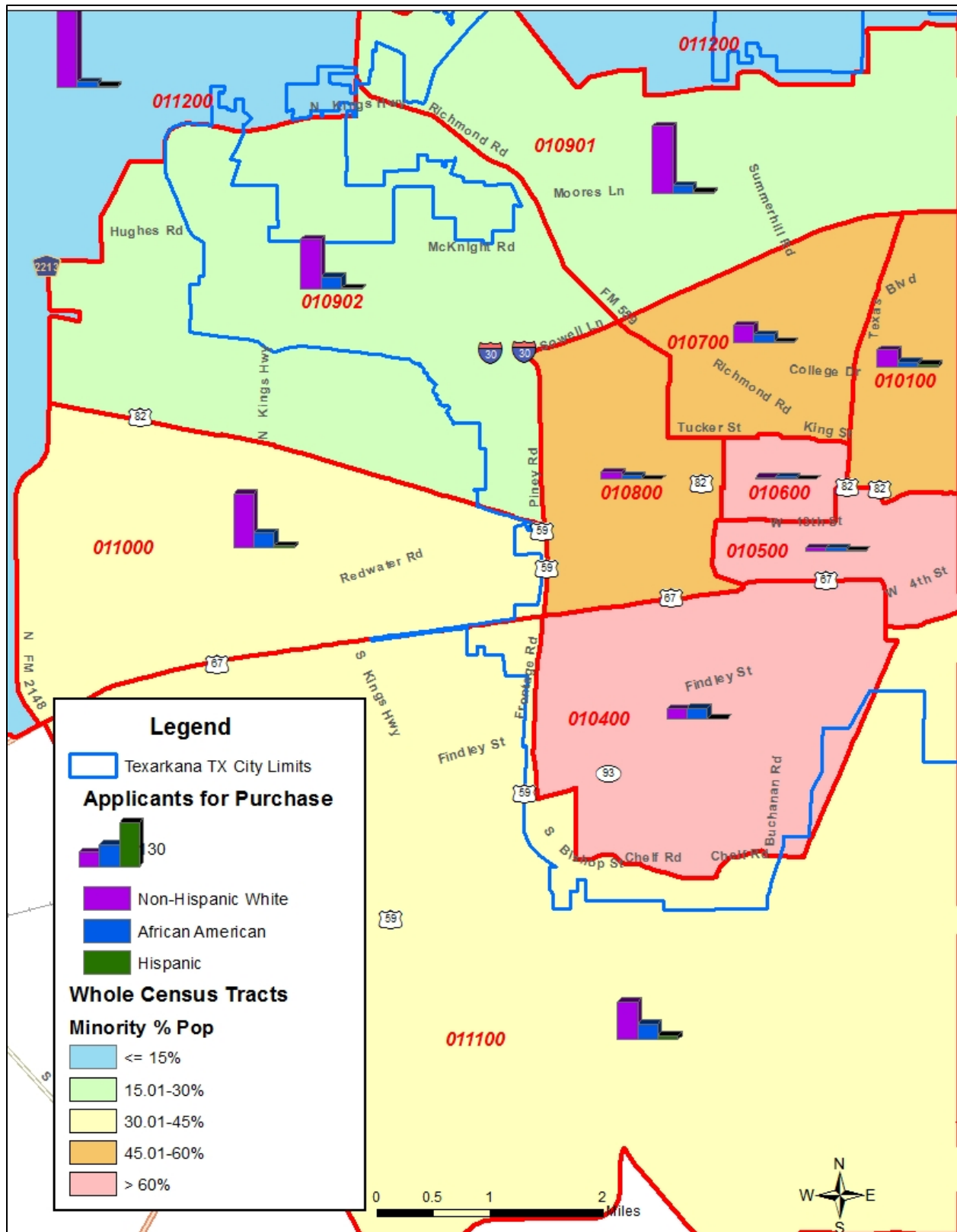
Legend

- Texarkana TX City Limits
- Whole Census Tracts
- 1 Dot = 1 Application
- Black
- Hispanic
- NHWhite
- Asian

0 0.5 1 2 Miles

N
W
E
S

Map 25 – 2016 Applicants by Race/Ethnicity over Percent Minority Population by Census Tract



Legend

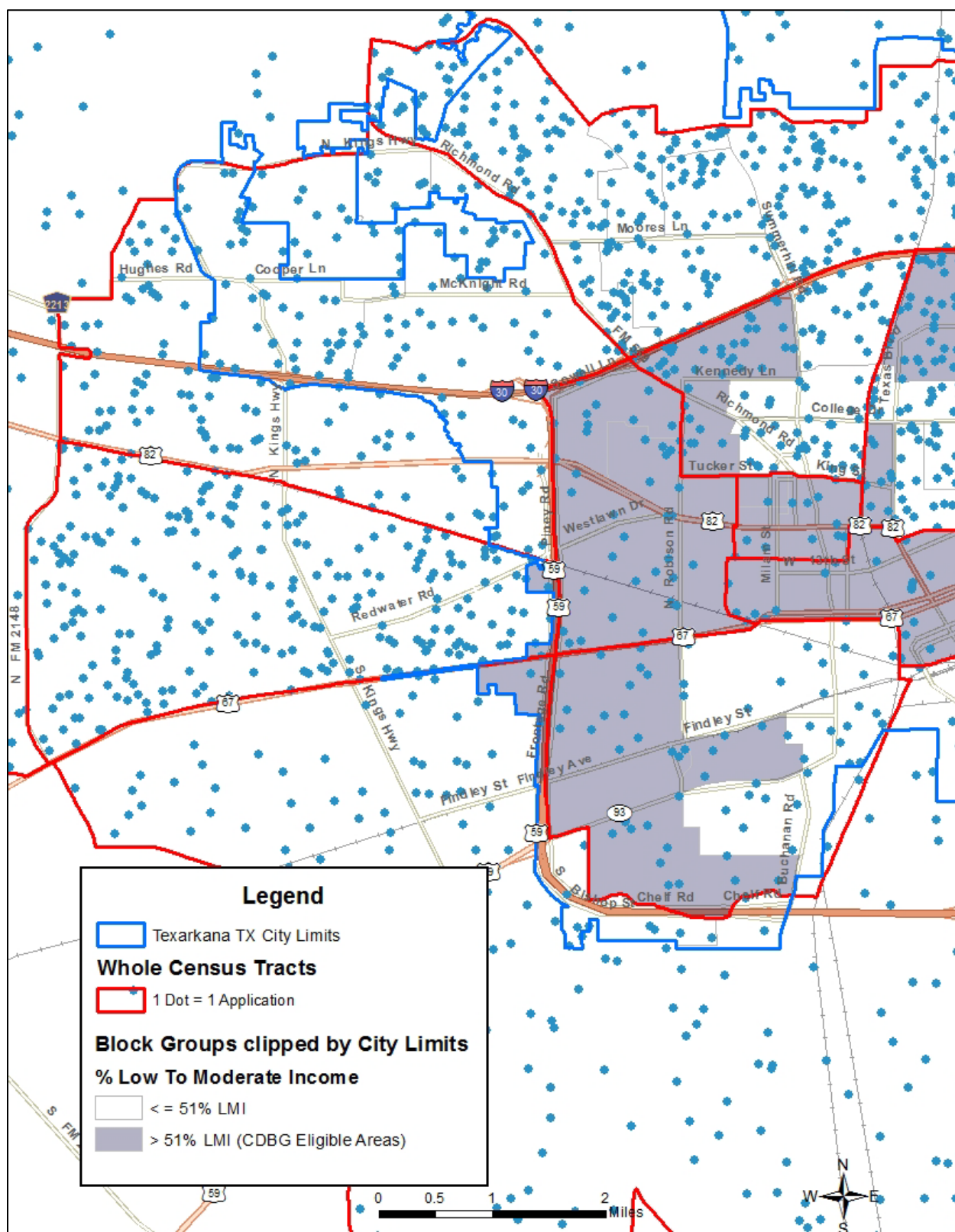
- Whole Census Tracts
- Texarkana TX City Limits

Loan Purpose

- Purchase
- Improve
- Refi

Map showing the Texarkana, Texas area, including major roads (I-30, I-59, US-82, US-67, US-71, FM 559, N Kings Hwy, S Kings Hwy, Findley St, Chelf Rd, Buchanan Rd, State Line Ave) and various census tracts. The map displays the distribution of loan purposes (Purchase, Improve, Refi) across the region, with pie charts indicating the percentage of each loan type in specific areas. The city limits of Texarkana, TX are outlined in blue.

Map 27 – 2016 Applications Over CDBG Low-Mod Income Areas



Map 28 – 2016 Application Denials Over CDBG Low-Mod Income Areas

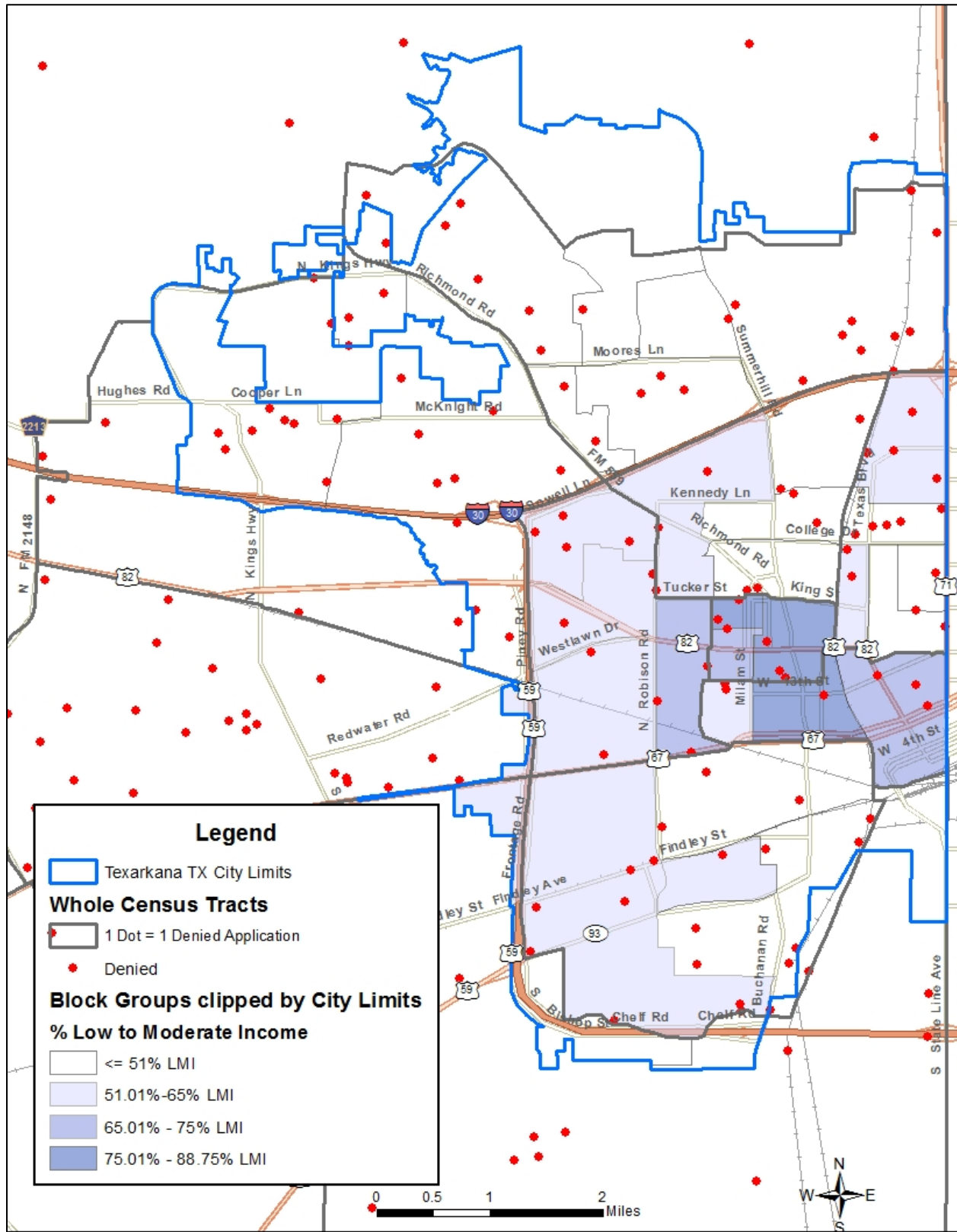


Table 10 – Applications by Census Tract

Census Tract	Total	White	African American	Asian	Hispanic
010100	90	51	15	0	8
010400	68	30	31	0	0
010500	21	8	9	0	3
010600	12	5	7	0	0
010700	98	53	26	0	4
010800	37	22	12	0	2
010901	273	200	23	2	5
010902	217	149	37	6	4
011000	247	161	44	2	7
011100	194	113	47	1	12
011200	322	263	17	2	6
011300	155	118	19	0	3
011401	276	211	32	0	5
011402	72	62	4	0	1
011501	159	137	5	1	5
011502	41	30	3	0	5
011600	116	90	10	0	2
011700	84	73	0	0	0

Note: Census Tracts 011300-011700 are within the Texarkana MSA but are not included on the map in order to provide legibility for the Census Tracts totally or partially included in the city limits.

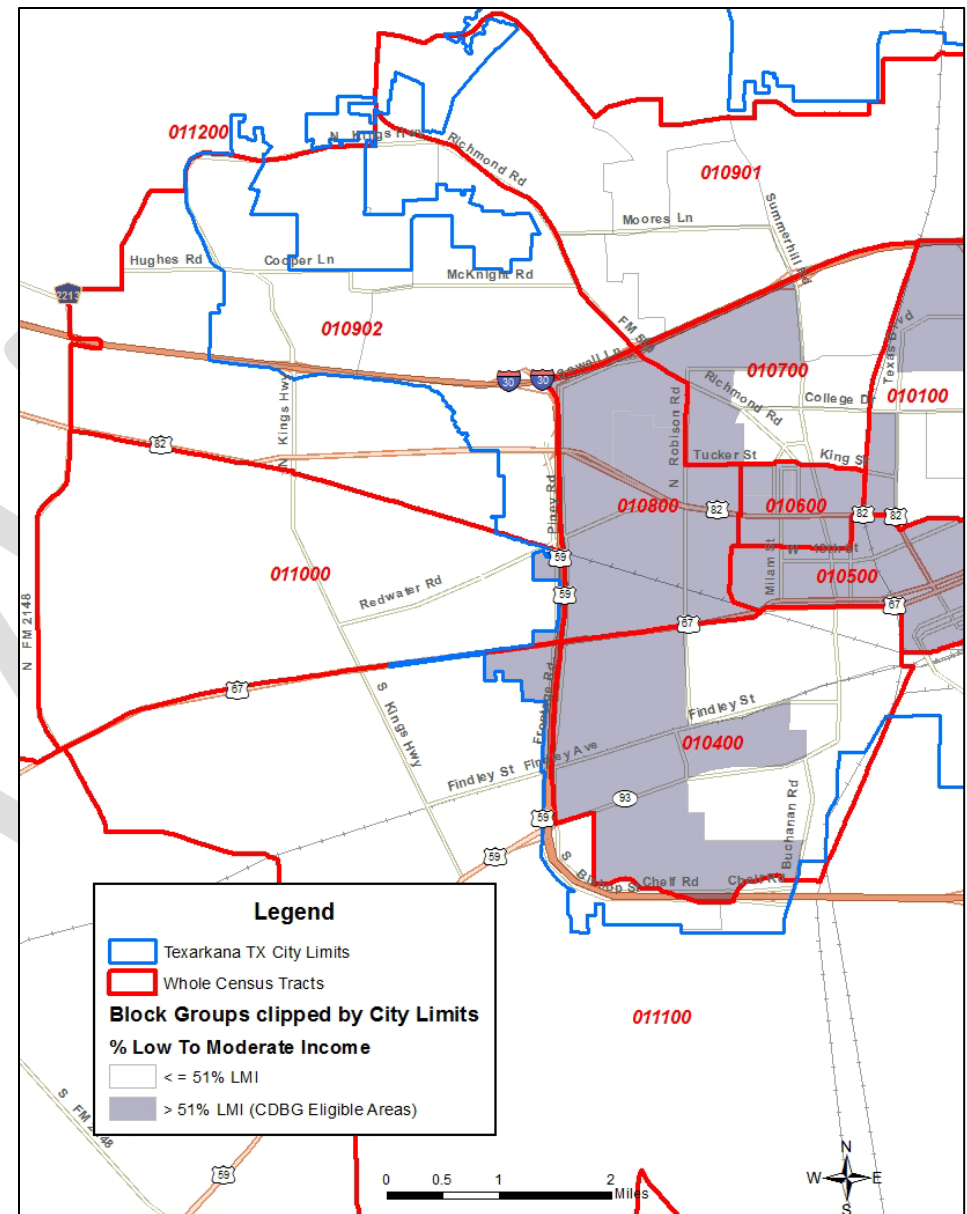


Table 11 – Average Income & % Minority by Census Tract & Applicant

Census Tract	Total	Average Tract Income	Average App Income	Tract % Minority	Applicant % Minority
010100	90	\$ 48,074	\$ 56,700	50.7	43.3
010400	68	\$ 44,769	\$ 47,485	69.6	55.9
010500	21	\$ 19,049	\$ 29,857	70.2	61.9
010600	12	\$ 28,923	\$ 30,500	85.8	58.3
010700	98	\$ 49,678	\$ 63,031	53.4	45.9
010800	37	\$ 41,002	\$ 57,811	58.7	40.5
010901	273	\$ 82,199	\$ 107,579	16.6	26.7
010902	217	\$ 65,797	\$ 78,940	25.4	31.3
011000	247	\$ 56,643	\$ 67,789	33.6	34.8
011100	194	\$ 46,959	\$ 52,129	39.1	41.8
011200	322	\$ 93,491	\$ 142,351	11.2	18.3
011300	155	\$ 61,783	\$ 60,097	23.0	23.9
011401	276	\$ 49,318	\$ 75,946	13.2	23.6
011402	72	\$ 57,763	\$ 65,056	8.4	13.9
011501	159	\$ 54,566	\$ 66,164	35.8	13.8
011502	41	\$ 44,183	\$ 77,902	29.9	26.8
011600	116	\$ 44,595	\$ 84,164	24.7	22.4
011700	84	\$ 59,131	\$ 71,012	6.2	13.1

Note: Census Tracts 011300-011700 are within the Texarkana MSA but are not included on the map in order to provide legibility for the Census Tracts totally or partially included in the city limits.

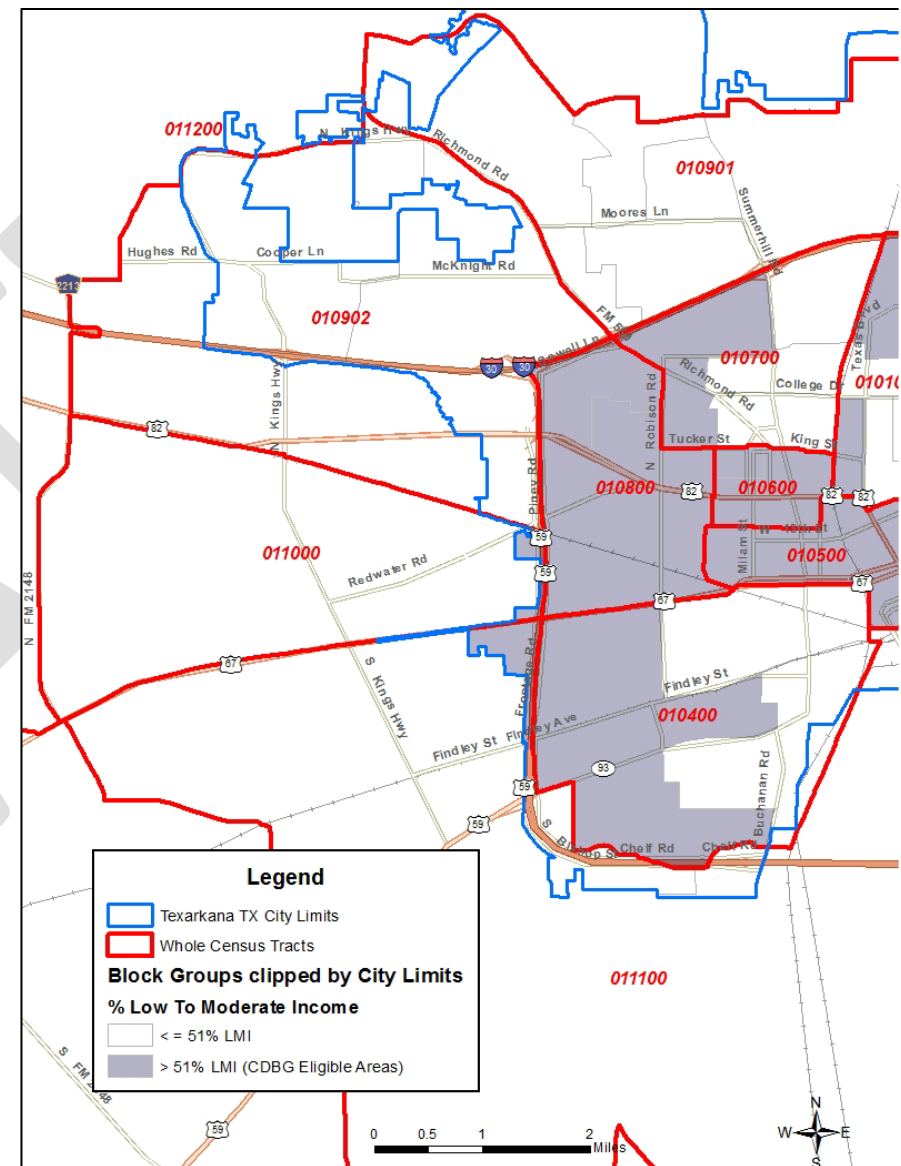


Table 12 – Loan Purpose by Census Tract

Census Tract	Total	Purchase	Improve	Refi
010100	90	53	12	25
010400	68	30	7	31
010500	21	14	5	2
010600	12	4	5	3
010700	98	56	10	32
010800	37	15	5	17
010901	273	147	17	109
010902	217	130	18	69
011000	247	126	18	103
011100	194	136	20	38
011200	322	174	28	120
011300	155	89	25	41
011401	276	149	25	102
011402	72	40	8	24
011501	159	98	10	51
011502	41	23	3	15
011600	116	58	6	52
011700	84	53	2	29

Note: Census Tracts 011300-011700 are within the Texarkana MSA but are not included on the map in order to provide legibility for the Census Tracts totally or partially included in the city limits.

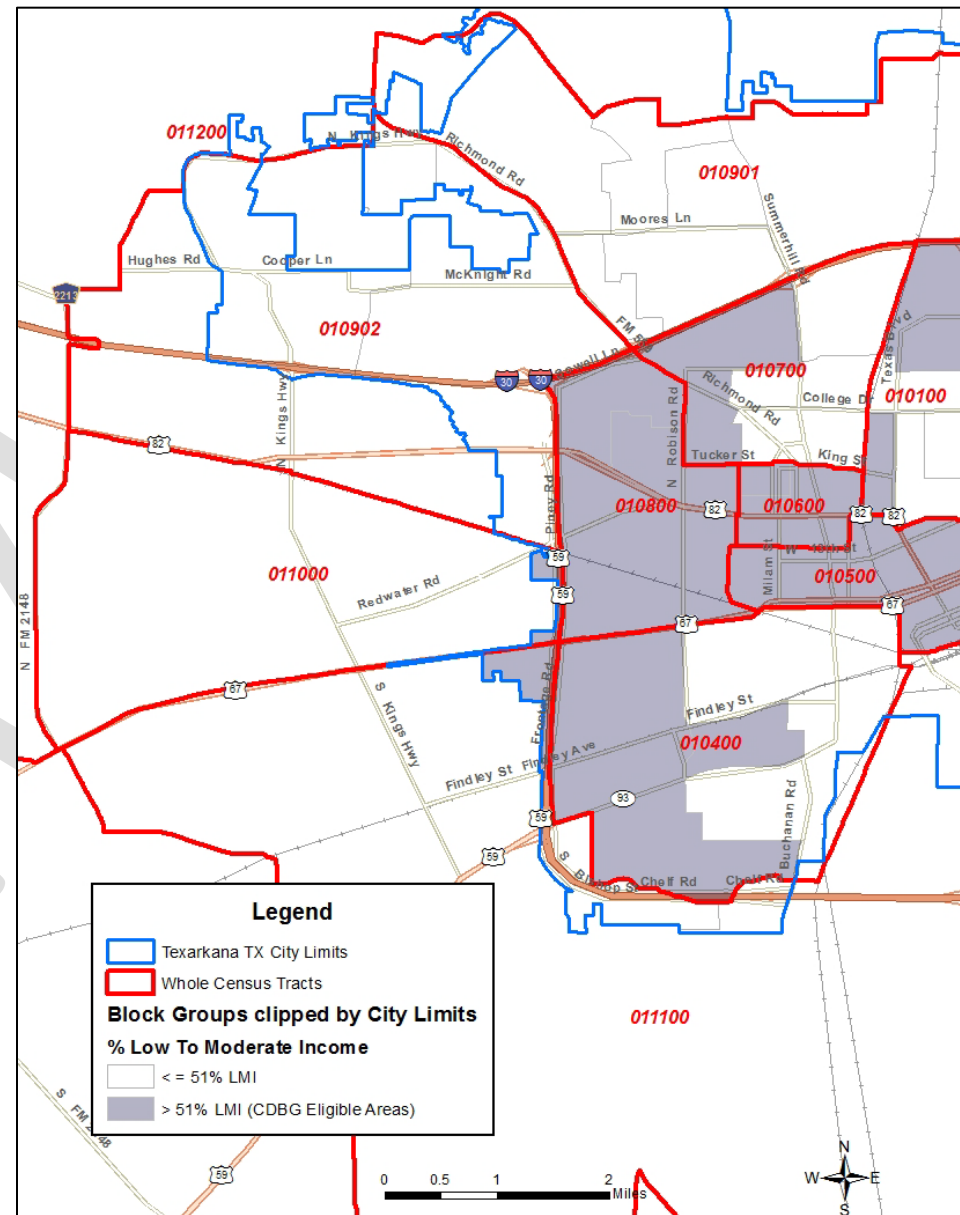
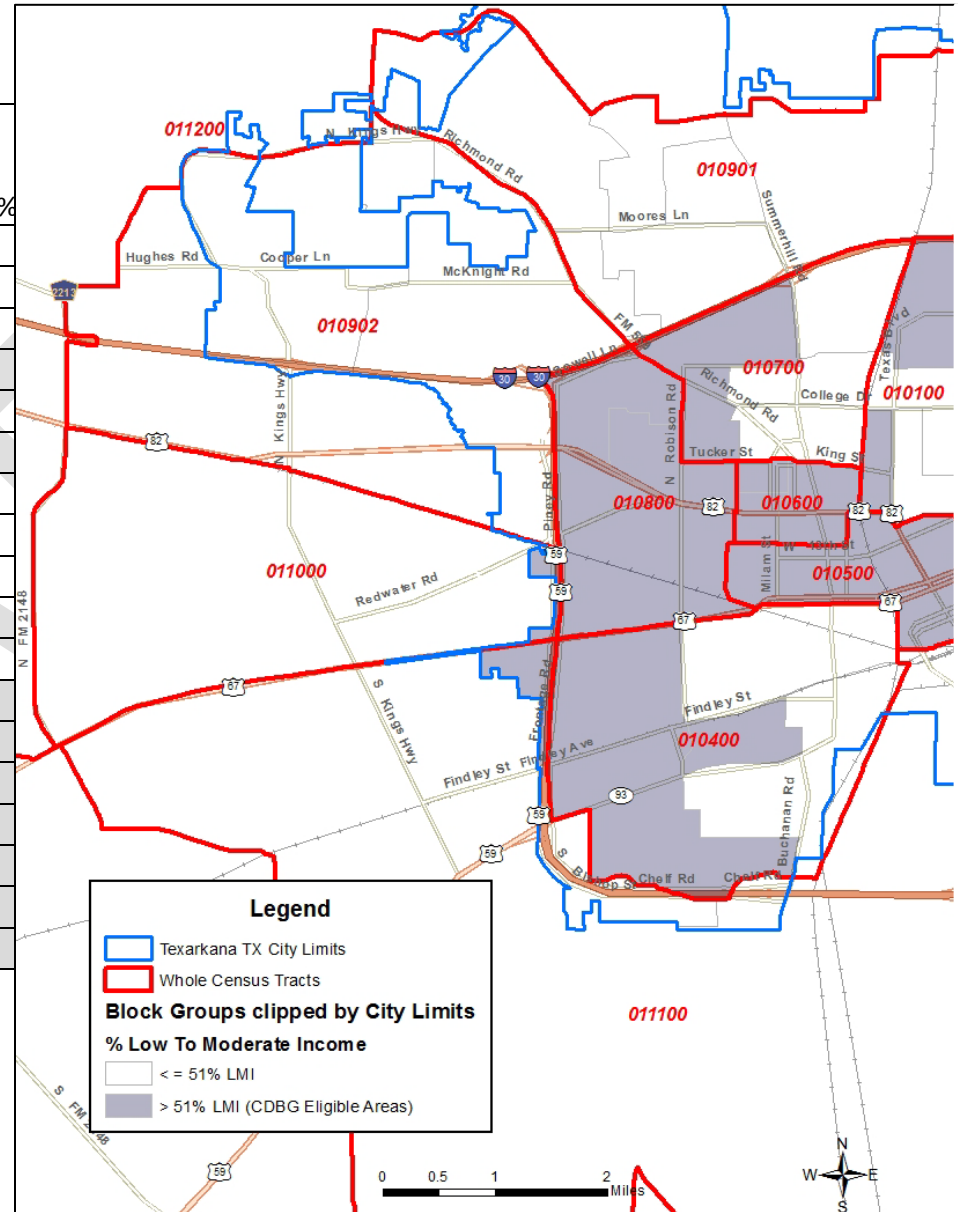


Table 13 – Average Loan:Income Ratio & Denials

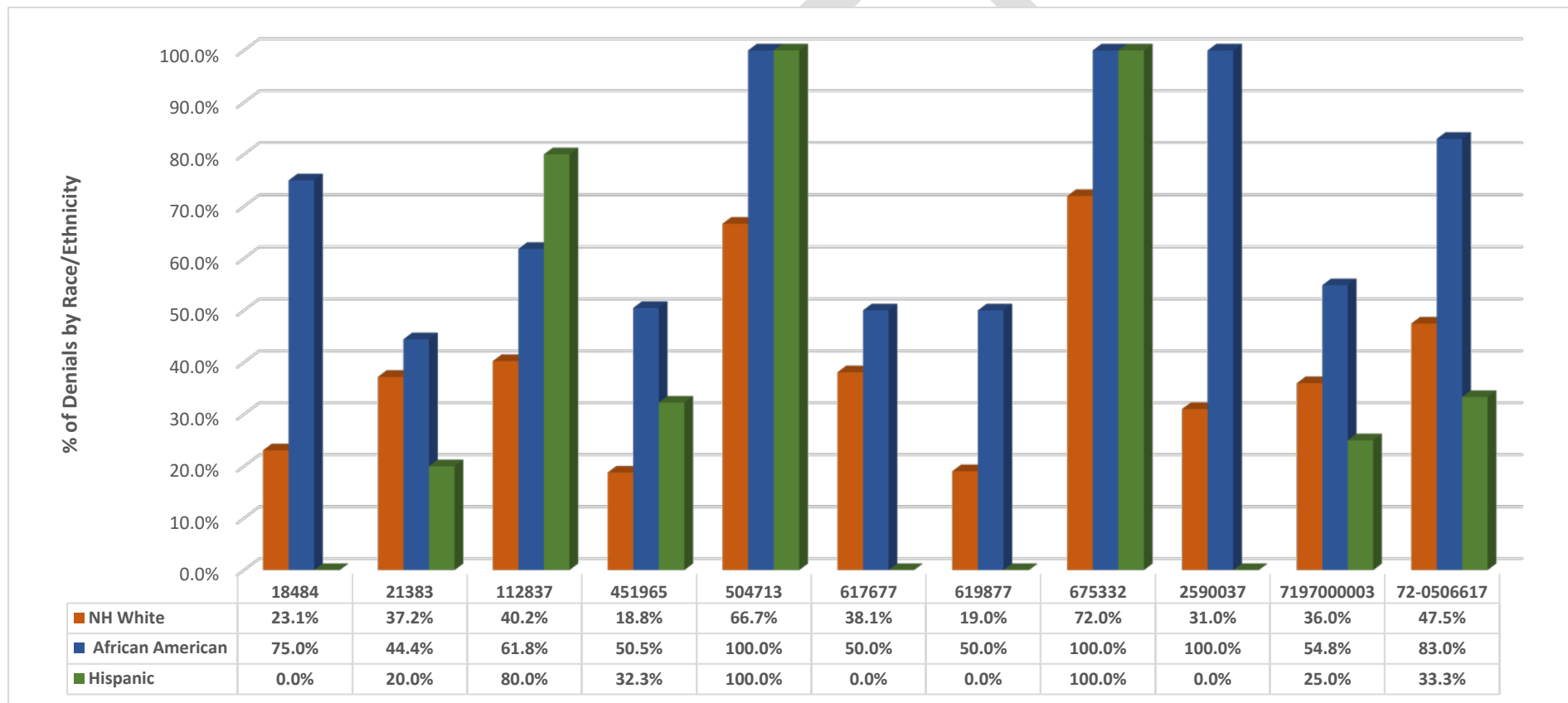
Census Tract			Total	Average Loan:Income Ratio	Denied	%
010100			90	1.50	14	
010400			68	1.60	21	
010500			21	1.47	6	
010600			12	0.71	6	
010700			98	1.50	9	
010800			37	1.06	11	
010901			273	1.42	24	
010902			217	1.60	27	
011000			247	1.66	29	
011100			194	1.75	23	
011200			322	1.47	23	
011300			155	1.49	25	
011401			276	1.54	25	
011402			72	1.36	2	
011501			159	1.64	23	
011502			41	1.24	3	
011600			116	1.10	17	
011700			84	1.41	1	

Note: Census Tracts 011300-011700 are within the Texarkana MSA but are not included on the map in order to provide legibility for the Census Tracts totally or partially included in the city limits.



The applicants were reviewed in light of the lender. Thirteen lenders met the criteria used to preliminarily assess equity: with more than 25 applicants and a greater than 25% denial rate. The review of these lenders showed that 2 had no African American or Hispanic applicants, but only 25 total applicants, who were white or Asian. The remaining 11 were compared by the percent of each race/ethnicity denied. Below is the graph depicting the results. As can be seen, in every case African Americans had a much higher denial rate than non-Hispanic whites, and 4 of the 11 had higher denial rates for Hispanics compared to non-Hispanic whites.

Figure 14 – 2013-2016 Percent Applicants Denied by Race/Ethnicity



This very cursory analysis, is not sufficient to definitively say that the lenders are discriminatory, but a starting point to do a more in-depth review of their lending policies. The table below identifies the lenders by institution name, with the 2 having no African American or Hispanic applicants shaded in light blue.

Table 15 – Lenders’ in Figure Above by ID with Institutional Names

Lender ID	Lender Name
18484	Midsouth Bank NA (LA)
21383	Domino Federal Credit Union
112837	Capital One NA (VA)
451965	Wells Fargo Bank NA (SD)
504713	US Bank NA (OH)
617677	NFCU (VA)
619877	USAA Federal Savings Bank (TX)
675332	Fort Worth Credit Union
712504	Home Loan Investment Bank (RI)
713964	Admiral's Bank (MA)
2590037	State Farm Bank (IL)
7197000003	Quicken Loans
72-0506617	Union Built Homes, LLC (LA)

Non-Housing Financial Industry Market

As shown by the HMDA data above, there is a disparity between white and minority mortgage applicants and mortgagees, with fewer minorities applying for mortgages and a higher percentage of applicants being denied. While income does play a part in the disparity, with African Americans and Hispanics having lower incomes than whites and Asians, there is still a disparity when controlling for income.

The banks in Texarkana are primarily located outside the loop in the predominately white, higher-income, newer areas of the city. Of the 25 advertised banks and credit unions within Texarkana, Texas, only 6 banks and 3 credit unions are within the loop where the majority of the low-income and minorities live. And, 3 of the banks and 1 credit union are clustered in one corner of the area at US-30 and Richmond Road, and the rest near the edge of the loop.

Predatory lending is a nation-wide problem, and in many cases is a result of a lack of reputable banks and credit unions within neighborhood. There are at least 20 advertised payday and title loan locations in Texarkana, Texas with at least 16 within the loop where the majority of low-income and minorities live. And these are located in the areas lacking traditional banks and credit unions.

Access to Opportunity

Opportunity Indicators

In addition to the accessibility of private and public amenities, the availability of opportunities is a critical indicator of disparity. HUD, through the AFFH-T, has developed various opportunity indicators for the city as a whole. No maps or sub-jurisdiction information is provided. The HUD AFFH Data Documentation explains the development of these indicators as follows:

HUD has developed a two-stage process for analyzing disparities in access to opportunity. The first stage involves quantifying the degree to which a neighborhood offers features commonly viewed as important opportunity indicators such as education, employment, and transportation, among others. This stage uses metrics that rank each neighborhood along a set of key dimensions. In the second stage, HUD compares these rankings across people in particular racial and economic subgroups to characterize disparities in access to opportunity. HUD considers opportunity indicators a multi-dimensional notion. To focus the analysis, HUD developed methods to quantify a selected number of the important opportunity indicators in every neighborhood. These dimensions were selected because existing research suggests they have a bearing on a range of individual outcomes. HUD has selected five dimensions upon which to focus: poverty, education, employment, transportation, and health.

Invariably, these dimensions do not capture everything that is important to the well-being of individuals and families. In quantifying indicators of access to opportunity, HUD is not making a definitive assessment of one's life chances based on geography. HUD is quantifying features of neighborhoods for the purpose of assessing whether significant disparities exist in the spatial access or exposure of particular groups to these quality of life factors. While these important dimensions capture a number of key concepts identified by research as important to quality of life, the measures are not without limitations. HUD constrained the scope of HUD-provided items to those that are closely linked to neighborhood geographies and could be measured consistently at small area levels across the country. For example, HUD's measure of school performance only reflects elementary school proficiency. It does not capture academic achievement for higher grades of schooling, which are important to a community's well-being, but likely less geographically tied to individual neighborhoods than elementary schools. Similarly, the health hazard measure only captures outdoor toxins, missing indoor exposures. The national-availability restriction is a necessity given that all HUD program participants must complete an Assessment of Fair Housing. HUD realizes that there

are other assets that are relevant, such as neighborhood crime or housing unit lead and radon levels. However, these lack consistent neighborhood-level data across all program participant geographies. As a consequence, HUD encourages program participants to supplement the data it provides with robust locally-available data on these other assets so that the analysis is as all-encompassing as possible. The five dimensions are operationalized by seven indices, described below. The region includes Bowie County, Texas, Little River County, Arkansas, and Miller County, Arkansas.

Table 16 – Explanation of the Opportunity Indices and Scoring

Index	Interpretation of the scores
Low Poverty Index	The higher the score, the less exposure to poverty in a neighborhood. Texarkana has low scores for each race/ethnicity, especially African Americans. This indicates that regardless of income or race/ethnicity, individuals in any of the neighborhoods have a relatively high level of exposure to poverty.
School Proficiency Index	The higher the score, the higher the school system quality is in a neighborhood. Texarkana, Texas school proficiencies are higher than the region's for every race/ethnicity. The difference for those below poverty is even greater, and the difference in Texarkana itself between the total population and those below the federal poverty line is minimal. This indicates that the schools in Texarkana across the board are of higher quality than the majority of the remaining districts in the region.
Labor Market Engagement Index	The higher the score, the higher the labor force participation and human capital in the neighborhood. The labor market index is higher for every race/ethnicity except African Americans than the region as a whole. However, the scores for those below poverty are lower in Texarkana than the region for all but Native Americans. As would be expected, the scores within Texarkana are lower for those below poverty, except for Native Americans.
Transit Trips Index	The higher the transit trips score, the better access to public transit and the more likely residents in the neighborhood utilize public transit. Texarkana has a transit system that serves the city well inside the loop where the majority of the minority populations and those below poverty live. Whites and Asians tend to live outside the transit service area, therefore have extremely low transit trip scores for the total population though those living below poverty have increased availability to and use of public transit.

Low Transportation Cost Index	The higher the score, the lower the cost of transportation in the neighborhood. Texarkana's scores are consistent across the board for all racial/ethnic groups as well as those below poverty. They are significantly higher than the region as a whole. This is due in great part to the urban nature of the city, versus that large rural nature of the region. If Texarkana, Texas and Texarkana, Arkansas were removed from the regional total, the region would fair even worse.
Job Proximity Index	The higher the score, the better the access to employment opportunities for residents in a neighborhood. The job proximity scores are relatively high and consistent across all racial/ethnic groups and for total population versus those below poverty. For the total population, they are slightly higher than the region. For the population below poverty they are significantly higher than the region.
Environmental Health Index	The index is a score of air quality based on carcinogenic, respiratory, and neurological hazards, and summarizes the potential exposure to harmful toxins at a neighborhood level. The higher the value, the better the environmental quality of the neighborhood. Texarkana, Texas has low scores, representing relatively high potentials of exposure to harmful toxins in the air. The region's scores are equally as low.

While the indices are developed at the census tract and block group level, the actual database provided by HUD is only at the city level. As a result, only ranges within each variable are available and the data cannot be merged with local map layers to create city-based maps. The table from the AFFH-T at the city and MSA level is below, followed by a series of maps provided on-line at the AFFH-T website.

Table 17 – Opportunity Indicators by Race/Ethnicity from HUD’s AFFH-T

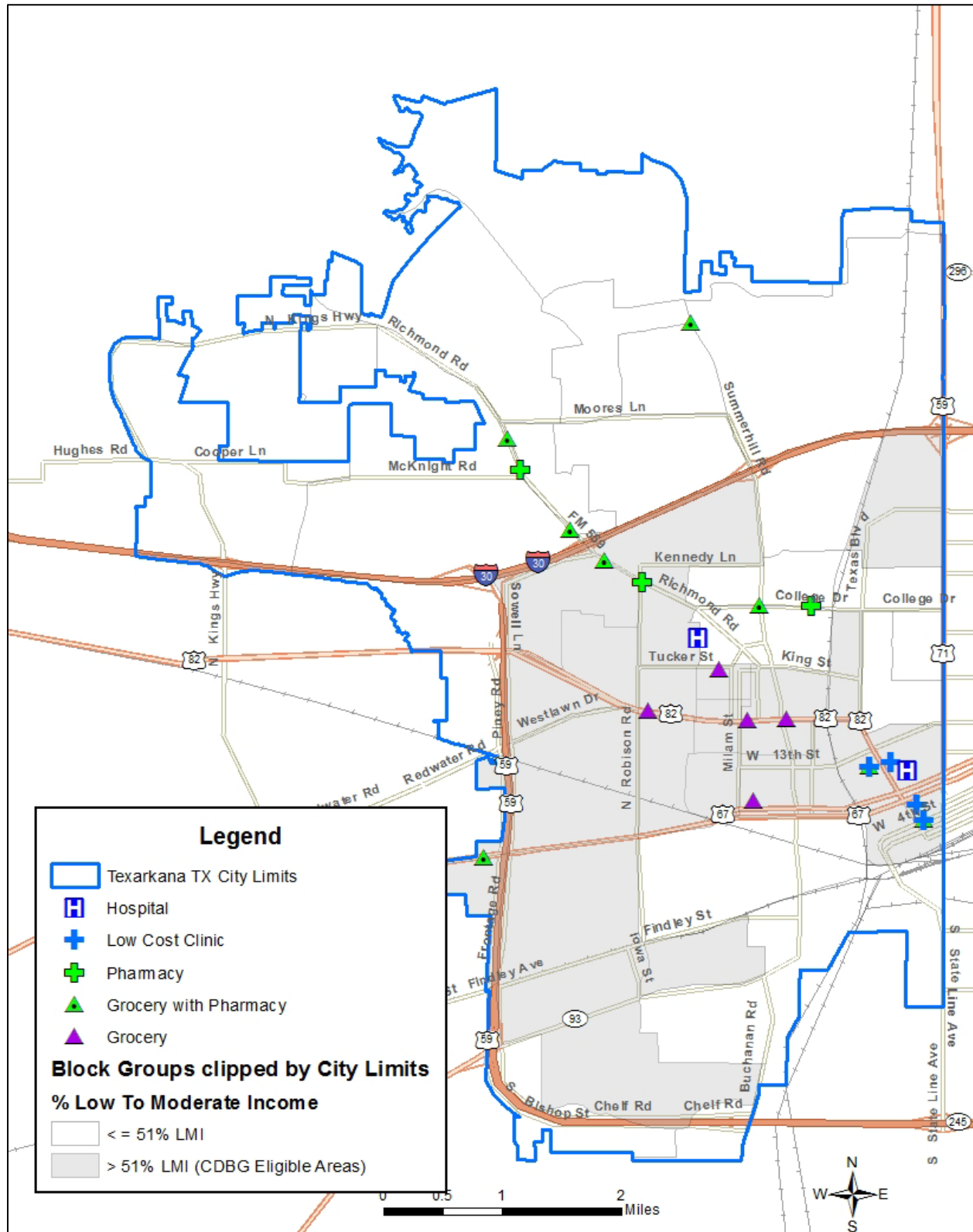
(Texarkana, TX CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	41.12	70.16	47.53	16.74	34.32	66.95	27.64
Black, Non-Hispanic	18.49	63.85	25.73	32.49	38.02	68.85	23.56
Hispanic	26.34	70.33	36.58	25.35	36.73	71.59	24.82
Asian or Pacific Islander, Non-Hispanic	47.08	74.97	54.01	12.79	35.03	65.71	27.80
Native American, Non-Hispanic	33.03	69.53	37.29	22.98	34.63	66.31	25.90
Population below federal poverty line							
White, Non-Hispanic	27.38	69.34	30.51	27.72	36.91	68.68	25.05
Black, Non-Hispanic	13.98	63.21	17.70	35.18	37.71	66.47	22.53
Hispanic	16.34	71.59	20.43	37.36	40.57	72.78	21.54
Asian or Pacific Islander, Non-Hispanic	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Native American, Non-Hispanic	36.34	70.33	64.91	14.52	37.65	72.08	25.89
(Texarkana, TX-AR) Region: Bowie County, Texas; Little River and Miller Counties Arkansas							
Total Population							
White, Non-Hispanic	39.17	64.31	38.84	20.40	18.72	61.68	31.17
Black, Non-Hispanic	25.19	63.52	27.60	32.65	27.71	64.33	22.58
Hispanic	32.74	69.02	31.34	22.32	23.68	67.77	26.14
Asian or Pacific Islander, Non-Hispanic	41.97	69.65	46.79	19.04	26.21	64.49	25.57
Native American, Non-Hispanic	36.49	66.04	34.92	19.16	16.62	63.02	32.89
Population below federal poverty line							
White, Non-Hispanic	33.44	56.58	32.92	19.70	18.04	45.13	31.84
Black, Non-Hispanic	21.34	61.28	22.19	36.53	27.94	56.27	22.08
Hispanic	27.08	69.31	34.38	33.32	25.33	53.87	26.55
Asian or Pacific Islander, Non-Hispanic	14.81	50.10	28.94	31.53	21.82	58.87	24.00
Native American, Non-Hispanic	35.78	60.77	38.99	25.56	20.76	46.45	34.30
Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA							

Other Indicators and Proximity to Amenities

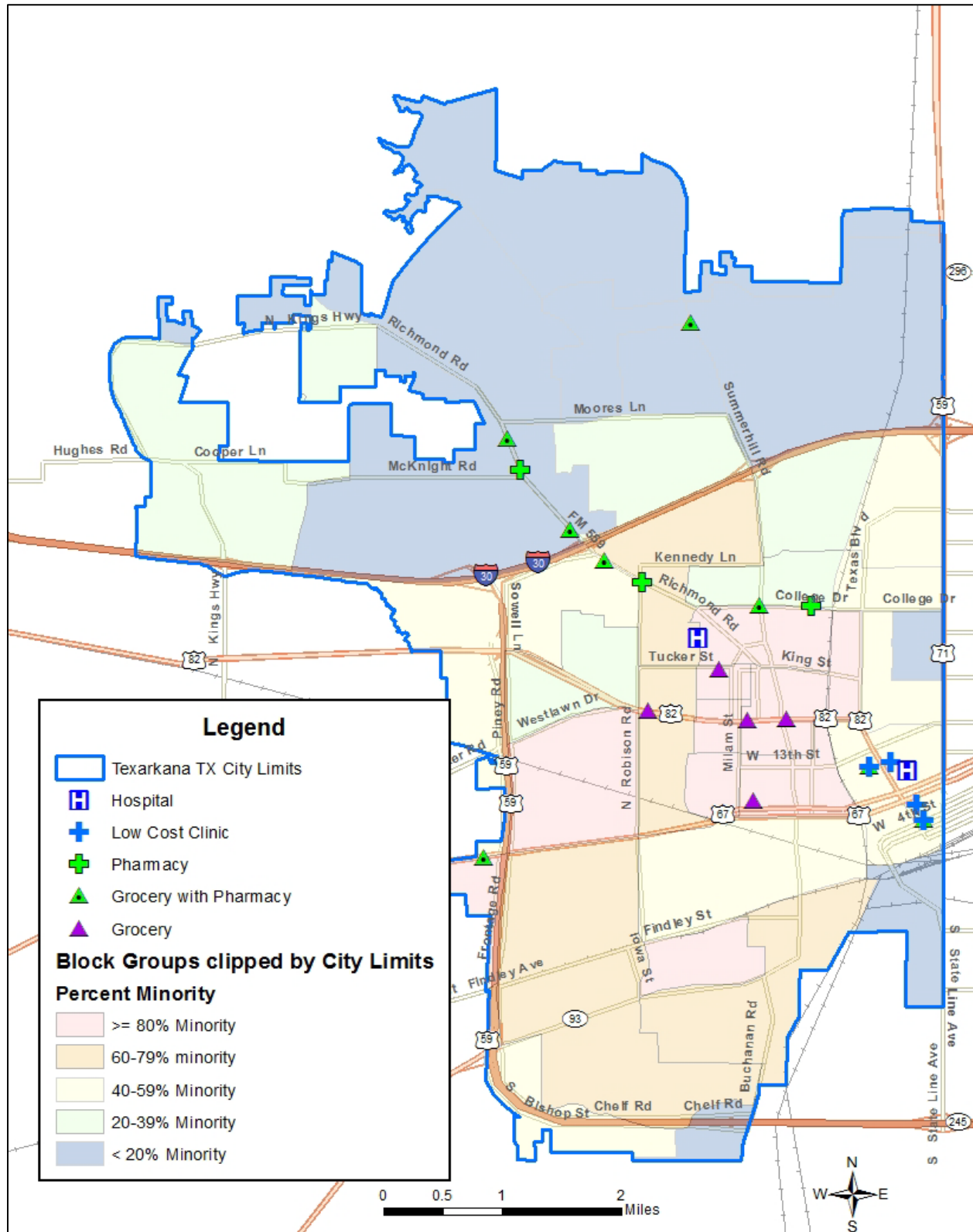
Texarkana, Texas is unlike many cities in that the majority of the amenities are located in the LMI and minority area. A food desert, as defined by the United States Department of Agriculture (USDA), is any area of low-income and/or minority concentration that is more than one-half mile from a full grocery store with fresh foods and reasonable prices, virtually always a regional, state, or national chain. A medical desert is an area that does not have a shortage of clinics, pharmacies, hospitals or medical professionals within nationally acceptable population: personnel ratio, as defined by the Federal Health Resources and Services Administration (HRSA).

There is are two Walmart Neighborhood Markets and two Albertsons, with one Walmart Neighborhood Market and one Albertsons inside the loop. All four have pharmacies. Walgreens and CVS have pharmacies across the street from one another inside the loop and Walgreens has another pharmacy inside the loop. A Walmart Superstore and Target are located just outside the loop. There is a Latino store and Asian store, as well as a fresh food store. The maps below show the major amenities – grocery stores, pharmacies, low-cost clinics, and hospitals over the low- to moderate-income CDBG Target Area and over the percent minority at the Census Block Group level.

Map 29 – Major Amenities over the CDBG Target Area



Map 30 – Major Amenities over the Percent Minority



Public Safety

Safety is another concern. The current fire stations do not appear to be equally distributed throughout the populated areas of Texarkana, Texas. The core of the city, with the highest percent of minorities appears to have a shortage of fire and EMS protection. The following map shows the location of the City's fire stations. Crimemapping.com maps incidences of crime by type of crime, time frame and location. The graphs and maps after the fire station map shows statistics and locations of crime in Texarkana, Texas. The maps represent the month of May 2018 for a 2-mile radius around the city center, which encompasses the loop and high-minority/high LMI area.

Map 31 – Texarkana, Texas Fire Stations over Percent Minority

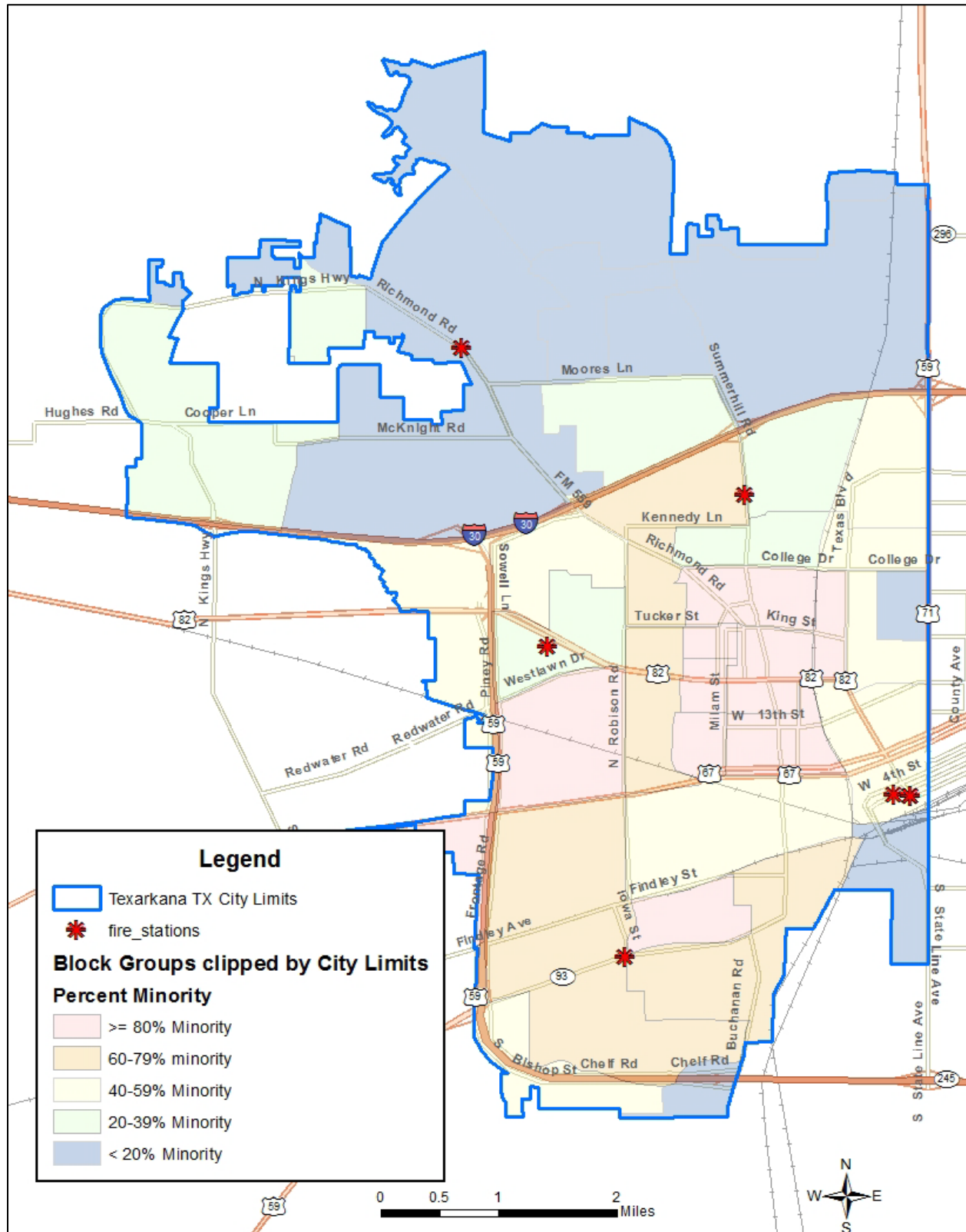


Figure 15 - Types of Crime in Texarkana, Texas for the Past Year (Crimemapping.com)

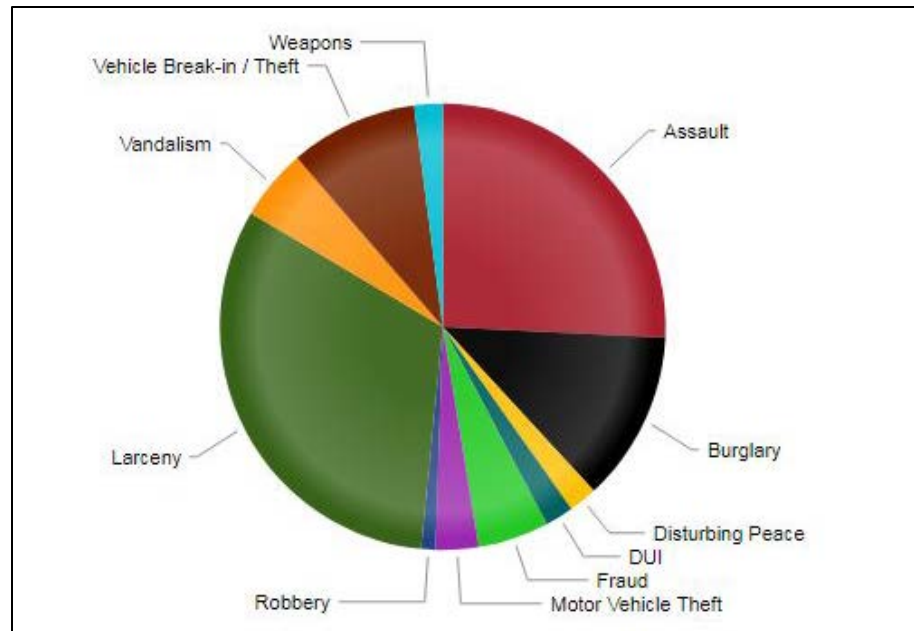
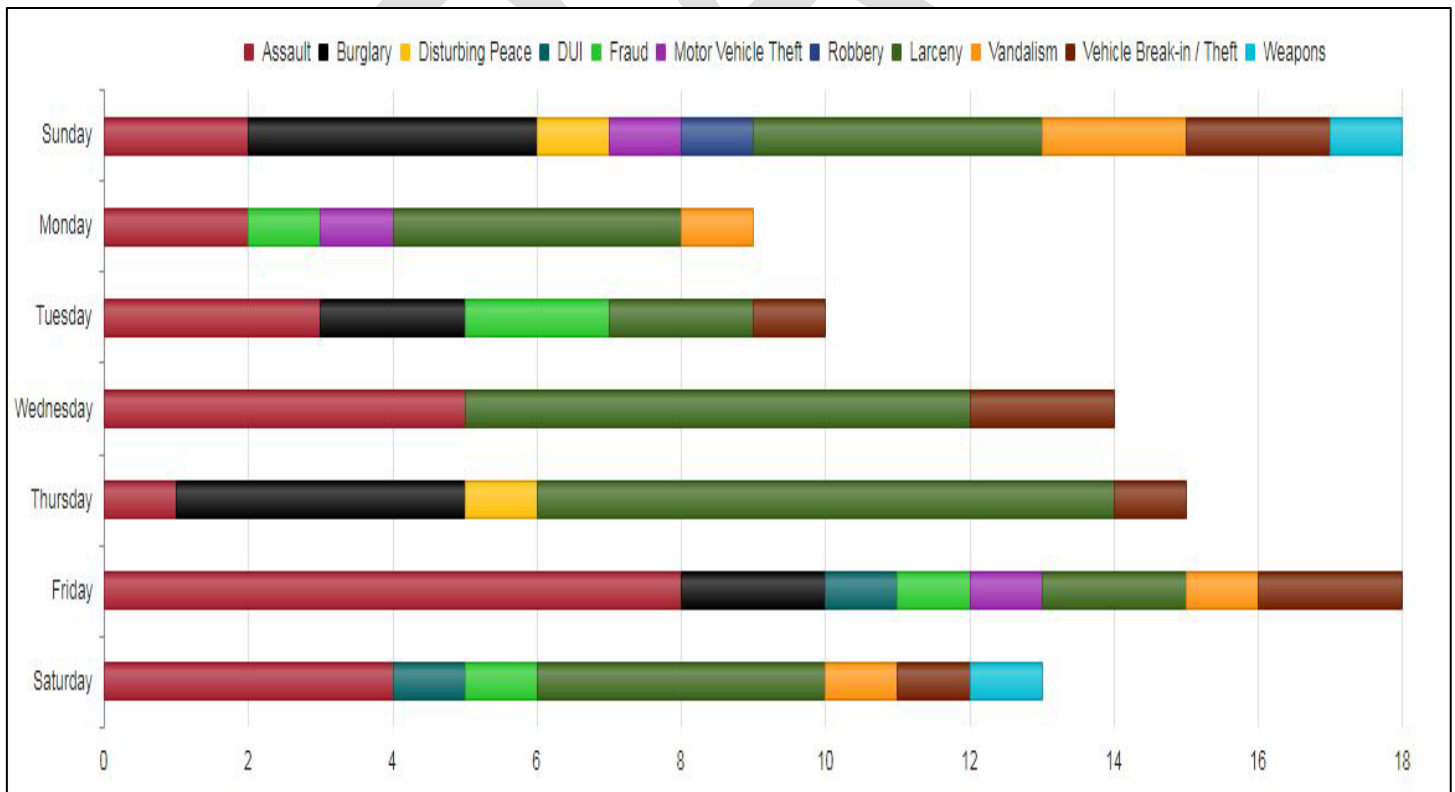
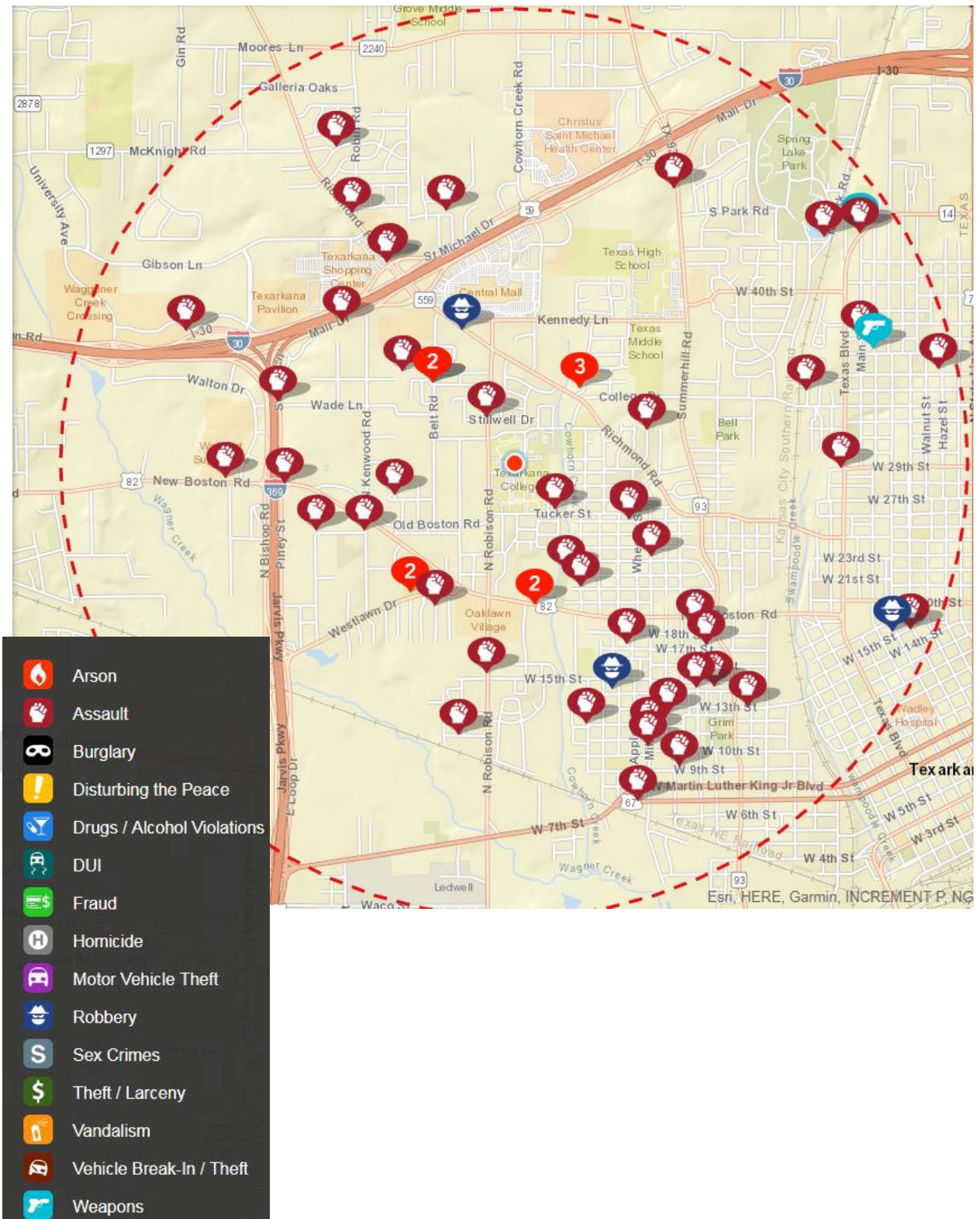


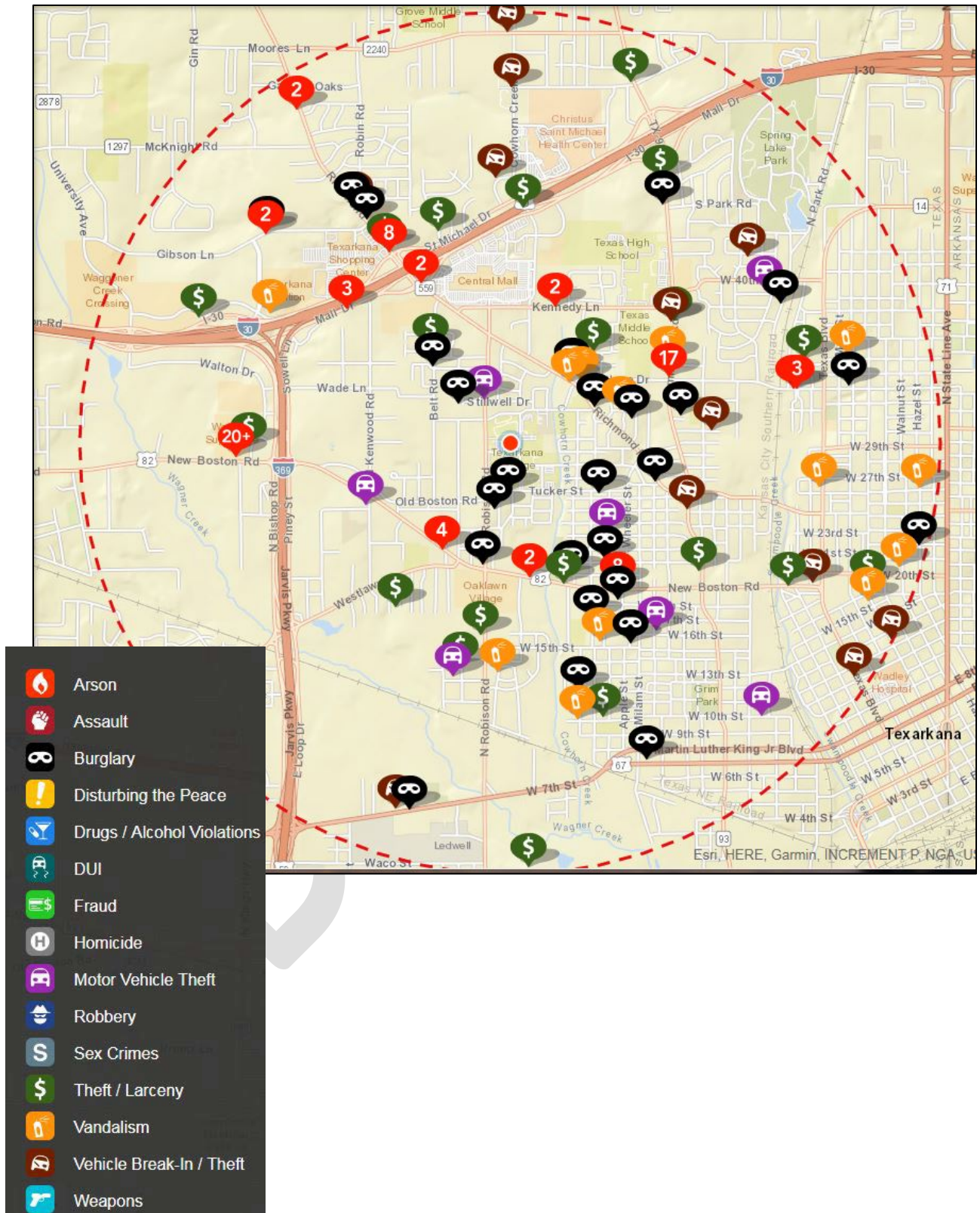
Figure 16 – Average Types of Crime by Days of the Week in Texarkana, Texas (Crimemapping.com)



**Map 32 – Crimes Against Persons in May, 2018 for 2-mile Radius Around City Center
(Crimemapping.com)**



**Map 33 – Crimes Against Property in May, 2018 for a 2-mile Radius Around City Center
(Crimemapping.com) (waiting on response from Peg)**



School Data and School Proficiency

Texarkana Independent School District (TISD) has 12 campuses, 7 elementary schools, 2 early education, 1 middle school, 1 high school, and 1 alternative high school, though two elementary schools are outside the city limits. Nine of the campuses provide free breakfast and lunch to all students, eliminating the stigma of poverty. TISD has 14 police officers trained in CPR and First AID and AED Certified responsible for patrolling the campuses and providing security at all 12. The four elementary schools within the loop, with the highest percent minority and highest percent LMI, all met the state standard of performance and the three that are not early education received additional state honors for progress and post-secondary readiness. The table below summarizes key factors related to determining equity in education and success.

Table 18 – Elementary Schools within the Loop in the Highest Minority and LMI Areas

	Highland Park	Spring Lake Park	Westlawn
Total Students	360	378	312
% African American	41.9	59.5	84.9
% Hispanic	42.8	7.7	9.3
% White	8.9	27.5	4.8
% Other/Multi-race	6.4	5.3	1
% Economically Disadvantaged	95	85.2	96.5
% Non-educationally Disadvantaged	5	14.8	3.5
% English Language Learners	39.2	2.9	4.8
% At Risk	69.7	65.3	48.4
% with disabilities	6.11	9	18.27
Student:teacher ratio	13.1	14.5	9.7
Average class size	15.5-21	17.3-21.7	14.9-19.8
Average Beginning Teacher Salary	\$39,938	\$41,116	\$35,358

Legislative and Regulatory Assessment

The City of Texarkana, Texas has reviewed and analyzed the public policies affecting the development, availability, and cost of housing accessible to the protected classes. Since the last Analysis of Impediments, the City has instituted a Fair Housing Ordinance (Chapter 16 of the Municipal Code of Ordinances), which corresponds to the Texas Fair Housing Act, Texas Property Code (§ 301.001 et seq.), and the Federal Fair Housing Act. The ordinance also requires the city manager to appoint a Fair Housing Administrator to implement and enforce the Fair Housing Ordinance. The ordinance includes financial penalties for violations, which can accrue daily.

In general, the land development and zoning codes and policies are not discriminatory or onerous to a developer of affordable housing or housing targeting any of the protected classes. Applicable building codes are the accepted National and International codes that are used in most every U.S. city. The development and permit fees are in line with other cities and in keeping with the purpose of preventing the cost of new developments and city staff to be passed on to the taxpayer.

One code that may be detrimental to in-fill development is Section 105.1 – Regulation of single-family and duplex industrialized housing. Industrialized housing is any housing that is modular, factory-fabricated, or industrialized. While the City does not prohibit such housing, the regulations can be too burdensome for developers or individuals seeking to place such a dwelling on a lot. The industrialized housing shall have a value equal to or greater than the median taxable value of each single-family dwelling located within 500 feet of the lot. Additionally, it must have exterior siding, roofing, roof pitch, foundation fascia and fenestration compatible with the single-family dwellings located within 500 feet of the lot. The structure must comply with square footage, architectural landscaping, subdivision controls, and other site requirements applicable to a single-family dwelling.

Texarkana is a unique place in that the urban area is split into two states. The two sides of what is the main downtown street is the state line. As a result, state and local taxes can affect which side of the line an area resident chooses to live. The tax rate for real property in Texarkana, Texas is \$2.14 per \$100 valuation, which includes city, county, and school district. The rate for the same jurisdictions in Texarkana, Arkansas is \$5.49 per \$100 valuation. This makes development and in-fill redevelopment much more affordable on the Texas side of Texarkana.

IMPEDIMENTS AND ACTION STEPS TAKEN & PLANNED

The City of Texarkana, Texas is committed to affirmatively furthering fair housing choice throughout its jurisdiction. Title VIII of the Civil Rights Act of 1968 makes discrimination based on race, color, religion, sex, national origin, familial status or handicap illegal in connection with the sale or rental of housing and any vacant land offered for residential construction or use. The City is committed to doing all in its power and legal authority to ensure that Title VIII is followed where housing is concerned.

All low- to moderate-income households, regardless of their protected-class status under the Fair Housing Act, face impediments in accessing affordable housing and housing in choice locations. This is often especially true for elderly and disabled individuals and large families. The limited stock of the housing within a price range affordable to the low- to moderate-income is, for the most part, older housing that has not been retrofitted for ADA compliance and accessibility to the physically disabled and/or may not meet Housing Quality Standards as set forth by HUD. The rental market, while relatively new, is lacking sufficient units with more than three bedrooms for large families. Many middle-income residents are living in units well below their affordability limits, pushing the lower-income residents to higher-cost housing that is out of their affordability level.

As part of the City's plan to utilize Community Development Block Grant and other funds, the City is committed to addressing issues of fair housing choice. Based on the findings of the Analysis of Fair Housing, as detailed above, Texarkana, Texas commits to the following actions:

Demographic and Socio-economic Impediments and Action Steps

Impediment A: The primary area of minority and low-income concentration is located in the core of the city with fewer amenities than the newer areas of town.

Action Step A1: The City will continue to focus virtually all of its non-public service CDBG funds to enhance the area's infrastructure in order to improve the commercial and mixed-use viability of the area. This will bring more amenities to the area in the form of improved recreational opportunities, improved employment opportunities, better mobility, less flooding, and improved retail access.

Impediment B: Incomes are lower and unemployment higher for minority residents.

Action Step B1: The City will continue to work on expanding job opportunities through the recruitment of corporations, the provision of incentives for local corporations seeking to expand, and other private sector activities aimed at reducing unemployment and expanding the base of higher income jobs.

- b. Actions Taken:** The City has funded Harte Hanks with \$900,000 in incentives to attract more than 1,350 jobs and \$10 million in payroll into the Rosehill community. This area is within the CDBG Census tract and a designated revitalization area.

Action Step B2: Emphasize recruitment for jobs that best mirror the job skills and education levels of those populations most in need of jobs, i.e. high school education, GED's and in some instances, community college or technical training.

- a. Actions Taken:** The City has funded Harte Hanks with \$900,000 in incentives to attract more than 1,350 jobs and \$10 million in payroll into the Rosehill community. This area is within the CDBG Census tract and a designated revitalization area.
- b. Actions Taken:** The City's incentive package is for education and leadership training through Texarkana Community College.

Action Step B3: Increase the GED, high school graduation, technical training, and college matriculation rates among residents by collaborating with the TISD, Texarkana Community College, and Texas A&M to assess how the City can provide assistance and support to improving graduation rates in the high school and improve the rates of students entering college and completing successfully.

- a. Actions Taken:** The City's incentive package is for education and leadership training through Texarkana Community College.

Impediment C: Lack of access to healthy, affordable food choices within the high minority and high low-income area inside the loop.

Action Step C1: Continue to evaluate funding sources and continue to apply for USDA Food Desert and other related grant funding.

- a. Actions Taken:** The City received the USDA FMPP Grant. The City received an award through the USDA Farmers' Market Promotion Program and created a Farmers Market downtown. The market is open two weekdays and every Saturday during the season. The market was extended in recent years into December to coordinate with the City's Christmas Parade. Vendors have been added each year it has been open and is going strong. The grant is known as the Texarkana Farm to Table Initiative.

- b. **Actions Taken:** City created community gardens and rain water system on a vacant lot in the Beverly neighborhood that was a big hit with the residents and continues to help with ongoing maintenance as needed. Event was held at the garden to educate residents on planting, harvesting and using the produce in cooking and smoothies.

Action Step C2: Continue progress in addressing “Food Desert” areas. Suggested solutions include increasing the number of supermarkets, farmers’ markets, and community gardens.

- a. **Actions Taken:** Texarkana Farm to Table Initiative - The “Texarkana Farm to Table Initiative” includes a collaborative approach to expand local producer to consumer opportunities in low income neighborhoods throughout Texarkana, Texas. The plan involves expanding a young and growing farmers’ market through producer to consumer marketing and promotion activities targeting low income communities. The initiative also includes development a new mobile farmers’ market to extend locally grown produce access into identified neighborhood food deserts, expand community gardens for resident use and to increase urban farmer capacity. Finally, we aim to expand a farm to table training program that includes farmer/vendor led workshops related to urban farmer entrepreneurial skills, food preparation, value added processing, marketing and sales, healthy nutrition cooking series, direct marketing to local culinary arts programs and technical assistance. Our vision is to develop a healthy and vibrant farmers’ market culture through this initiative.
- b. **Actions Taken:** City created community gardens and rain water system on a vacant lot in the Beverly neighborhood that was a big hit with the residents and continues to help with ongoing maintenance as needed. Event was held at the garden to educate residents on planting, harvesting and using the produce in cooking and smoothies.

Public Non-housing Impediments and Action Steps

Impediment A: The primary area of minority and low-income concentration is located in the core of the city with an apparent disparity in access to fire protection.

Action Step A1: The City will analyze the equitable service of the fire and EMS responses. If there is a disparity, the City will investigate the most cost effective and equitable means to provide equal service throughout the entire city.

Impediment B: The crime rate inside the loop is much higher than the rest of the city.

Action Step B1: The City will continue to investigate actions that will provide safe outlets for adults, youth, and children.

- a. **Actions Taken:** City partnered with Amachi Vision to reopen the Beverly Community Center. Amachi is currently rehabilitating the building to reopen and provide youth service programs for low mod families.
- b. **Actions Taken:** The City has an on-going program to upgrade the sidewalk and biking facilities in Rosehill and Beverly to not only improve mobility safety but also to encourage more neighbors to be outside helping to make crime more difficult to commit unobserved.
- c. **Actions Taken:** The City created community gardens on a vacant lot in the Beverly neighborhood that has been a big hit with the residents and continues to help with ongoing maintenance as needed. This is another way to involve neighbors in neighborhood improvement and give them a reason to be outside involving all family members and meeting other neighbors.
- d. **Actions Taken:** The City has coordinated and participated in neighborhood cleanups. Participated in Texas A&M University's Texarkana Big Event in which students and city staff worked to paint and clean up the Beverly Community Center. This has been another way to give residents a sense of pride and to remove hazardous debris and areas where criminal activity can take place unobserved.

Action Step B2: The City will evaluate the Police Department's public information and crime prevention activities to determine innovative ways to involve the community and reduce neighborhood crime.

Impediment C: There is a lack of neighborhood and resident involvement and knowledge of services and ways to get involved in their community.

Action Step C1: The City will continue participating in events to increase outreach and education about available services and community activities that can benefit the neighborhoods and their residents.

- a. **Actions Taken:** The City of Texarkana, Texas participates in events throughout the year to increase outreach and education such as the Rosehill Community Celebration for Fair Housing Month and communicates with the Beverly Neighborhood. During the Consolidated Plan process, staff met with Latino neighborhood individuals and families. Created Adopt a Spot program partnership with Public Works Department.
- b. **Actions Taken:** City has coordinated and participated in neighborhood cleanups in current years. Participated in Texas A&M University at Texarkana's Big Event in 2018 in which students and city staff worked to paint and clean up the Beverly Community Center.
- c. **Actions Taken:** City partnered with Amachi Vision to reopen the Beverly Community Center. Amachi is currently rehabilitating the building to reopen and provide youth service programs for low mod families.

- d. **Actions Taken:** City created community gardens and rain water system on a vacant lot in the Beverly neighborhood that was a big hit with the residents and continues to help with ongoing maintenance as needed. Event was held at the garden to educate residents on planting, harvesting and using the produce in cooking and smoothies.
- e. **Actions Taken:** City received a HUD ESG Grant for a One Stop Shop for homeless and housing assistance.
- f. **Actions Taken:** The City utilizes the Texas 211 system for social services assistance and updated Texarkana's local social service information with Texas 211 operators.

Action Step C2: Create a comprehensive "transformation plan," or road map, to transform public and/or assisted housing within a distressed community to create a "choice neighborhood".

- g. **Actions Taken:** Halff & Associates were hired to update the City's Comprehensive Plan and as a part of the plan includes updates to neighborhood transformation plans in Rosehill, Beverly and Highland Park. Also, the downtown master plan will identify opportunities for affordable housing in the downtown area.
- h. **Actions Taken:** City has been working with a developer for several years to revitalize a downtown historic building. The Grim Hotel will soon become Grim Lofts and offer over 90 units, of which 20 units will be affordable housing for low to moderate income persons/families. City secured a HUD Section 108 loan for \$1,429,000 and has committed those funds to the project along with EPA Brownfields funds of \$600,000 for environmental cleanup activities and also committed \$200,000 in housing funds. Plans to close in 2018 and begin construction sometime in 2019.
- i. **Actions Taken:** City has implemented a Housing Rehabilitation Assistance Program (HRA) to assist low mod homeowner with repairs to their home to address livability and safety issues. In 2018, four homes are currently being repaired with another six homes slated for rehabilitation later this year.
- j. **Actions Taken:** City was one of 69 National Endowment for the Arts Our Town Projects selected nationwide. The City of Texarkana, Texas received \$100,000 to support the Texarkana Perot Theatre Restoration and Art Park Project in the downtown CDBG Census track. The Perot Theatre Restoration and Art Park project in Texarkana, Texas engages leading design experts in development of a master plan for the downtown Texarkana Arts and Historic District. The master plan features adaptive re-use of a downtown block connecting the restored Perot Theater and the historic Regional Arts Building with an open air farmers market, outdoor stage, public art exhibition and green space. A public space master plan incorporating the surrounding blocks offers an excellent opportunity to improve livability and safety in the heart of Texarkana's Arts District. This project and

downtown master plan will identify opportunities for affordable housing in the downtown area.

- k. **Actions Taken:** Restoration projects are in progress for the Perot Theatre including interior upgrades, painting, carpet, stage curtains, sound equipment, lighting equipment, wireless communication equipment, usher uniforms as well as a new outdoor PA sound system.

Impediment D: Disparity exists in the financial services between low-income minority neighborhoods and higher-income predominately white neighborhoods.

Action D1: The City will continue to encourage banks and credit unions to extend banking services to all areas, particularly within low-income neighborhoods.

- a. **Actions Taken:** During the BancorpSouth Quarterly Community Advisory Council Meetings focus is given to extending banking services to low income census tracts. Recently, an electronic in-person ATM was installed at 7th & Texas Blvd (CDBG Census 105) as an example.

Action D2: The City will continue to work with banks to evaluate legislation or regulations that limit interest rates at the local and state level to combat this problem as well.

- a. **Actions Taken:** BancorpSouth Quarterly Community Advisory Council Meetings were formed to evaluate state and local policy that limits interest rates. Meetings are held the 3rd Tuesday every 3 months.

Action D3: The City will continue to encourage the local entities to consider establishing a consumer hot line for receiving complaints and concerns relative to industry practices cited.

- a. **Actions Taken:** BancorpSouth Quarterly Community Advisory Council Meetings were formed to discuss consumer hotlines locally. Currently the City recommends the Texas Attorney General's Consumer Protection Hotline: 1(800) 621-0508
- b. **Actions taken:** The City also keeps paper copies of the Texas Consumer Complaint Form in English and Spanish in the office for citizens to use.

Impediment E: High number of predatory lenders, such as payday lenders and car title lenders in the predominately low-income, minority neighborhoods.

Action E1: The City will investigate measure to discourage the proliferation of these predatory lenders and educate the community on the financial dangers.

Action E2: The City will continue to encourage banks and credit unions to extend banking services to all areas, particularly within low-income neighborhoods.

- a. **Actions Taken:** During the BancorpSouth Quarterly Community Advisory Council Meetings focus is given to extending banking services to low income census tracts.

Housing Impediments and Action Steps

Impediment A: Limited resources to assist lower income, elderly and indigent homeowners maintain their homes and stability in neighborhoods.

Action A1: Provide a mechanism for low-income and elderly homeowners to repair and maintain their homes.

- a. **Actions Taken:** City has implemented a Housing Rehabilitation Assistance Program (HRA) to assist low mod homeowner with repairs to their home to address livability and safety issues. In 2018, four homes are currently being repaired with another six homes slated for rehabilitation later this year.

Impediment B: High vacancy rates, particularly high vacancy rates for units no longer on the market, reduces the number of available units at affordable prices.

Action B1: The City's Code Enforcement officers will continue to identify abandoned residential properties and either secure title or demolish them for new in-fill affordable housing.

Impediment C: There is a substantial shortage of rental properties, particularly units affordable to the low- to moderate-income.

Action C1: Work with the Texarkana Housing Authority to determine which apartment complexes or single family units are not accepting Section 8 vouchers and then provide education to the landlords to encourage them to change their policy.

Action C2: Continue to work with developers to develop more apartments. Due to the shortage of rental units there is a housing affordability mismatch. The City will encourage developers of rental units in every price range.

- a. **Actions Taken:** City has been working with a developer for several years to revitalize a downtown historic building. The Grim Hotel will soon become Grim Lofts and offer over 90 units, of which 20 units will be affordable housing for low to moderate income persons/families. City secured a HUD Section 108 loan for \$1,429,000 and has committed those funds to the project along with EPA Brownfields funds of \$600,000 for environmental cleanup activities and also committed \$200,000 in housing funds. Plans to close in 2018 and begin construction sometime in 2019.

- b. **Actions Taken:** Halff & Associates were hired to update the City's Comprehensive Plan and as a part of the plan includes updates to neighborhood transformation plans in Rosehill, Beverly and Highland Park. Also, the downtown master plan will identify opportunities for affordable housing in the downtown area.

Impediment D: There is a lack of public awareness of fair housing rights and local fair housing legislation.

Action D1: The City will continue to take a proactive stance in addressing fair housing violations and complaints.

- a. **Actions Taken:** The City has passed a Fair Housing ordinance which mirrors the Texas Fair Housing Act and the U.S. Fair Housing Act, making violations a misdemeanor punishable by \$200 per instance, including per day in certain cases.

Action D2: The City will continue increasing fair housing education and outreach in an effort to raise awareness and increase the effectiveness of its local fair housing ordinances.

- a. **Actions Taken:** The City of Texarkana, Texas participates in events throughout the year to increase outreach and education such as the Rosehill Community Celebration for Fair Housing Month and communicates with the Beverly Neighborhood. During the Consolidated Plan process, staff met with Latino neighborhood individuals and families.
- b. **Actions Taken:** The City provides outreach posters and information locally regarding public awareness of fair housing rights and local fair housing enforcement. All cases are currently referred to HUD.

Action D3: The City will continue to target fair housing education and outreach to the rapidly growing Hispanic and immigrant populations.

- a. **Actions Taken:** During the Consolidated Plan process, staff met with Latino neighborhood individuals and families. This includes advertisement in Amigo News (Hispanic newspaper) and translated online text and print materials.

Action D4: The City will consider a regional approach to local enforcement, perhaps through a partnership of other local jurisdictions and the City of Texarkana, and a joint application for FHAP and FHIP funding being submitted to HUD.

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

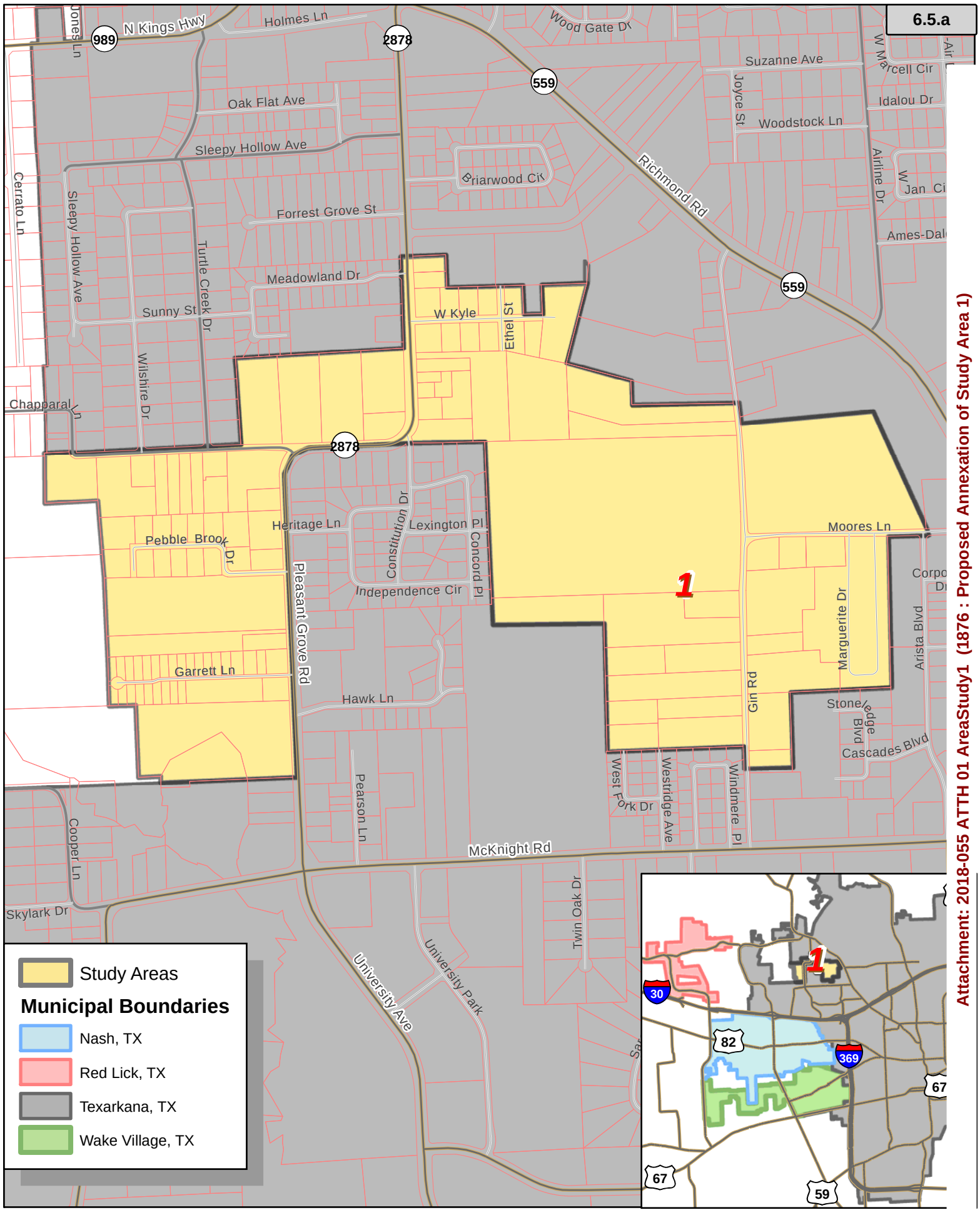
Version:
Update Date: 7/2/2018 4:46 PM

Lead Department: Planning and Community Development **Action Officer:** Daphnea Ryan,
Proposed annexation of Study Area 1 being north of McKnight Road and
southwest of Richmond Road; and being bounded on the north, east and south
Subject: by existing Texarkana, Texas city limits.

This item is a public hearing regarding the proposed annexation of Study Area 1 including approximately 311.95 acres of land located in and being portions of the George Brinlee HRS, A-18, J.S. Warsden HRS, A-743, J.A. Talbot HRS-564 and F.W. Schifflin HRS, A-928, being north of McKnight Road and southwest of Richmond Road and being bounded on the north, east and south by existing Texarkana, Texas city limits with the west boundary being approximately the west side of Ridgewood 1st Addition and The Grove University Subdivision.

Attachments

- a. 2018-055 ATTH 01 AreaStudy1 (PDF)
- b. MUNICIPAL SERVICE PLAN Area 1 (PDF)



Attachment: 2018-055 ATTH 01 AreaStudy1 (1876 : Proposed Annexation of Study Area 1)

Study Area 1

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

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

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

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.

City of Texarkana, Texas

Version: A

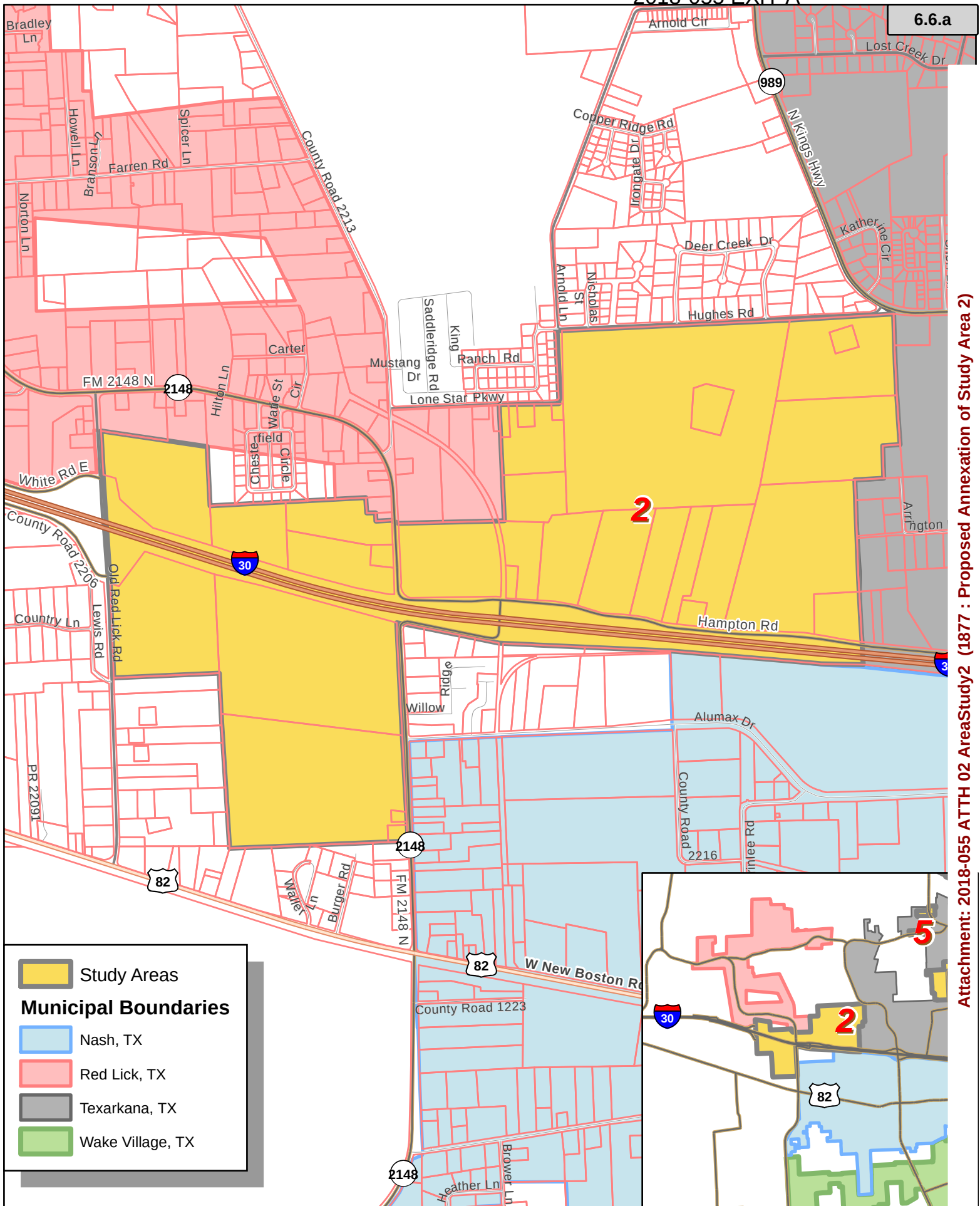
Briefing Sheet**Update Date:** 7/2/2018 4:48 PM

Lead Department: Planning and Community Development **Action Officer:** Daphnea Ryan,
Proposed annexation of Study Area 2 being west of Kings Highway and south of Hughes Road and south of Arnold Drive and east of Old Red Lick Road, being bounded on the east side by existing Texarkana, Texas city limits and
Subject: being east and south of Red Lick city limits.

This item is a public hearing regarding the proposed annexation of Study Area 2 containing approximately 688.57 acres of land located in and being portions of the George Brinlee HRS, A-18, M.H. James HRS, A-305, E.T. Watson HRS, A-672, and J.H. Bostick HRS, A-46, and also including all of the J.W. Taylor HRS, A-756, land being west of Kings Highway and south of Hughes Road and south of Arnold Drive and east of Old Red Lick Road, being bounded on the east side by existing Texarkana, Texas city limits and being east and south of Red Lick city limits.

Attachments

- a. 2018-055 ATTH 02 AreaStudy2 (PDF)
- b. MUNICIPAL SERVICE PLAN Area 2 (DOC)



Study Area 2

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

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

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.

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.

City of Texarkana, Texas

Briefing Sheet

Version:

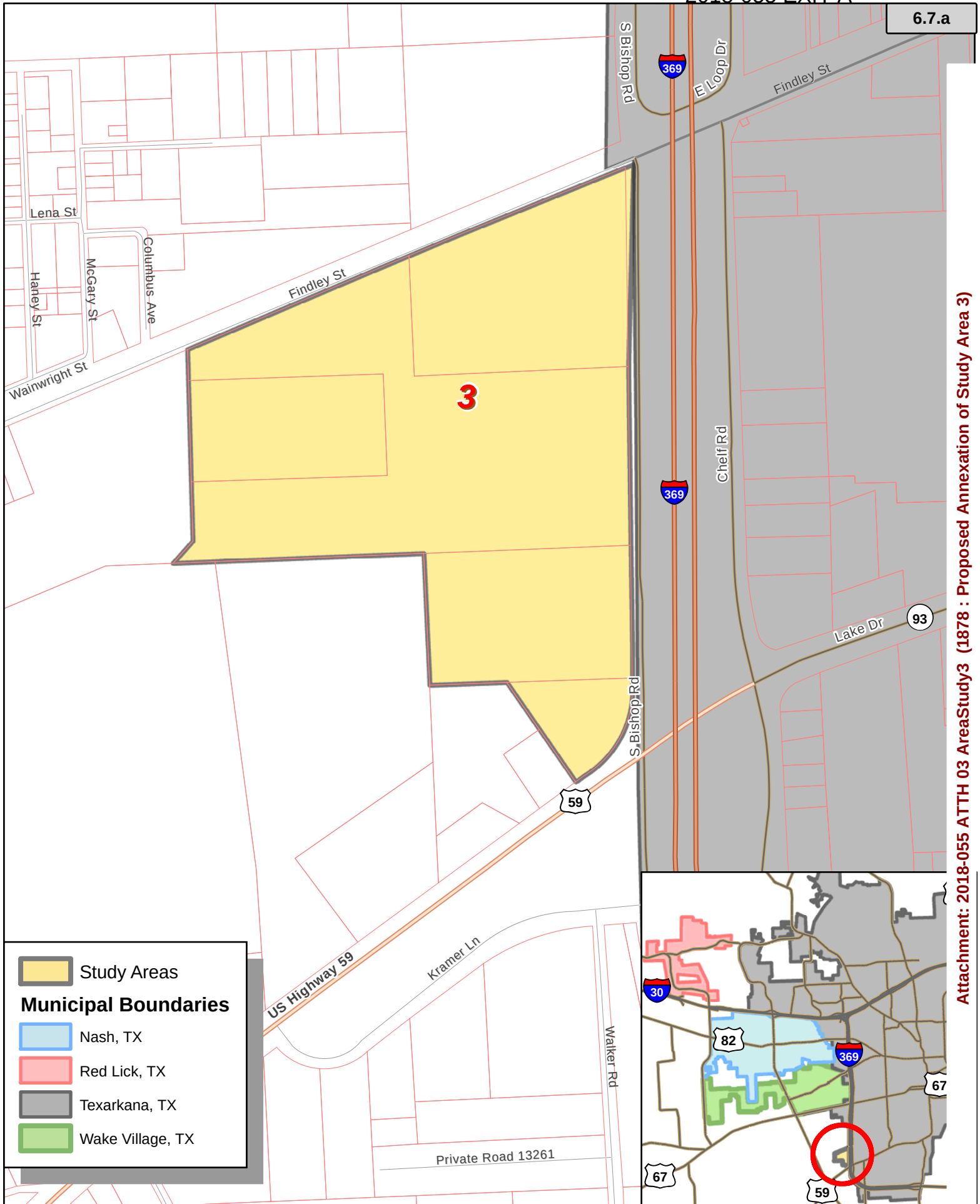
Update Date: 7/2/2018 4:49 PM

Lead Department: Planning and Community Development **Action Officer:** Daphnea Ryan,
Subject: Proposed annexation of Study Area 3 being bounded on the south by Findley Street, west of S. Bishop Road and north of U.S. Hwy 59.

This item is a public hearing regarding the proposed annexation of Study Area 3 containing approximately 81.96 acres of land located in the H S Janes HRS, A-306, being bounded on the south by Findley Street, west of S. Bishop Road and north of U.S. Hwy 59.

Attachments

- a. 2018-055 ATTH 03 AreaStudy3 (PDF)
- b. MUNICIPAL SERVICE PLAN Area 3 (DOC)



Attachment: 2018-055 ATTH 03 AreaStudy3 (1878 : Proposed Annexation of Study Area 3)

Study Area 3



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

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

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.

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.

City of Texarkana, Texas

Briefing Sheet

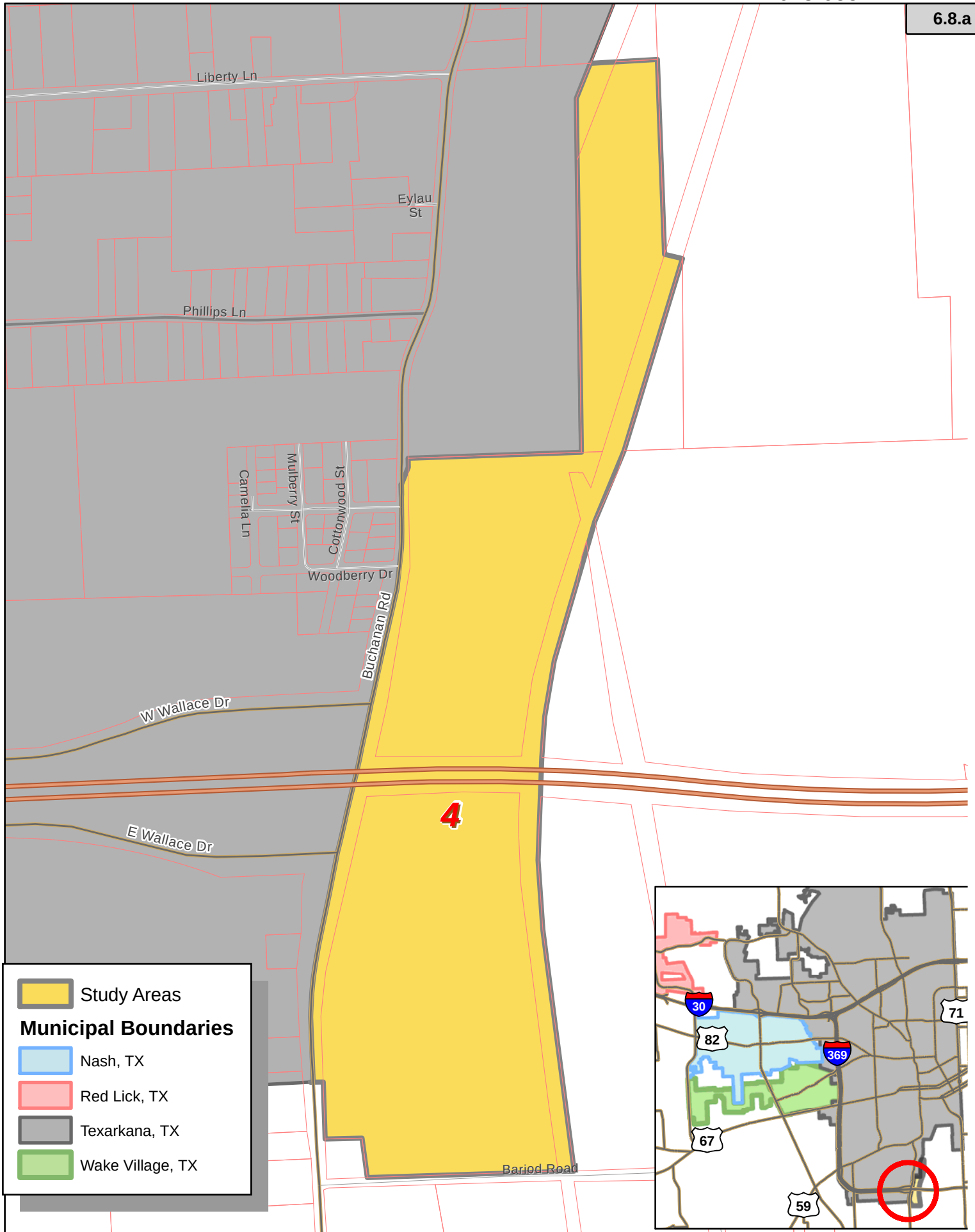
Version:
Update Date: 7/2/2018 4:53 PM

Lead Department: Planning and Community Development **Action Officer:** Daphnea Ryan,
Proposed annexation of Study Area 4 being bounded on the east by the Union
Subject: Pacific Railroad and on the west by the existing Texarkana, Texas city limits
and on the south by Bariod Road.

This item is a public hearing regarding the proposed annexation of Study Area 4 containing approximately 128.48 acres of land located in the J.E. Janes HRS, A-307, being bounded on the east by the Union Pacific Railroad and on the west by the existing Texarkana, Texas city limits and on the south by Bariod Road.

Attachments

- a. 2018-055 ATTH 04 AreaStudy4 (PDF)
- b. MUNICIPAL SERVICE PLAN Area 4 (DOC)



Attachment: 2018-055 ATTH 04 AreaStudy4 (1879 : Proposed Annexation of Study Area 4)

Study Area 4



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

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

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 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.

City of Texarkana, Texas

Briefing Sheet

Version:

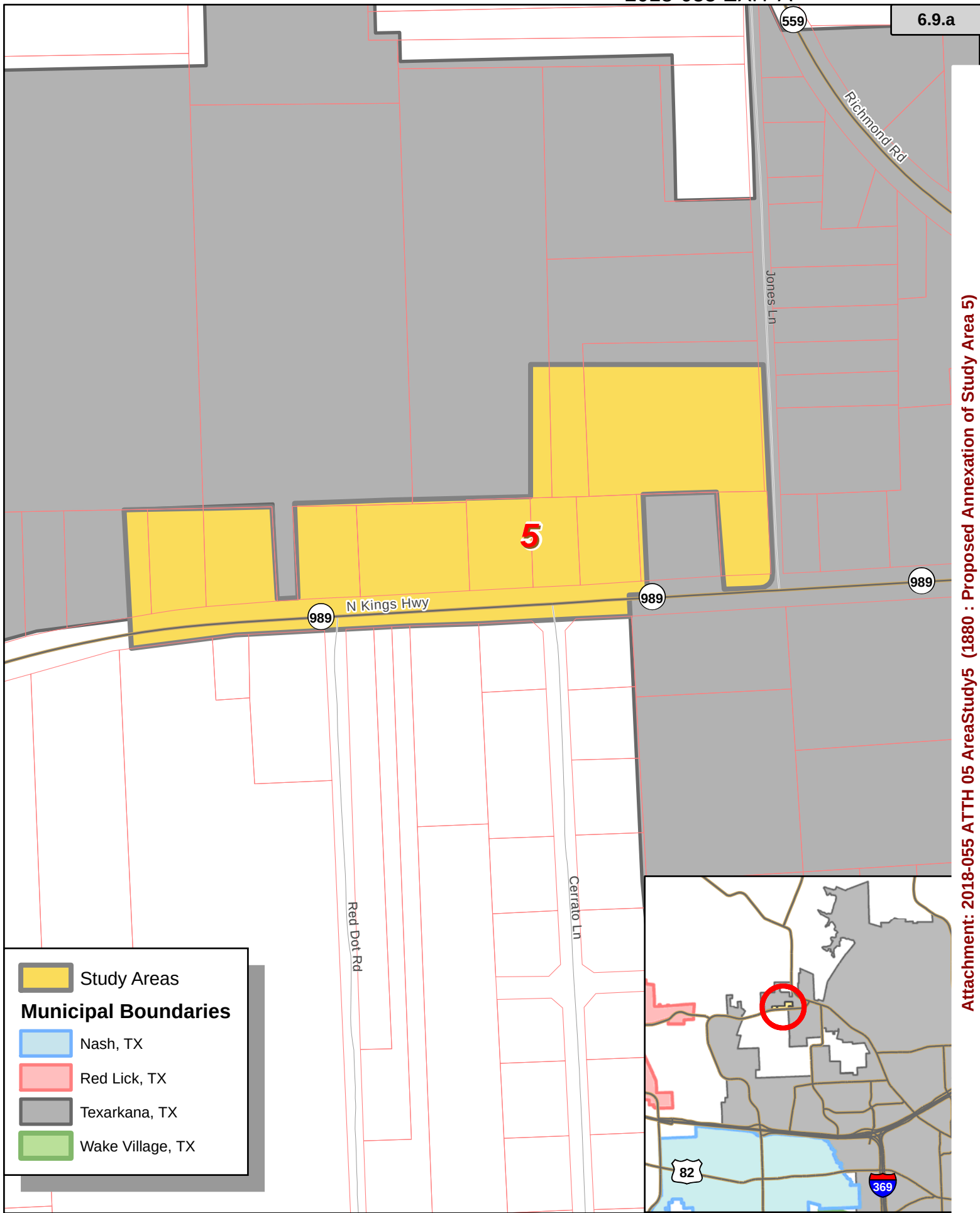
Update Date: 7/2/2018 4:54 PM

Lead Department: Planning and Community Development **Action Officer:** Daphnea Ryan,
Proposed annexation of Study Area 5 being bounded on the south by North
Subject: Kings Highway and on the north, east and southeast by the Texarkana, Texas
city limits.

This item is a public hearing regarding the proposed annexation of Study Area 5 containing approximately 17.3 acres of land located in and being portions of the W.L. Henry HRS, A-971 and the M.F. Jones HRS, A-945, being bounded on the south by North Kings Highway and on the north, east and southeast by the Texarkana, Texas city limits

Attachments

- a. 2018-055 ATTH 05 AreaStudy5 (PDF)
- b. MUNICIPAL SERVICE PLAN Area 5 (DOC)



Attachment: 2018-055 ATTH 05 AreaStudy5 (1880 : Proposed Annexation of Study Area 5)

Study Area 5

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

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

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 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.

City of Texarkana, Texas

Briefing Sheet

Version:

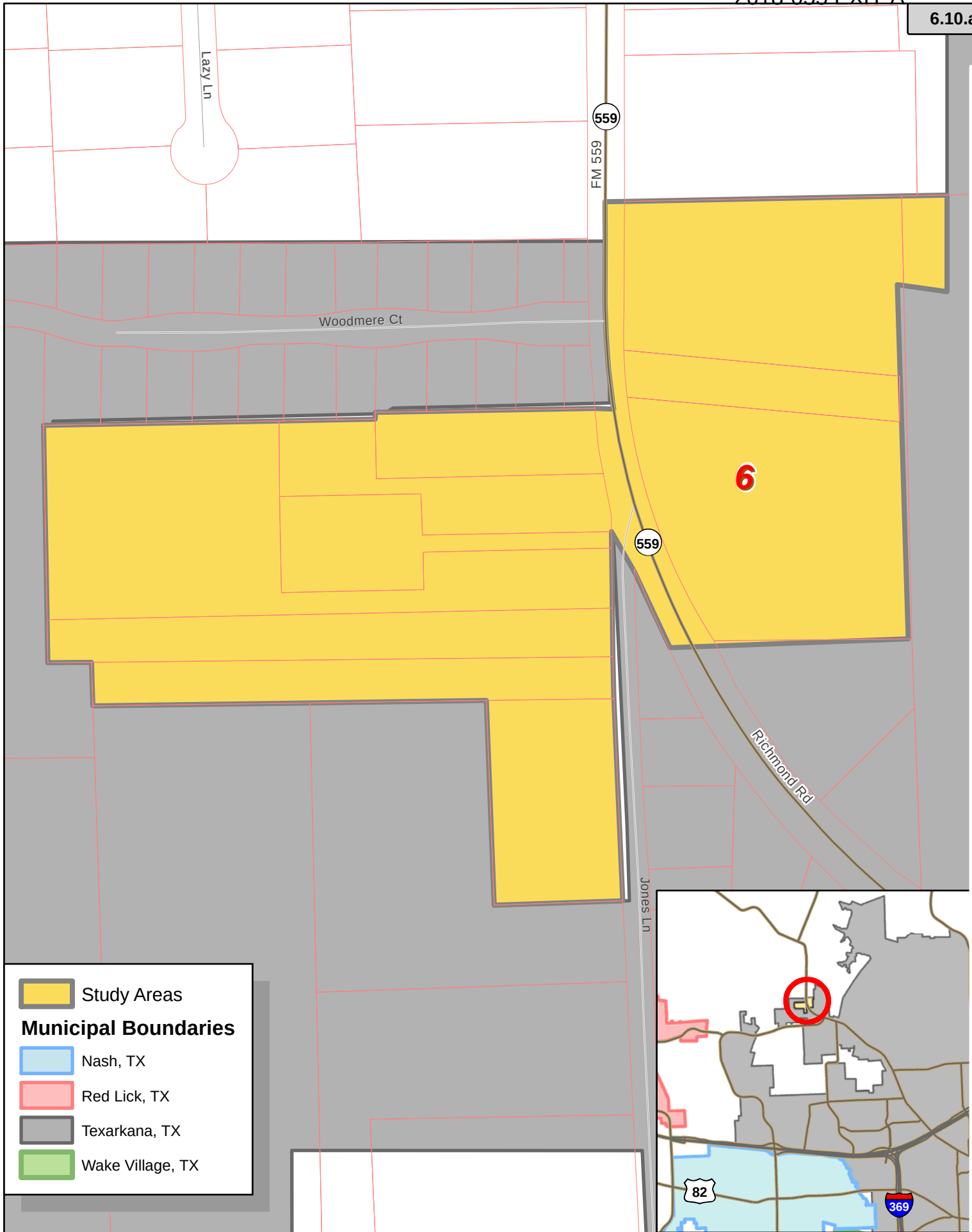
Update Date: 7/6/2018 11:54 AM

Lead Department: Planning and Community Development **Action Officer:** Daphnea Ryan,
Proposed annexation of Study Area 6 located on both sides of Richmond Road,
south of Stonevale Addition and surrounded by the existing Texarkana, Texas
city limits with the portion east of Richmond Road being the Herbert Boyer
Subject: property (Protest Petition Received).

This item is a public hearing regarding the proposed annexation of Study Area 6 containing approximately 24.50 acres of land located in and being portions of the J. Hodge HRS, A-702, the M.F. Jones HRS, A-945 and the F.V. Evans, HRS, A-742, located on both sides of Richmond Road, south of Stonevale Addition and surrounded by the existing Texarkana, Texas city limits with the portion east of Richmond Road being the Herbert Boyer property.

Attachments

- a. 2018-055 ATTH 06 AreaStudy6 (PDF)
- b. MUNICIPAL SERVICE PLAN Area 6 (DOC)
- c. Area 6 opposition petitions (PDF)



 Study Areas

Municipal Boundaries

 Nash, TX

 Red Lick, TX

 Texarkana, TX

 Wake Village, TX

Attachment: 2018-055 ATTH 06 AreaStudy6 (1881 : Proposed Annexation of Study Area 6)

Study Area 6



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

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

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.

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.

To: The City Council of the City of Texarkana, Texas
 220 Texas Boulevard
 Texarkana, Texas 75501

Whereas:

I/We, the undersigned, are opposed to the annexation of Area "6".

Number of pages: 1

Printed Name	Home Address	Signature	E-mail Address (Required for electronic submission of petition)
Lonnie M. Hawkins	6901 Richmond Rd Texarkana, TX	Lonnie M. Hawkins	L.HAWKINS623@GMAIL.COM
Juli C. Akin	6903 Richmond Rd Texarkana, TX	Juli C. Akin	tiki2tu@yahoo.com
Rodric Jay Hawkins	6905 Richmond Rd Texarkana, TX	Rodric Jay Hawkins	
Elizabeth A. Hawkins	6905 Richmond Rd Texarkana, TX 75501	Elizabeth A. Hawkins	tedley5@gmail.com
H. R. Boyer	6910 Richmond TXK, TX 75503	H. R. Boyer	

903
278
475

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

Received on 6-18-2018 Spaster

To: The City Council of the City of Texarkana, Texas
 220 Texas Boulevard
 Texarkana, Texas 75501

Whereas: I own property at 6910 Richmond Road in Annexation Area 6. I OPPOSE
 ANNEXATION OF MY PROPERTY.

Printed Name	Home Address	Signature	E-mail Address (Required for electronic submission of petition)
H.R. BOYER	6910 Richmond Rd.	H.R. Boyer	—

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – “Public Information Act”.

8-13-18
 2:30pm
 Dec.
 IDB

Attachment: Area 6 opposition petitions (1881 : Proposed Annexation of Study Area 6)

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 7/6/2018 11:55 AM

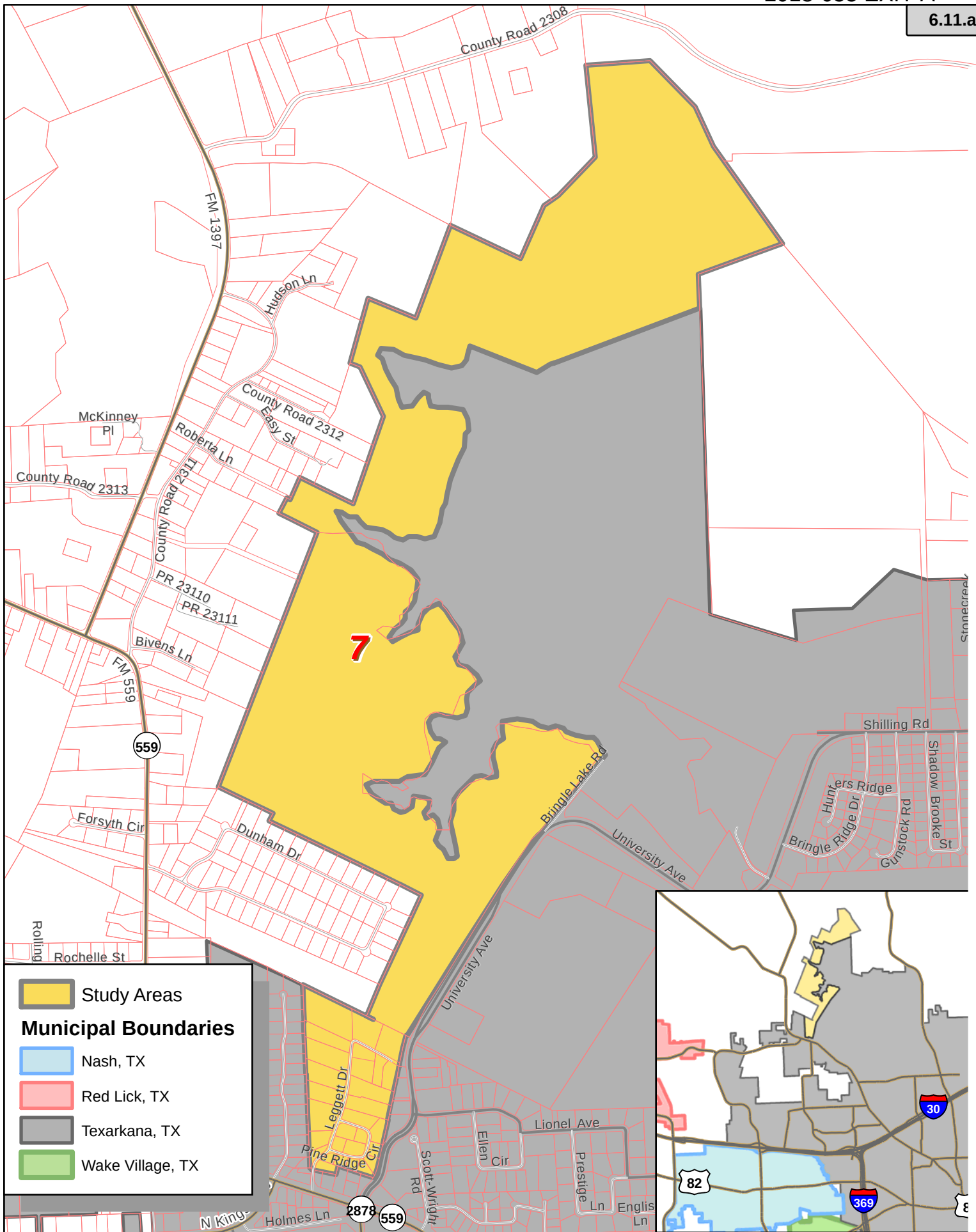
Lead Department: Planning and Community Development **Action Officer:** Daphnea Ryan,
Proposed annexation of Study Area 7 being all the properties along Leggett Drive and Pine Ridge Circle, and all property known as the Texarkana Golf Ranch LLP and city property northwest of Bringle Lake (Protest Petition Received).

Subject: Received).

This item is a public hearing regarding the proposed annexation of Study Area 7 containing approximately 531.40 acres of land located in and being portions of the J. Janes HRS, A-302 and the H.D. Collins HRS, A-824, being all the properties along Leggett Drive and Pine Ridge Circle, and all property known as the Texarkana Golf Ranch LLP and city property northwest of Bringle Lake.

Attachments

- a. 2018-055 ATTH 07 AreaStudy7 (PDF)
- b. MUNICIPAL SERVICE PLAN Area 7 (DOC)
- c. Area 7 opposition petitions (PDF)
- d. EmergencySrvPGVFD (PDF)
- e. EmergencySrvPGVFD (PDF)



Attachment: 2018-055 ATTH 07 AreaStudy7 (1882 : Proposed Annexation of Study Area 7)

Study Area 7

Date: 4/17/2018

Packet Pg. 782



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

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

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.

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

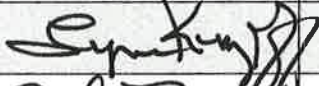
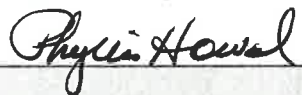
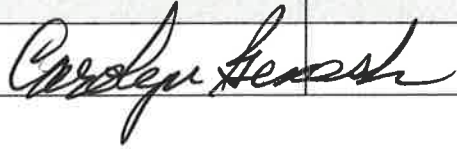
All other applicable municipal services will be provided to the area in accordance with the City of Texarkana's established policies governing extension of municipal services to newly annexed areas.

To: The City Council of the City of Texarkana, Texas
 220 Texas Boulevard
 Texarkana, Texas 75501

Whereas: the following is in opposition to the annexation of my property at Area 7.

I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Number of pages: 1 of 3

Printed Name	Home Address	Signature	E-mail Address (Required for electronic submission of petition)
GLEN WILE	8 Pine Ridge Cir		
LYNN KUZNOFF	21 Leggett Drive		
JOHNNY REYNOLDS	4 LEGGETT DR.		
Daniel W Crowder	37 Leggett Dr		
Phyllis Howard	41 Leggett Dr.		
John Benesh			
Carolyn Benesh	44 Leggett		

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – “Public Information Act”.

Received 1:13pm
 6/29/18

To: The City Council of the City of Texarkana, Texas
 220 Texas Boulevard
 Texarkana, Texas 75501

Whereas: the following is in opposition to the annexation of my property at

I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Number of pages: 2 of 3

Printed Name	Home Address	Signature	E-mail Address (Required for electronic submission of petition)
William T. Smith	33 LEHETT	<i>William T. Smith</i>	5FOURWHEELRACER@AOL.
JOHNNY B. TUNE	30 Leggett DR	<i>Johnny B. Tune</i>	
Billy B Roberts	5 Pine Ridge Cir	<i>Billy B Roberts</i>	Roberts83@valornet.com
Richard Stahl	6 Pine Ridge Cir.	<i>Richard Stahl</i>	rjstahl3373@yahoo.com
Carlton P. Roberts	20 Pine Ridge	<i>Carlton P. Roberts</i>	
Harry Simms	14 Pine Ridge	<i>Harry Simms</i>	
Stephanie Williams	20 Leggett Dr	<i>Stephanie Williams</i>	

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – "Public Information Act".

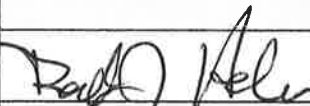
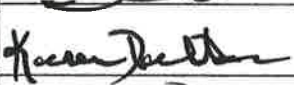
Attachment: Area 7 opposition petitions (1882 : Proposed Annexation of Study Area 7)

To: The City Council of the City of Texarkana, Texas
 220 Texas Boulevard
 Texarkana, Texas 75501

Whereas: the following is in opposition to the annexation of my property at

I/We, the undersigned, petition the City Council of the City of Texarkana, Texas, as follows:

Number of pages: 3 of 3

Printed Name	Home Address	Signature	E-mail Address (Required for electronic submission of petition)
Ronald T Hochen	24 Leggett Dr		
David Finton	7 Pine Ridge Cir		akarkan0304@aol.com
KAREN Dalton	15 Leggett		
Francis Kennedy	5 Leggett		

By signing this petition, I hereby acknowledge that this petition will become a public document at the City of Texarkana, Texas, and that all information contained in it will be subject to Texas Government Code Chapter 552 – “Public Information Act”.

Attachment: Area 7 opposition petitions (1882 : Proposed Annexation of Study Area 7)

PROPOSED
ANNEX

P. G.

Total Loss	
\$	17,146.73

Area 6 Total Loss	
\$	1,995.29

Area 7 Total Loss	
\$	4,254.66

Area 1 Loss	
\$	10,149.90

Area 5 Loss	
\$	759.27

Total Value Annexed	
\$	22,862,308.00

Total Owed		Formual used (value of property being annexed/ Total Taxable in ESD) x Total Debt = Total Owed
\$	24,397.00	

House Value	Tax Total	Area
\$ 377,418.00	\$ 283.06	6
\$ 658,806.00	\$ 494.10	6
\$ 364,251.00	\$ 273.19	6
\$ 244,971.00	\$ 183.73	6
\$ 244,971.00	\$ 183.73	6
\$ 225,953.00	\$ 169.46	6
\$ 106,737.00	\$ 80.05	6
\$ 91,597.00	\$ 68.70	6
\$ 153,738.00	\$ 115.30	6
\$ 191,941.00	\$ 143.96	6
\$ 564,912.00	\$ 423.68	7
\$ 720,401.00	\$ 540.30	7
\$ 1,285,313.00	\$ 963.98	7
\$ 117,741.00	\$ 88.31	7
\$ 85,005.00	\$ 63.75	7
\$ 130,898.00	\$ 98.17	7
\$ 146,580.00	\$ 109.94	7
\$ 120,451.00	\$ 90.34	7
\$ 145,301.00	\$ 108.98	7
\$ 74,308.00	\$ 55.73	7
\$ 133,124.00	\$ 99.84	7
\$ 168,346.00	\$ 126.26	7
\$ 154,869.00	\$ 116.15	7
\$ 143,874.00	\$ 107.91	7
\$ 147,123.00	\$ 110.34	7
\$ 25,127.00	\$ 18.85	7
\$ 53,752.00	\$ 40.31	7
\$ 119,917.00	\$ 89.94	7
\$ 5,000.00	\$ 3.75	7
\$ 125,560.00	\$ 94.17	7
\$ 119,675.00	\$ 89.76	7
\$ 90,593.00	\$ 67.94	7
\$ 138,779.00	\$ 104.08	7
\$ 168,010.00	\$ 126.01	7
\$ 101,191.00	\$ 75.89	7
\$ 109,188.00	\$ 81.89	7
\$ 120,618.00	\$ 90.46	7
\$ 134,563.00	\$ 100.92	7
\$ 110,487.00	\$ 82.87	7
\$ 112,177.00	\$ 84.13	7
\$ 114,134.00	\$ 85.60	1
\$ 122,723.00	\$ 92.04	1

\$ 20,000.00	\$ 15.00	1
\$ 152,556.00	\$ 114.42	1
\$ 288,675.00	\$ 216.51	1
\$ 1,355.00	\$ 1.02	1
\$ 1,057.00	\$ 0.79	1
\$ 314,514.00	\$ 235.89	1
\$ 785.00	\$ 0.59	1
\$ 6,391.00	\$ 4.79	1
\$ 61,085.00	\$ 45.81	1
\$ 136,273.00	\$ 102.20	1
\$ 15,300.00	\$ 11.48	1
\$ 88,917.00	\$ 66.69	1
\$ 5,000.00	\$ 3.75	1
\$ 63,315.00	\$ 47.49	1
\$ 150,195.00	\$ 112.65	1
\$ 88,436.00	\$ 66.33	1
\$ 112,637.00	\$ 84.48	1
\$ 112,950.00	\$ 84.71	1
\$ 52,687.00	\$ 39.52	1
\$ 32,000.00	\$ 24.00	1
\$ 121,607.00	\$ 91.21	1
\$ 60,900.00	\$ 45.68	1
\$ 45,435.00	\$ 34.08	1
\$ 223,396.00	\$ 167.55	1
\$ 251,219.00	\$ 188.41	1
\$ 98,838.00	\$ 74.13	1
\$ 11,700.00	\$ 8.78	1
\$ 121,685.00	\$ 91.26	1
\$ 113,782.00	\$ 85.34	1
\$ 90,946.00	\$ 68.21	1
\$ 127,629.00	\$ 95.72	1
\$ 60,000.00	\$ 45.00	1
\$ 108,585.00	\$ 81.44	1
\$ 106,574.00	\$ 79.93	1
\$ 648,900.00	\$ 486.68	1
\$ 105,738.00	\$ 79.30	1
\$ 105,088.00	\$ 78.82	1
\$ 126,654.00	\$ 94.99	1
\$ 462.00	\$ 0.35	1
\$ 25,000.00	\$ 18.75	1
\$ 165,717.00	\$ 124.29	1
\$ 126,623.00	\$ 94.97	1
\$ 126,333.00	\$ 94.75	1

\$	25,000.00	\$	18.75	1
\$	25,000.00	\$	18.75	1
\$	25,000.00	\$	18.75	1
\$	25,000.00	\$	18.75	1
\$	202,609.00	\$	151.96	1
\$	164,366.00	\$	123.27	1
\$	120,515.00	\$	90.39	1
\$	25,000.00	\$	18.75	1
\$	165,751.00	\$	124.31	1
\$	118.00	\$	0.09	1
\$	1,001.00	\$	0.75	1
\$	193,076.00	\$	144.81	1
\$	3,630.00	\$	2.72	1
\$	196,694.00	\$	147.52	1
\$	119,649.00	\$	89.74	1
\$	207,614.00	\$	155.71	1
\$	137,213.00	\$	102.91	1
\$	57,912.00	\$	43.43	1
\$	167,509.00	\$	125.63	1
\$	170,277.00	\$	127.71	1
\$	159,536.00	\$	119.65	1
\$	171,015.00	\$	128.26	1
\$	149,382.00	\$	112.04	1
\$	158,891.00	\$	119.17	1
\$	177,610.00	\$	133.21	1
\$	172,410.00	\$	129.31	1
\$	146,935.00	\$	110.20	1
\$	173,547.00	\$	130.16	1
\$	165,428.00	\$	124.07	1
\$	110,439.00	\$	82.83	1
\$	98,352.00	\$	73.76	1
\$	13,750.00	\$	10.31	1
\$	13,750.00	\$	10.31	1
\$	171,541.00	\$	128.66	1
\$	191,167.00	\$	143.38	1
\$	146,428.00	\$	109.82	1
\$	178,561.00	\$	133.92	1
\$	159,224.00	\$	119.42	1
\$	180,120.00	\$	135.09	1
\$	167,224.00	\$	125.42	1
\$	184,474.00	\$	138.36	1
\$	185,902.00	\$	139.43	1
\$	165,091.00	\$	123.82	1

\$ 191,713.00	\$ 143.78	1
\$ 172,502.00	\$ 129.38	1
\$ 166,969.00	\$ 125.23	1
\$ 171,700.00	\$ 128.78	1
\$ 184,740.00	\$ 138.56	1
\$ 128,810.00	\$ 96.61	1
\$ 148,021.00	\$ 111.02	1
\$ 127,799.00	\$ 95.85	1
\$ 147,589.00	\$ 110.69	1
\$ 150,380.00	\$ 112.79	1
\$ 188,935.00	\$ 141.70	1
\$ 152,115.00	\$ 114.09	1
\$ 150,969.00	\$ 113.23	1
\$ 193,208.00	\$ 144.91	1
\$ 155,808.00	\$ 116.86	1
\$ 200,833.00	\$ 150.62	1
\$ 152,645.00	\$ 114.48	1
\$ 185,428.00	\$ 139.07	1
\$ 175,528.00	\$ 131.65	1
\$ 115,653.00	\$ 86.74	5
\$ 179,245.00	\$ 134.43	5
\$ 153,317.00	\$ 114.99	5
\$ 243,426.00	\$ 182.57	5
\$ 161,281.00	\$ 120.96	5
\$ 142,921.00	\$ 107.19	5
	\$	
	\$ -	
\$	-	
\$	-	
\$	-	
\$	-	
\$	-	
\$	-	
\$	-	
\$	-	
\$	-	
\$	-	
\$	-	
\$	-	
\$	-	
\$	-	
\$	-	
\$	-	



June 18, 2018

Bowie County Emergency Services Dist. #3
6328 Richmond Rd
Texarkana, TX 75503

Dear Mr. Wile,

Below is a listing of loans in the name of Bowie County Emergency Services District #3

Loan 4052154
Principal Balance \$77,343.43
Collateral: Real estate located at 3123 Richmond Rd, Texarkana, TX 75503

Loan 57572
Principal Balance \$140,150.00
Collateral: 2018 Ford F550

Please let me know if you have any questions or require additional information. My direct line is 870-216-3531.

Sincerely,


Cassie Scrivner
Administrative Assistant

Attachment: EmergencySrvPGVFD (1882 : Proposed Annexation of Study Area 7)