CITY OF TEXARKANA

CITY COUNCIL

AGENDA ● OCTOBER 10, 2022

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

220 TEXAS BLVD., TEXARKANA, TX 75501

Mayor

Bob Bruggeman

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

Vision

The vision of the City is to be a thriving regional center for education, business, and culture which attracts and serves our residents and visitors.

Mission

The mission of the City is to provide customer-focused public services and regional leadership that serve our residents and visitors while offering a safe, vibrant, and welcoming community.

The City Council reserves the right to convene into closed session on any agenda item or issue if applicable pursuant to authorization by the Texas Open Meetings Act (Title 5, Chapter 551 of the Texas Government Code), and will reconvene into open session before taking any final action, decision, or vote on a matter deliberated.

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

II. INVOCATION AND PLEDGE LED BY MAYOR BOB BRUGGEMAN

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Monday, October 24, 2022 at 6:00 p.m.
Monday, November 14, 2022 at 6:00 p.m. **(Second Monday only)**
Monday, December 12, 2022 at 6:00 p.m. **(Second Monday only)**

Other Upcoming Events:

Food Truck Fridays are back for the month of October. Come and enjoy the delicious food and sweet treats at the downtown Courthouse Square from 11am - 1pm.

October 14th - Cycle Through History Downtown Bike Tour - Historic Buildings
October 21st - Cycle Through History Downtown Bike Tour - Murder & Mayhem

Parks & Recreation Activities:

October Events

October 12th	Walk Through History Tour	Spring Lake Park
October 13th	Movies in the Park - "**The Lost City**"**	Spring Lake Park
October 15th	Alzheimer's Awareness Walk	Spring Lake Park
October 19th	Walk Through History Tour	Spring Lake Park
October 20th	Fall Festival	Spring Lake Park
October 20th	Movies in the Park - "**Hocus Pocus**"**	Spring Lake Park
October 22nd	Yard Sale/Electronics Recycle	Spring Lake Park
October 27th	Movies in the Park - "**The Town That Dreaded Sundown**"**	Spring Lake Park
October 29th	TISD Dash for Cash 5K	Spring Lake Park
October 29th	Trunk or Treat	Spring Lake Park

November Events

November 5th	Bark at the Park (Kylee Sullivan Dog Park) 9am - 2pm.	Spring Lake Park

Movies in the Park will have concessions and start at dusk

Additional Parks & Recreation information can be found on the city's website at <http://www.ci.texarkana.tx.us> or by contacting staff at (903) 798-3978.

IV. AUDIT PRESENTATION

FY 2020 City Audit - by David M. Coleman, CPA with FORVIS

Single Audit Report 2020

Annual Comprehensive Financial Report 2020

V. OPEN FORUM: COMMENTS FROM THE PUBLIC

Per Council rules, comment time is limited to five minutes, or ten minutes if using a translator. Before comments are made, a speaker must complete an information sheet and give to the City Secretary. If your comment pertains to an agenda item with a scheduled public hearing or public comment, the Council requires that you make your comment at that time; you do not need to complete an information sheet.

VI. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

VII. ITEMS FOR CONSIDERATION

Consent Items

1. Consider approval of the minutes of the Regular Meeting of the City Council held on September 26, 2022 at 6:00 PM.

2. Resolution No. 2022-119 authorizing the City Manager to execute a contract with 3 Bar S Construction (Paul Stewart) of Texarkana, Texas, for demolition and removal services of substandard ("red tag") structures, in an amount not to exceed $150,000 from budgeted funds in the FY 2023 demolition and revitalization general fund.

   Public Hearing:
   Council Vote: October 10, 2022

3. Ordinance No. 2022-120 adopting and approving conforming amendments to Chapter 42 ("Water and Sewers") of the Code of Ordinances to conform with the ten-year water and sewer rate structure adopted and approved by the City Council in Ordinance No. 2022-100.

   Public Hearing:
   Council Vote: October 10, 2022

4. Resolution No. 2022-121 authorizing the City Manager to enter into a contract with Kampco, Inc of Texarkana, Arkansas, for the Waco Street and Falvey Avenue Proposed 10" Sewer Relocation project in an amount not to exceed $232,384.55. Funds are available in the Utility's 2022-23 budget in the Texas Infrastructure Fund.

   Public Hearing:
   Council Vote: October 10, 2022

Action Items

5. Resolution No. 2022-116 adopting the City's investment policy.

   Public Hearing:
   Council Vote: October 10, 2022

VIII. FIRST BRIEFINGS

1. Resolution No. 2022-117 approving the bank depository contract with Farmers Bank & Trust for a two (2) year period beginning on February 1, 2023, with three (3) one-year renewal options.

   Public Hearing:
   Council Vote: October 24, 2022

2. Resolution No. 2022-122 supporting the Texarkana Metropolitan Planning Organization's adoption of the State Line Avenue Corridor Plan Alternative Two to the Arkansas Department of Transportation (ARDOT) for the design of the State Line Avenue corridor.

   Public Hearing: October 24, 2022
   Council Vote: October 24, 2022

IX. PUBLIC HEARINGS

1. Ordinance No. 2022-103 granting a Specific Use Permit to allow a tattoo studio and art gallery on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466, located at 3427 New Boston Road. Alfred Smith, owner and Kara May, agent.

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

2. Ordinance No. 2022-104 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley. Sandra Carroll, owner.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

3. Ordinance No. 2022-105 rezoning and amending PD-79-8 (C) on an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466, located at 2315 North Robison Road requesting the Planned Development be removed at this location and rezoned from Commercial to Single Family-2. Veronica Hernandez, owner.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

4. Ordinance No. 2022-106 granting a Specific Use Permit to allow permanent cosmetic procedures/tattooing on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision located at 4401 Corporate Drive. Timothy Reynolds, Domination Properties, owner, and Tammy Wroten, agent.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

5. Ordinance No. 2022-107 rezoning the west 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Charles Antwine, owner.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

6. Ordinance No. 2022-108 granting a Specific Use Permit to allow a HUD code manufactured home on the west 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden. Charles Antwine, owner.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

7. Ordinance No. 2022-109 rezoning Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Mary Antwine, owner, and Termaine Richardson, agent.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

8. Ordinance No. 2022-110 granting a Specific Use Permit to allow a HUD code manufactured home on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden. Mary Antwine, owner, and Termaine Richardson, agent.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

9. Ordinance No. 2022-111 rezoning Lot 3, Block 19, Rose Acres Annex, located in the 500 block of South Bishop Road from Single Family-2 to Industrial-1. Alex Scott Tipton, owner.

   Public Hearing: October 10, 2022
   Council Vote: October 10, 2022

10. Ordinance No. 2022-112 amending PD-99-1(C) for site plan approval to allow the construction of a metal building on Lots 19C and 19D, Carrie D. Harts 1st Addition, located at 704 Piney Road. Eddie Stephens, owner.

    Public Hearing: October 10, 2022
    Council Vote: October 10, 2022

11. Resolution No. 2022-114 declaring certain City property acquired for construction of City roads along University Avenue as surplus or excess, and approving an agreement with Pruett Realty, LLC, for exchange of this City surplus property and purchase of property rented by the City located at 903 Elm Street.

    Public Hearing: October 10, 2022
    Council Vote: October 10, 2022

12. Ordinance No. 2022-115 amending the City's Traffic Register to establish changes in school zone speed limits on certain sections of SH 93 [Summerhill Road].

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

X. CITY MANAGER'S REPORT

XI. ADMINISTRATIVE COMMENTS

1. City Council
2. City Staff

XII. ADJOURNMENT

Jennifer Evans
City Secretary

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

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.

Pursuant to Section 46.03, Penal Code (places weapons prohibited), subsection (a)(14), a person commits an offense if the person intentionally, knowingly, or recklessly possesses or goes with a firearm, location-restricted knife, club, or prohibited weapon [listed in Penal Code Section 46.05(a)] in the room or rooms where a meeting of a governmental entity is held, if the meeting is an open meeting subject to Chapter 551, Government Code, and if the entity provided notice as required by that chapter.

This facility is wheelchair accessible and handicap parking is available. If you plan to attend this public meeting and you have a disability that requires special arrangements or accommodations, please call 903-798-3900 or (TTY) 1-800-RELAY TX (1-800-735-2989) at least 48 hours in advance.

Briefing Sheet

Version:
Update Date: 10/5/2022 4:45 PM

Lead Department: City Manager

Action Officer: Vicky Coopwood, Assistant City Secretary

Subject: Single Audit Report 2020

Attachments

a. City of Texarkana TX Single Audit Report 2020 (PDF)

City of Texarkana, Texas

Single Audit Reports

September 30, 2020

Attachment: City of Texarkana TX Single Audit Report 2020 (3832 : Single Audit Report 2020)

City of Texarkana, Texas

September 30, 2020

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Attachment: City of Texarkana TX Single Audit Report 2020 (3832 : Single Audit Report 2020)

City of Texarkana, Texas
Schedule of Expenditures of Federal Awards
Year Ended September 30, 2020

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Passed Through to Subrecipients	Total Federal Expenditures
Department of Agriculture				
Direct Program:				
Farmers' Market and Local Food Promotion Program	10.168	N/A	$ -	$ 38,027
Special Supplemental Nutrition Program for Women, Infants, and Children	10.557	N/A	-	449,054
Total Department of Agriculture			**-**	**487,081**
Department of Housing and Urban Development				
Direct Programs:				
CDBG - Entitlement Grants Cluster				
Community Development Block Grants/Entitlement Grants	14.218	N/A	35,456	408,632
Total CDBG - Entitlement Grants Cluster			35,456	408,632
Community Development Block Grant Section 108 Loan Guarantee	14.248	N/A	-	663,110
Continuum of Care Program	14.267	N/A	275,587	277,059
Total Department of Housing and Urban Development			**311,043**	**1,348,801**
Department of Justice				
Direct Program:				
Bulletproof Vest Partnership Program	16.607	N/A	-	3,234
Passed through from:				
Texas Office of the Governor Criminal Justice Division:				
Edward Byrne Memorial Justice Assistance Grant Program	16.738	2019-DJ-BX-0575	-	28,704
Coronavirus Emergency Supplemental Funding Program	16.034	2020-VD-BX-0297	-	68,668
			-	97,372
Total Department of Justice			**-**	**100,606**
Department of Transportation				
Direct Program:				
Highway Safety Cluster				
National Priority Safety Programs	20.616	N/A	-	784
Total Highway Safety Cluster			-	784
Highway Planning and Construction Cluster				
Passed through from:				
Texas Department of Transportation				
Highway Planning and Construction	20.205	50-20XF0017	-	145,343
Passed through from:				
Texas Parks and Wildlife Department				
Recreational Trails Program	20.219	513963	-	29,125
Total Highway Planning and Construction Cluster			-	174,468

Attachment: City of Texarkana TX Single Audit Report 2020 (3832 : Single Audit Report 2020)

City of Texarkana, Texas
Schedule of Expenditures of Federal Awards (Continued)
Year Ended September 30, 2020

Federal Grantor/Pass-Through Grantor/Program or Cluster Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Passed Through to Subrecipients	Total Federal Expenditures
Department of Transportation (Continued)				
Passed through from:				
Arkansas Department of Transportation				
Metropolitan Transportation Planning and State and				
Non-Metropolitan Planning and Research	20.505	AR-2019-22	$ -	$ 42,123
			-	42,123
Total Department of Transportation			**-**	**217,375**
Department of Treasury				
Direct Program				
Coronavirus Relief Fund	21.019	N/A	-	2,134,880
Total National Endowment for the Arts			**-**	**2,134,880**
National Endowment for the Arts				
Direct Program:				
Promotion of the Arts Grants to Organizations and Individuals	45.024	N/A	-	9,500
Total National Endowment for the Arts			**-**	**9,500**
Environmental Protection Agency				
Direct Program:				
Brownfields Assessment and Cleanup Cooperative				
Agreements	66.818	N/A	-	580,232
Total Environmental Protection Agency			**-**	**580,232**
Department of Health and Human Services				
Direct Programs:				
Immunization Cooperative Agreements	93.268	N/A	-	63,479
Preventive Health and Health Services Block Grant	93.991	N/A	-	39,030
Total Department of Health and Human Services			**-**	**102,509**
Department of Homeland Security				
Passed through from:				
Texas Office of the Governor				
Homeland Security Division:				
Homeland Security Grant Program	97.067	3634803	-	15,361
Passed through from:				
Texas Department of Public Safety				
Texas Division of Emergency Management:				
Emergency Management Performance Grants	97.042	EMT-2020-EP-00004	-	23,240
Total Department of Homeland Security			**-**	**38,601**
Total Federal Awards Expended			**$ 311,043**	**$ 5,019,585**

Attachment: City of Texarkana TX Single Audit Report 2020 (3832 : Single Audit Report 2020)

City of Texarkana, Texas
Notes to the Schedule of Expenditures of Federal Awards
Year Ended September 30, 2020

Notes to Schedule

1. The accompanying schedule of expenditures of federal awards (Schedule) includes the federal award activity of the City of Texarkana, Texas (City) under programs of the federal government for the year ended September 30, 2020.

   The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position or cash flows of the City.

2. Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The City has elected not to use the 10 percent de minimis indirect cost rate allowed under the Uniform Guidance.

3. The federal loan programs listed subsequently are administered directly by the City, and balances and transactions relating to these programs are included in the City's basic financial statements. Loans outstanding at the beginning of the year are not included in the federal expenditures presented in the Schedule, since there are no continuing compliance requirements other than required loan payments. New loans made during the year are included in the federal expenditures presented in the Schedule. The balance of loans outstanding at September 30, 2020, consists of:

CFDA Number	Program Name	Outstanding Balance at September 30, 2020
14.218	Community Development Block Grants/Entitlement Grants	$ 61,836
14.239	HOME Investment Partnerships Program	217,446
14.248	Community Development Block Grant Section 108 Loan Guarantee	663,110
66.818	Brownfields Assessment and Cleanup Cooperative	588,553
		$ 1,530,945

Attachment: City of Texarkana TX Single Audit Report 2020 (3832 : Single Audit Report 2020)

FORVIS

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Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Independent Auditor's Report

Honorable Mayor and
Members of City Council
City of Texarkana, Texas
Texarkana, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Texarkana, Texas, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated September 30, 2022, which contained a reference to the reports of other auditors.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Attachment: City of Texarkana TX Single Audit Report 2020 (3832 : Single Audit Report 2020)

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

FORVIS, LLP

Rogers, Arkansas
September 30, 2022

Attachment: City of Texarkana TX Single Audit Report 2020 (3832 : Single Audit Report 2020)

FORVIS

809 S. 52nd Street, Suite A / Rogers, AR 72758
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forvis.com

Report on Compliance for the Major Federal Program; Report on Internal Control over Compliance; and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

Independent Auditor's Report

Honorable Mayor and
Members of City Council
City of Texarkana, Texas
Texarkana, Texas

Report on Compliance for the Major Federal Program

We have audited the City of Texarkana, Texas' (City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the City's major federal program for the year ended September 30, 2020. The City's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for the City's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of the City's compliance.

Attachment: City of Texarkana TX Single Audit Report 2020 (3832 : Single Audit Report 2020)

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Opinion on the Major Federal Program

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended September 30, 2020.

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Texarkana, Texas, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated September 30, 2022, which contained unmodified opinions on those financial statements and a reference to the reports of other auditors. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

Attachment: City of Texarkana TX Single Audit Report 2020 (3832 : Single Audit Report 2020)

The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

FORVIS, LLP

Rogers, Arkansas
September 30, 2022

Attachment: City of Texarkana TX Single Audit Report 2020 (3832 : Single Audit Report 2020)

City of Texarkana, Texas
Schedule of Findings and Questioned Costs
Year Ended September 30, 2020

Summary of Auditor's Results

Financial Statements

1. The type of report the auditor issued on whether the financial statements audited were prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) was:

   ☒ Unmodified ☐ Qualified ☐ Adverse ☐ Disclaimer

2. The independent auditor's report on internal control over financial reporting disclosed:

   Significant deficiency(ies)? ☐ Yes ☒ None reported

   Material weakness(es)? ☐ Yes ☒ No

3. Noncompliance considered material to the financial statements was disclosed by the audit?

   ☐ Yes ☒ No

Federal Awards

4. The independent auditor's report on internal control over compliance for major federal award programs disclosed:

   Significant deficiency(ies)? ☐ Yes ☒ None reported

   Material weakness(es)? ☐ Yes ☒ No

5. The opinion expressed in the independent auditor's report on compliance for major federal award programs was:

   ☒ Unmodified ☐ Qualified ☐ Adverse ☐ Disclaimer

6. The audit disclosed findings required to be reported by 2 CFR 200.516(a)?

   ☐ Yes ☒ No

Attachment: City of Texarkana TX Single Audit Report 2020 (3832 : Single Audit Report 2020)

City of Texarkana, Texas
Schedule of Findings and Questioned Costs (Continued)
Year Ended September 30, 2020

7. The City's major federal programs were:

Cluster/Program	CFDA Number(s)
Coronavirus Relief Fund	21.019

8. The threshold used to distinguish between Type A and Type B programs was $750,000.

9. The City qualified as a low-risk auditee?

☐ Yes ☒ No

Attachment: City of Texarkana TX Single Audit Report 2020 (3832 : Single Audit Report 2020)

City of Texarkana, Texas
Schedule of Findings and Questioned Costs (Continued)
Year Ended September 30, 2020

Findings Required to be Reported by *Government Auditing Standards*

Reference Number	Finding
No matters are reportable.	

Findings Required to be Reported by the Uniform Guidance

Reference Number	Finding
No matters are reportable.	

Attachment: City of Texarkana TX Single Audit Report 2020 (3832 : Single Audit Report 2020)

City of Texarkana, Texas
Summary Schedule of Prior Audit Findings
Year Ended September 30, 2020

Reference Number	Summary of Finding	Status

No matters are reportable.

Attachment: City of Texarkana TX Single Audit Report 2020 (3832 : Single Audit Report 2020)

Briefing Sheet

Version:
Update Date: 10/5/2022 4:46 PM

Lead Department: City Manager **Action Officer:** Vicky Coopwood, Assistant City Secretary

Subject: Annual Comprehensive Financial Report 2020

Attachments

a. City of Texarkana TX ACFR 2020 (PDF)

City of Texarkana, Texas

Annual Comprehensive Financial Report

For the Fiscal Year Ended

September 30, 2020

Prepared by City of Texarkana, Texas

Finance Department

Kristin Peeples, CPA, Chief Financial Officer

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

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Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Comprehensive Annual Financial Report

Year Ended September 30, 2020

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City of Texarkana, Texas

Comprehensive Annual Financial Report

Year Ended September 30, 2020

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Introductory Section

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CITY OF
TEXARKANA
220 TEXAS BOULEVARD TEXARKANA TEXAS 75501
TEXAS

Honorable Mayor and City Council,
City Manager and Citizens of the
City of Texarkana, Texas

The Annual Comprehensive Financial Report (ACFR) of the City of Texarkana, Texas (the City) for the fiscal year ended September 30, 2020, is submitted in accordance with State statutes. These statutes require that every general-purpose local government publish at the close of each fiscal year a complete set of audited financial statements.

The report is published to provide the City Council, City staff, our citizens, our bondholders and other interested parties with detailed information concerning the financial condition and activities of the City government. Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

FORVIS, LLP has issued unmodified opinions on the City of Texarkana, Texas financial statements for the year ended September 30, 2020. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of the Government

The City of Texarkana, Texas (the City), incorporated in 1874, is located on the Texas – Arkansas state line in the northeast corner of the State of Texas. The City is 28 miles south of Oklahoma and 25 miles north of the Louisiana boundary line and it currently occupies a land area of 31.73 square miles and serves a population estimated at 36,733. The City is empowered to levy a property tax on real and personal properties located within its boundaries. It is also empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the City Council.

The City has operated under the council-manager form of government since 1960. Policy-making and legislative authority are vested in a governing council (Council) comprised of the mayor and six members, all elected on a non-partisan basis. Council members serve three-year staggered terms, with two members elected by ward every three years. The mayor is elected at large and serves a three-year term. The Council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring the City Manager, City Attorney, and Municipal Judge. The City Manager is responsible for carrying out the policies and ordinances of the Council, for overseeing the day-to-day operations of the City, and for appointing the heads of the various departments.

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The City provides a full range of services, including police, fire, streets and infrastructure, traffic engineering, parks, recreation, library, community development (planning and zoning), public improvements, tourism activities, and general administrative services. Water and sewer distribution and collection activities are provided by Texarkana, Texas water department in conjunction with the Texarkana, Arkansas water department, dba Texarkana Water Utilities (TWU). The Texas activity of TWU functions as a department of the City, and therefore has been included as an integral part of the City's financial statements.

The financial reporting entity (the government) includes all funds of the primary government (i.e., the City of Texarkana as legally defined), as well as all its component units. Component units are legally separate entities for which the primary government is financially accountable. Blended component units are in substance, part of the primary government's operations, even though they are legally separate entities. The City reports the Texarkana Firemen's Relief and Retirement Fund, a blended component unit, as a fiduciary fund of the City with a December 31, 2019, year end (most recent audit). Discretely presented component units are legally separate entities and not part of the primary government's operations. The Texarkana-Bowie County Family Health Center is included in the financial statements as a discretely presented component unit. The City also participates in joint ventures with Texarkana, Arkansas to operate the Texarkana Regional Airport and the Bi-State Justice Center. Other joint ventures include the Bowie Central Appraisal District, the Texarkana Metropolitan Planning Organization (MPO) and the Texarkana Urban Transit District (T-Line).

Local Economy

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

The City and surrounding region are home to several industrial and manufacturing operations, including tire manufacturing, small arms ammunition, paper production, railroad tank car repair, cup and carton manufacturing, pipeline fittings, truck bodies, furniture, valves and couplings, military equipment repair and refurbishing, trucking, and petroleum marketing. Texarkana is also a regional medical center, with two (2) acute care hospitals, offering 675 beds, two (2) rehabilitation hospitals with 140 beds, a 15-bed geriatric psychiatric inpatient facility, and several mental health centers, ambulatory surgical centers, home health care organizations, nursing home centers, assisted living centers, and retirement communities.

The City's strategic location with the prospect of three (3) interstate highways in the area, a favorable climate, plentiful water supplies, and a good mix of manufacturing, agriculture, government, tourism, education, medical, retail trade and service centers should contribute to future growth and development for the foreseeable future. Current estimates indicate that approximately 80,000 vehicles use the area's interstate system.

The City's primary and secondary education needs are served by three (3) public school districts, and four (4) other public-school districts that border the City, as well as several area private schools. Five (5) institutions of higher education provide services to the City. Texarkana College has more than 5,000 students enrolled; Texas A&M University-Texarkana expanded to a 4 year university in 2010, completed Bringle Lake Village, the first student housing on campus, in 2011 and currently serves approximately 2,000 students; the University of Arkansas for Medical Sciences Area Health Education Center provides higher education services in the area; and Southern Arkansas Tech, provides airframe and power plant training for 150 students at the airport; University of Arkansas – Texarkana is the City's newest institution of higher education, serving approximately 400 students in its new facility.

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The City has a number of worthwhile attractions, including the only U.S. Post Office located in two states, which provides a unique photo opportunity at Photographer's Island, the Scott Joplin Mural, the historic Perot Theatre, the Regional Arts Center, Discovery Place Children's Museum and Texarkana Museum of Regional History, the Texarkana Symphony Orchestra, a municipal golf course designed by Jim Fazio, Jr. and managed by Hank Haney, and City parks that have hosted a number of district and state athletic tournaments. Noted attractions in the City's parks system include: Splash Pad at Spring Lake Park, Kylee Sullivan Pet Safe Dog Park at Spring Lake Park and the new additions at Bringle Lake Park, including wilderness hiking and bike trails. Additionally, there are a multitude of outdoor activities available on one of many lakes and rivers in the region.

The City continues to see growth in residential and commercial construction. The construction value for permits issued in 2020 totaled $5,798,000 for new non-residential projects, and $3,364,000 for new residential projects.

Notable commercial projects in progress and/or completed in 2020 include the following:

- Banks/Credit Unions/ Schools
  - TISD Driving Range
- Restaurants
  - Taste of India
  - Eden Bubble Tea
  - The Burger Joint
  - TCBY/Fawah
  - Tropical Smoothie
- Gym Facilities
  - Hot Worx Studio
- Retail Shopping
  - Sunshire Flea Market
  - Crystal Moon
  - For all Brand Kind
  - Box Drop Mattress
  - Jackson's Almost Everything
  - BJaxx
  - Big Boy Toyz
  - The Mustard Seed
  - The African House
- Medical
  - Smiley Dental
  - Eagle Dental
  - Elara Caring
- Services
  - Hadaway Towing & Repair
  - Twin City Salon
  - Value Trucking of AZ
  - Modern Wash & Dry
  - Exit Realty Unlimited
  - Retzer Resources
  - Kinetic by Windstream
  - Steitler Properties
  - KCK Properties
  - Waggoner Creek Apartments

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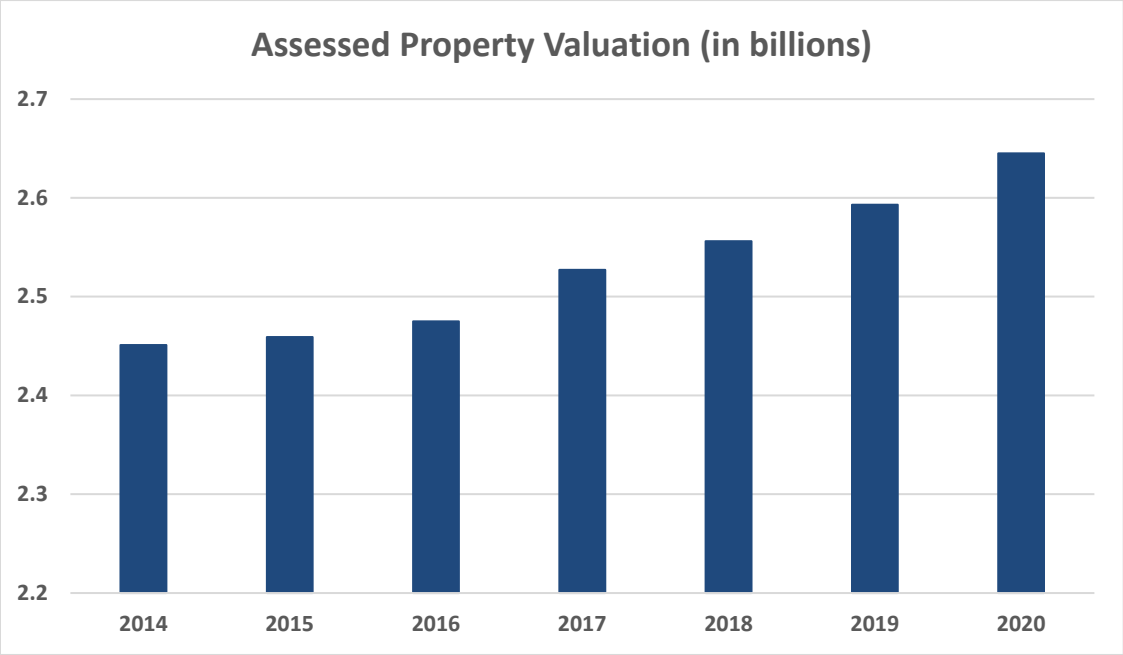
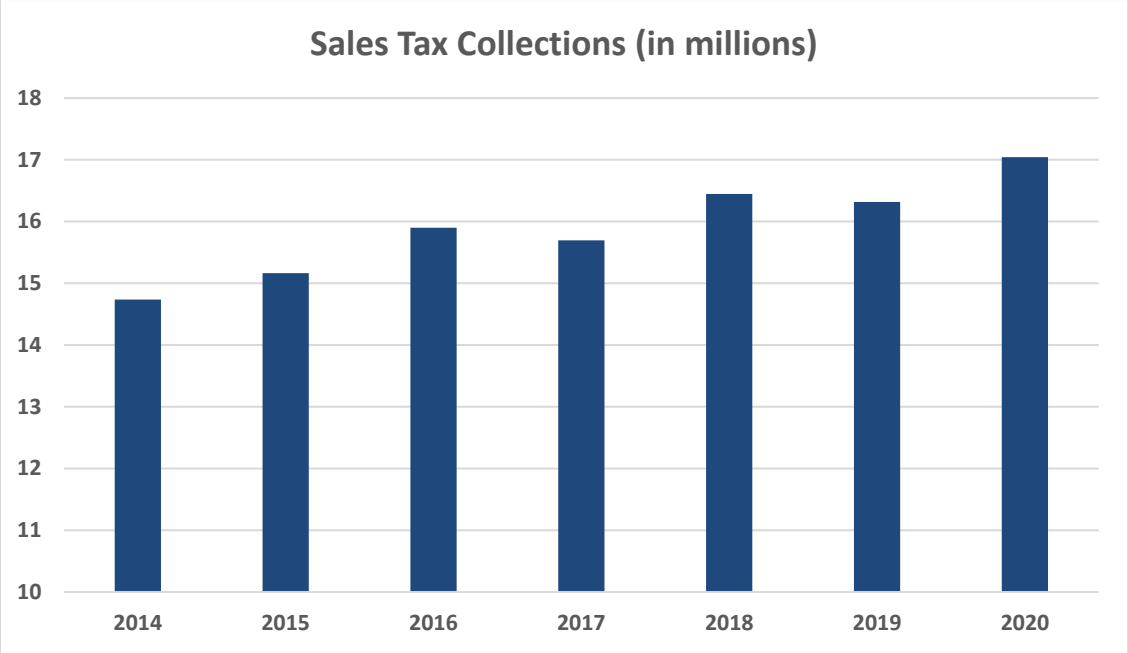
- Entertainment
  - Cool 18 Indoor Golf

Sales taxes and property taxes are responsible for a substantial portion of the City's general fund operating revenue budget. In total, property tax revenue increased by $261,595 (1.46%). Property tax revenue allocated to the general fund increased by $366,572 (2.77%). Property tax revenue allocated to the debt service fund decreased by $59,513 (1.49%) while property tax revenue allocated to the TIRZ #1 fund decreased by $45,464 (6.96%). Sales and other tax revenue increased by $727,275(4.46%).

Historical perspectives of major revenues are illustrated in the following graphs:





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Unemployment in the City increased to 7.2%, which was lower than the state rate of 8.3% and national rate of 7.9%

Long-Term Financial Planning

Unassigned fund balance in the general fund at September 30, 2020, is $9,846,341 which represents 29.9% or 109 days of general fund expenditures and is above the reserve goal of sixty (60) days established by the City's General Fund Balance Policy.

Most of the growth in the City continues to occur along and north of the I-30 corridor, although South of I-30 continues to develop as well. New development should continue to strengthen growth in the City's property tax base and other tax collections, which comprise around eighty-seven percent (87%) of the City's General Fund operating revenues.

Gas and electric franchise fees were increased several years ago by the City Council to establish an Economic Development Fund to be used for the future economic development projects and activities and to provide incentives for potential projects that would bring jobs and revenue growth to the area. The City is aggressively pursuing economic development projects and assistance is also provided in the form of revolving loan programs.

The City collects hotel occupancy tax revenue at a rate of seven percent. This revenue is used to fund the operation and debt service of the Texarkana Convention Center and various other recipients.

The City has established two (2) Tax Increment Reinvestment Zones (TIRZ) within its boundaries. The first operates in an area that begins on the south side of I-30 and extends north along the University Avenue Corridor to include the proposed University overlay district. The second runs from Texas Boulevard at State Line Avenue through the downtown area. Future incremental tax increases to existing properties and new properties in these districts are projected to provide funding for needed infrastructure projects within these areas without an additional tax burden to our citizens. Funding of both districts began on October 1, 2010. The first TIRZ bond was issued in 2012, with a second bond issued in 2019. Several potential infrastructure projects within the district have been approved by the TIRZ board. Future debt service payments on the bonds are expected to be funded by property tax revenues collected from new developments within the district.

The South Regional Wastewater Treatment Plant (SRWWTP) is the main wastewater treatment facility for both sides of town. An initial ten-year plan was developed in 2018 to prioritize and schedule out needed upgrades and improvements at this facility. Both the Arkansas and Texas Utilities make annual revenue contributions to the joint SRWWTP depreciation account to provide funding for the identified expenditures. In 2020, utility staff updated and reprioritized the upgrades and replacements on the revolving ten (10) year capital replacement plan with $3,445,500 in plant improvements scheduled. Expenditures for FY 2020 totaled $311,778, and the Arkansas and Texas costs were $114,672 and $197,106, respectively.

The current water treatment plant located on New Boston Road is over forty (40) years old; and the plant, along with aging intake and distribution facilities, are co-owned by the City and other municipalities. Riverbend Water Resources District, of which Texarkana is a founding statutory member, has submitted and received approval for funding from the Texas Water Development Board for planned improvements which would include construction of a new intake and new treatment facility to be owned and operated by Riverbend. With the participation of Texarkana and other area cities and water supply corporations, Riverbend has developed long-term supply contracts with its Member Entities for defeasance of bonds issued for planned improvements, including construction of a new intake and treatment plant and

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decommissioning of aging infrastructure, and purchase of water treated from the new treatment plant. Texas Commission on Environmental Quality approved an amendment to Texarkana's Certificate of Adjudication authorizing raw water diversion anywhere along the perimeter of Lake Wright Patman, which now enables relocating the raw water intake to a point anywhere along the lake. An engineering study has been commissioned by Riverbend to identify the existing portions of the distribution system that will be required for continued use and the portions, such as the aging intake and treatment plant, to be decommissioned. This is a matter of vital importance to all water users in the region, and any resulting decisions will only result upon Riverbend receiving necessary funding and the governing bodies of participating entities approving long-term supply contracts.

Relevant Financial Policies

The City's financial policies set forth the basic framework for the fiscal management of the City. These include policies for accounting, budgeting, capital improvements, asset management, revenue management, risk management, and fund balance/reserve levels. These policies were developed within the parameters established by applicable provisions of the Texas Local Government Code and the City of Texarkana, Texas City Charter. The policies are to be reviewed on an annual basis and modified to accommodate changing circumstances or conditions.

The City's accounting records for general governmental activities are maintained on a modified accrual basis, with revenues being recorded when available and measurable, and expenditures being recorded when the services or goods are received, and the liabilities are incurred. Accounting records for the City's water and sewer utility and other proprietary activities are maintained on the accrual basis.

The annual budget serves as the foundation for the City's financial planning and control. All agencies of the City are required to submit requests for appropriation to the City Manager. The City Manager provides a budget development calendar to the City Council for review and approval. After the calendar is approved a proposed budget is prepared and adopted by the City Council by a majority vote prior to the end of the fiscal year. The City Manager may transfer unencumbered appropriated balances between general classifications of expenditures within and/or across any office, department or agency of the City. The City Manager may submit request for budget amendments at any time provided the total city budget remains balanced (Unassigned Fund Balance may be designated as revenue). Amendments are also approved by a majority vote of the City Council.

Major Initiatives

- In 2020, non-civil service employees received pay adjustments based on the City's compensation plan which considers time in grade. Civil service employees received step adjustments based on rank and years of service. Employee benefits are an important part of compensation, and administration continues to find opportunities to mitigate rising costs of health care insurance and OPEB benefits, while still providing employees with health insurance coverage that meets the needs of employees and their families.

- The City continues to prioritize the demolition of burned-out and/or dilapidated residential structures. The City maintains an interactive inventory of all structures that are candidates for demolition and continually makes updates as new information becomes available. Demolition efforts are concentrated in specific neighborhoods with the goal of revitalizing an entire neighborhood. One hundred and forty-eight (148) structures have been demolished since the inception of this program in August of 2014.

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- Long-range financial planning continues to be a priority for the City.
    - The budgeting process for the general fund captures five years of current and projected financial data.
    - The Capital Replacement Fund continues to be successful at updating City vehicles and major equipment through a rolling replacement schedule.
    - The Technology Fund also offers a replacement schedule that reflects average useful life and ensures continual updating of computer equipment for maximum performance.
    - The Major Street Maintenance Fund continues to be successful at addressing city-wide street maintenance needs as they arise, rather than incurring additional costs by delaying projects until future dates.

Awards and Acknowledgements

Awards. The City received the GFOA's Award for Distinguished Budget Presentation for its annual budget document for the fiscal year ended September 30, 2020, which marks the fifth consecutive year that the City has received this award. To receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device.

Acknowledgments. The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the Finance Department and our independent auditors. I would like to express my appreciation to those persons who made possible the publication of this report. Credit must also be given to the City Manager, Mayor and City Council for their unfailing support for maintaining the highest standards of professionalism in the management of the City of Texarkana, Texas finances.

Respectfully submitted,

Kristin Peeples, CPA
Chief Financial Officer

September 30, 2022

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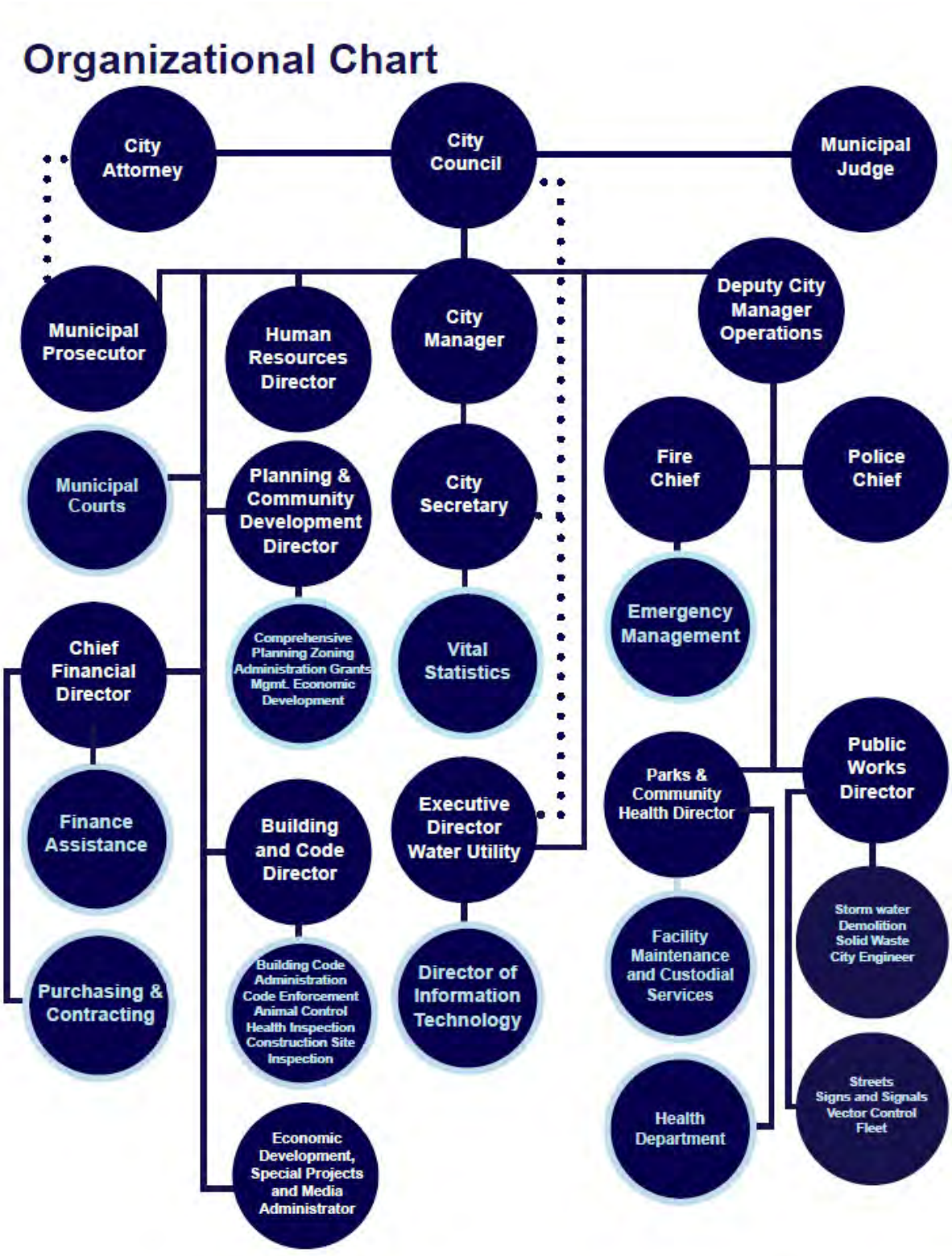
City of Texarkana, Texas

Organization Chart

Year Ended September 30, 2020



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City of Texarkana, Texas

List of Principal Officials

Year Ended September 30, 2020

CITY COUNCIL

BOB BRUGGEMAN
Mayor

JEAN H. MATLOCK
Councilmember, Ward 1

MARY HART
Councilmember, Ward 2

BETTY WILLIAMS
Councilmember, Ward 3

CHRISTIE PAGE
Councilmember, Ward 4

WILLIAM HARP
Councilmember, Ward 5

JOSH DAVIS
Councilmember, Ward 6

DAVID ORR
City Manager

KRISTIN PEEPLES, CPA
Chief Financial Officer

JENNIFER EVANS
City Secretary

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FORVIS

809 S. 52nd Street, Suite A / Rogers, AR 72758
P 479.845.0270 / F 479.845.0840
forvis.com

Independent Auditor's Report

Members of the City Council and
Honorable Bob Bruggeman, Mayor
City of Texarkana, Texas

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Texarkana, Texas, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Texarkana Fireman's Relief and Retirement Fund, a pension trust fund of the City, which represent 65.5 percent, 71.1 percent and 36.4 percent, respectively, of the assets, net position and revenues of the aggregate remaining fund information. We also did not audit the financial statements of the Texarkana Airport Authority or Texarkana Urban Transit District, joint ventures of the City, which represents approximately 7 percent of the assets and 14 percent of net position of the governmental activities of the City. Those statements were audited by other auditors, whose reports have been furnished to us, and our opinions, insofar as they relate to the amounts included for such entities, are based solely on the reports of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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PRAXITY
Empowering Business Globally

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City, as of September 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general and emergency management funds for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and pension and other postemployment benefit information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund financial statements and schedules and statistical section as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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The combining and individual fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combing and individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we also have issued our report dated September 30, 2022, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

FORVIS, LLP

Rogers, Arkansas
September 30, 2022

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MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Texarkana, Texas (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2020. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-7 of this report.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $168,729,455 (net position). Of this amount, $149,725,315 (89%) is invested in capital assets which do not directly generate revenue and is not available to generate liquid capital. Net position restricted for specific purposes total $10,970,829 (6%). The remaining $8,033,311 (5%) is unrestricted and may be used to meet the government's ongoing obligations to citizens and creditors in accordance with the City's fund designation and fiscal policies.

- The City's total net position increased by $3,668,201 during this fiscal year. The change in net position from operations of governmental activities increased by $3,084,671 while the change in net position from operations of business-type activities increased by $583,530.

- Unrestricted net position, which may be used to meet the City's ongoing obligations to citizens and creditors, decreased by $2,227,129.

- At the close of the current fiscal year, the City's governmental funds reported ending fund balances of $35,770,848, an increase of $8,751,320 from last year. $11,372,825 of this amount or 32% of the total fund balance is available for spending at the City's discretion (unassigned fund balance).

- Within the combined governmental fund balances, $2,532,445 is non-spendable. Another $14,184,274 is restricted, $1,714,299 is committed, and $5,967,005 is assigned. Total unassigned fund balance for the general fund is $13,796,333 and is equal to 47% of general fund expenditures.

OVERVIEW OF THE FINANCIAL STATEMENTS

Management's discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements – The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to private-sector business.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

The Statement of Net Position presents information on all of the City's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference between the four reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, public works, parks and recreation, and health and welfare. The business-type activities of the City include water and sewer operations.

The government-wide financial statements include not only the City itself (known as the primary government), but also a legally separate health center for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 22-24 of this report.

Fund financial statements – A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, government fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statements of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

The City maintains thirty-six (36) governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the General Fund, the Debt Service Fund, Emergency Management Fund and 2019 TIRZ Bond Fund, all of which are considered to be major funds. Data from the other thirty-two (32) funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for all required governmental funds. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

The basic governmental funds financial statements can be found on pages 25-28 of this report.

Proprietary Funds. The City maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water and sewer operations. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its employee insurance programs and fleet services. Because each of these services predominately benefits governmental rather than business-type functions, they have primarily been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Texarkana, Texas Water Utilities (TWU), which is considered to be a major fund of the City. Data from the other two (2) enterprise funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major enterprise funds is presented in the form of combining statements elsewhere in this report. The internal service funds are combined into a single aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 31-36 of this report.

Fiduciary Funds. Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reflected in the government-wide financial statement because the resources of those funds are not available to support the City of Texarkana, Texas' own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found on pages 37-38 of this report.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 39-94 of this report.

Other Information – In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's progress in funding its obligation to provide pension and other postemployment (OPEB) benefits to its employees.

This required supplementary information regarding pension and OPEB benefits may be found on pages 95-104 of this report.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

The combining statements referred to earlier in connection with non-major governmental funds, non-major enterprise funds and internal service funds are presented following the required supplementary information on pensions.

Combining and individual statements and schedules can be found on pages 105-152 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Texarkana, Texas, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $168,729,455 as of September 30, 2020. The largest portion of the City's net position ($149,725,315 or 89%), reflects its investment in capital assets (e.g., land, buildings, equipment, improvements, infrastructure, and construction in progress), less any debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

CITY OF TEXARKANA, TEXAS' NET POSITION

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Current and other assets	$ 58,610,615	$ 47,762,153	$ 22,579,539	$ 20,644,288	$ 81,190,154	$ 68,406,441
Capital assets	130,844,392	131,367,431	63,146,553	62,898,237	193,990,945	194,265,668
Total assets	189,455,007	179,129,584	85,726,092	83,542,525	275,181,099	262,672,109
Deferred outflows of resources	7,477,566	12,620,906	702,004	1,787,497	8,179,570	14,408,403
Long-term liabilities	87,469,370	90,286,429	9,254,406	11,810,758	96,723,776	102,097,187
Other liabilities	3,614,717	2,904,625	5,611,034	3,032,544	9,225,751	5,937,169
Total liabilities	91,084,087	93,191,054	14,865,440	14,843,302	105,949,527	108,034,356
Deferred inflows of resources	6,625,763	2,421,384	2,055,925	1,563,519	8,681,688	3,984,903
Net position						
Net invested in capital assets	91,034,859	90,171,459	58,690,456	58,371,989	149,725,315	148,543,448
Restricted	10,970,829	6,257,365	-	-	10,970,829	6,257,365
Unrestricted	(2,782,965)	(290,772)	10,816,275	10,551,212	8,033,310	10,260,440
Total net position	$ 99,222,723	$ 96,138,052	$ 69,506,731	$ 68,923,201	$ 168,729,454	$ 165,061,253

An additional portion of the City's net position of $10,970,829 (6%) represents resources that are subject to external restrictions on their usage. All restricted assets of the City relating to both governmental activities and business-type activities are being held for purposes established by state and local laws, future construction, and debt service reserve requirements on the City's outstanding debt. The remaining balance of unrestricted net position in the amount of $8,033,311 (5%) may be used to meet the City's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position, for the government as a whole.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Governmental Activities:

Governmental activities increased the City's net position by $3,084,671. Total revenue for the governmental activities (excluding transfers) increased from the previous year by $3,013,170. General revenues had a net increase of $762,672.

Business Type Activities:

Net position from business-type activities increased by $583,530. Total revenue for the business-type activities increased from the previous year by $2,261,760 primarily due to an increase in demand for water.

CITY OF TEXARKANA, TEXAS' CHANGES IN NET POSITION

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Revenues						
Program revenues						
Charges for services	$ 2,589,661	$ 3,375,389	$ 16,792,121	$ 16,768,896	$ 19,381,782	$ 20,144,285
Operating grants and contributions	4,423,031	1,386,805	-	-	4,423,031	1,386,805
Capital grants and contributions	-	-	3,932	-	3,932	-
General revenues						
Property taxes	17,867,578	17,874,442	-	-	17,867,578	17,874,442
Other taxes	20,152,402	19,662,447	-	-	20,152,402	19,662,447
Other revenue	1,443,081	1,163,500	3,779,402	1,544,799	5,222,483	2,708,299
Total revenue	46,475,753	43,462,583	20,575,455	18,313,695	67,051,208	61,776,278
Expenses:						
General government	9,158,444	10,276,184	-	-	9,158,444	10,276,184
Public safety	17,727,452	18,612,666	-	-	17,727,452	18,612,666
Public works	9,708,732	9,681,166	-	-	9,708,732	9,681,166
Parks and recreation	3,596,959	3,562,369	-	-	3,596,959	3,562,369
Health and welfare	882,349	1,192,402	-	-	882,349	1,192,402
Interest on long-term debt	1,682,347	1,626,684	-	-	1,682,347	1,626,684
Water and sewer	-	-	20,626,724	17,595,681	20,626,724	17,595,681
Total expenses	42,756,283	44,951,471	20,626,724	17,595,681	63,383,007	62,547,152
Change in net position before transfers	3,719,470	(1,488,888)	(51,269)	718,014	3,668,201	(770,874)
Transfers	(634,799)	(152,597)	634,799	152,597	-	-
Change in net position	3,084,671	(1,641,485)	583,530	870,611	3,668,201	(770,874)
Beginning net position	96,138,052	97,779,537	68,923,201	68,052,590	165,061,253	165,832,127
Ending net position	$ 99,222,723	$ 96,138,052	$ 69,506,731	$ 68,923,201	$ 168,729,454	$ 165,061,253

Total Statement of Activities

The total result of the City's activity is an increase in total net position of $3,668,201 during the current fiscal year. Net position, before transfers, related to business-type activities decreased by $51,269, while net position before transfers from governmental activities increased by $3,719,470. Additional related information may be found in the governmental activities section on pages 22-24 of this report.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds – The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $35,770,848 an increase of $8,751,320, in comparison with the prior year. This increase is related to bond proceeds from issuance of the 2019 TIRZ bond along with revenue gains and smaller expenditure savings in other areas.

The General Fund is the chief operating fund of the City of Texarkana, Texas. At the end of the current fiscal year, the unassigned fund balance was $13,796,333 while the total fund balance was $18,885,292. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned and total fund balances to total fund expenditures. Unassigned fund balances represent 47% of the total General Fund expenditures, while total fund balance represents 64% of that same amount.

The Debt Service Fund is considered a major governmental fund of the City this year, and, accordingly is presented separately in this year's report. This fund ended the fiscal year with a fund balance of $366,388. The Debt Service Fund accounts for the accumulation of resources for, and the payment of, long-term debt principal, interest and related costs of all the City's long-term general obligation debt. The fund expended $5,342,549 in debt payments during this fiscal year, a decrease of $4,438,790 from last year. The City used excess fund balance to pay off the remaining balance on the 2012 GO Refunding Bond in 2019 but returned to normal debt service expenditures in 2020.

The Emergency Management Fund is considered a major governmental fund of the City this year, and accordingly is presented separately in this year's report. This fund ended the fiscal year with a deficit fund balance of $1,706,226 due to expenditures incurred in the current fiscal year that were not reimbursed with grant revenue until the next fiscal year.

The 2019 TIRZ Bond Fund is considered a major governmental fund of the City this year, and accordingly is presented separately in this year's report. This fund ended the fiscal year with a fund balance of $4,400,366 and will be allocated to ongoing and future infrastructure projects within the TIRZ district.

The other governmental funds of the City include special revenue funds and capital project funds. At the end of the 2020 fiscal year, the City had combined ending fund balances in its special revenue funds of $9,560,832, an increase in fund balance of $2,186,214 due to total revenue for special revenue funds of $4,778,861 offset by expenditures of $2,092,750 and net other financial uses of $499,897.

At the end of fiscal year 2020 the City had a total of three (3) capital project funds included in other governmental funds, with total fund balances of $4,264,196, a decrease of $300,236 from last year. These funds are all reserved for street maintenance projects, park improvements, and other miscellaneous capital projects.

Enterprise funds - The City's enterprise funds, primarily the Texarkana Water Utilities system, provide the same type of information found in the governmental-wide financial statements, but in more detail.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Unrestricted net position for business type activities at the end of fiscal year 2020 was $10,816,275, which was an increase of $265,063 from 2019. The decrease in investments in capital assets for the year of $318,467 was funded by several accounts including Capital Improvement, Infrastructure, Depreciation, Technology, Equipment, and Composting.

Internal service funds - The City uses two (2) internal service funds. The combined net position in these funds at the end of the fiscal year was $1,602,322, a decrease from last year of $2,511 (.2%). The Employee Benefit Fund accounts for contributions received from other City funds and employees to pay medical benefits and life insurance premiums. Net position in the fund increased by $177,216, due to premiums received and investment earnings in excess of claims paid. The Fleet Services Fund accounts for repair and maintenance on all City vehicles, excluding TWU. Net position in the fund decreased by $179,727, due to expenses and transfers our of $1,059,362 in excess of revenue and transfers in of $879,635.

Fiduciary funds - The City also maintains three (3) Fiduciary Funds. The Firemen's Relief Pension Trust Fund accounts for retirement contributions made by the City's firefighters, and contributions made on their behalf by the City. The fund's net position increased by $5,046,974 for the calendar year of 2019 due primarily to market performance and net position totaled $36,402,489. The two remaining fiduciary funds are agency funds. The Drug Enforcement Fund accounts for evidence money seized by the Police Department and holds these funds until final disposition is directed by the courts. This fund had a cash balance of $67,132 at the end of the fiscal year. The Police Evidence Fund accounts for all funds seized by the Police Department during its apprehension of suspects and subsequent case investigations. The cash balance in the fund at the end of the year was $1,807.

General Fund Budgetary Highlights

The change in projected ending fund balance between the original budget and final amended budget totaled a $507,929 increase. Revised revenues for the General Fund were projected to decrease by $1,024,762. Revised expenditures for the General Fund were projected to decrease by $1,848,079 and other financing uses were projected to increase by $315,388.

The difference between the final amended budgeted fund balance and the actual fund balance was an increase of $4,433,528. Total revenue in the General Fund was $356,077 more than the revised budget. Expenditures for the General Fund were $4,776,839 more than the revised budget and other financing uses were $669,388 more than the revised budget.

Emergency Management Fund Budgetary Highlights

The difference between the final amended budgeted fund balance and the actual fund balance was an increase of $1,706,226. Total revenue in the Emergency Management Fund was $1,679 more than the revised budget. Expenditures for the Emergency Management Fund was $2,523,090 more than the revised budget and other financing sources were $804,185 more than the revised budget.

Capital Assets and Debt Administration

Capital assets – The City's investment in total capital assets for its governmental and business-type activities as of September 30, 2020, amounts to $193,990,945 (net of accumulated depreciation), compared to $194,265,668 in 2019, a decrease of $274,723. Investment in capital assets related to governmental activities of $130,844,392 decreased by $523,039, and includes land, buildings, improvements, machinery and equipment, licensed vehicles, infrastructure and construction in progress. Investment in capital assets related to business-type activities ended the year at $63,146,553, an increase of $248,316, reflecting the net of additions and disposals of various capital assets and charges for depreciation expense.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

CITY OF TEXARKANA, TEXAS' CAPITAL ASSETS
(Net of depreciation)

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Land	$ 12,206,878	$ 12,206,878	$ 1,447,826	$ 1,438,195	$ 13,654,704	$ 13,645,073
Buildings	13,817,673	14,427,015	804,308	873,639	14,621,981	15,300,654
Improvements other than buildings	3,359,293	3,279,215	47,420,874	49,218,504	50,780,167	52,497,719
Machinery and equipment	5,107,926	5,114,597	2,302,656	2,170,411	7,410,582	7,285,008
Licensed viehicles	3,488,113	3,589,466	-	-	3,488,113	3,589,466
Infrastructure	88,215,000	86,988,130	-	-	88,215,000	86,988,130
Construction in progress	4,649,509	5,762,130	5,109,898	2,134,412	9,759,407	7,896,542
Property under capital lease	-	-	6,060,991	7,063,076	6,060,991	7,063,076
Total capital assets	$ 130,844,392	$ 131,367,431	$ 63,146,553	$ 62,898,237	$ 193,990,945	$ 194,265,668

Additional information on the City's capital assets can be found in *Note 5* in this report on pages 57-59.

Long-term obligations

At the end of the current fiscal year the City of Texarkana, Texas had total long-term obligations outstanding of $96,723,776. Of this amount, $90,968,375 comprises long-term obligations backed by the full faith and credit of the City. The remainder of the City's long-term obligations is secured by specified revenue sources. At the end of fiscal year 2020, this amount was $5,755,401.

OUTSTANDING LONG-TERM OBLIGATIONS AT YEAR END

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
General obligation bonds	$ 25,057,775	$ 19,972,519	$ -	$ -	$ 25,057,775	$ 19,972,519
Revenue bonds	-	-	2,124,277	2,383,497	2,124,277	2,383,497
Certificates of obligation	23,235,139	25,147,605	-	-	23,235,139	25,147,605
Capital leases	456,623	639,414	2,511,391	2,866,639	2,968,014	3,506,053
Notes payable	663,110	-	-	-	663,110	-
Accrued compensated absences	4,891,804	4,721,378	440,137	431,807	5,331,941	5,153,185
Net pension and other post employment liabilities	33,164,919	39,805,513	4,178,601	6,128,815	37,343,520	45,934,328
Total	$ 87,469,370	$ 90,286,429	$ 9,254,406	$ 11,810,758	$ 96,723,776	$ 102,097,187

The City's total debt decreased by $5,373,411 (5.7%) during the current fiscal year. This decrease is due to a decrease in certificates of obligation and capital leases combined with a decrease in the City's net pension and other post employment liabilities during the current fiscal year.

The City's General Obligation, Certificates of Obligation, and Revenue bond ratings are listed below:

	Moody's Investor Service	*Standard & Poors*
General Obligation Bonds	Aa3	AA-
Certificates of Obligation	Aa3	AA-
Revenue Bonds	A1	A+

State statutes limit the total property tax rate to $2.50 per $100 assessed valuation. The City's local property tax rate for this fiscal year was $.70020 per $100 assessed valuation of which $.200862 per $100 was for annual debt service.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Additional information on the City's long-term debt can be found in Notes 10-12 on pages 63-69 of this report.

Economic Factors and Next Year's Budgets and Rates

The unemployment rate for the City as of the fiscal year end was 8.0, compared to 4.0 last year. This rate is slightly higher than the State and National rate of 6.8.

Sales tax collections are projected to comprise about forty seven percent (47%) of the City's proposed General Fund budget for the 2021 fiscal year, while property tax revenue is estimated to account for approximately thirty eight percent (38%). The certified tax roll of $2,733,201,419 increased just over three percent (3.3%) from the prior year's official tax roll.

The City Council has elected not to increase the property tax rate of .70 per $100 valuation for the 2021 fiscal year. The proposed budget for the 2021 fiscal year will raise more revenue from property taxes than last year's budget by an amount of $617,092 which is a 3.3% increase from the prior year. The property tax revenue to be raised from new property added to the tax roll this year is $134,597.

The ending unassigned General Fund balance is projected to be approximately 98 days of budgeted reoccurring General Fund expenditures.

The Texas Revenue Fund of TWU is projected to end the 2020-2021 budget year with a balance of $2,269,344 or approximately 38 days of total budgeted expenditures.

Requests for Information

This financial report is designed to provide a general overview of the City of Texarkana, Texas' finances for all of those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of Texarkana, Texas, Finance Department, Attn: Chief Financial Officer, P.O. Box 1967, Texarkana, Texas 75504.

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Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Basic Financial Statements

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statement of Net Position
September 30, 2020

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Health
ASSETS				
Cash	$ 30,739,007	$ 15,494,356	$ 46,233,363	$ 785,814
Investments				
Certificates of deposit	2,613,001	1,962,436	4,575,437	-
Receivables (net of allowance for uncollectibles)				
Property taxes	1,462,646	-	1,462,646	-
Other taxes	422,648	-	422,648	-
Accounts	201,591	1,736,515	1,938,106	-
Other government agencies	6,046,776	344,266	6,391,042	202,132
Accrued interest	84,711	6,071	90,782	-
Loans	2,532,445	-	2,532,445	-
Due from primary government	-	-	-	7,723
Internal balances	7,740	4	7,744	-
Inventory	20,146	511,935	532,081	-
Prepaid items	-	77,329	77,329	-
Net investment in direct financing lease	-	14,837	14,837	-
Restricted assets				
Cash	-	180,220	180,220	-
Investments	-	700,000	700,000	-
Accrued interest	-	32,554	32,554	-
Accounts receivable	-	435,473	435,473	-
Prepaid capital improvement deposits	-	842,125	842,125	-
Net investment in direct financing lease	-	241,418	241,418	-
Investments in joint venture	14,479,904	-	14,479,904	-
Capital assets (net of accumulated depreciation)				
Land	12,206,878	1,447,826	13,654,704	-
Buildings	13,817,673	804,308	14,621,981	275,331
Improvements other than buildings	3,359,293	47,420,874	50,780,167	-
Infrastructure	88,215,000	-	88,215,000	-
Machinery and equipment	5,107,926	2,302,656	7,410,582	40,772
Licensed vehicles	3,488,113	-	3,488,113	-
Property under capital leases	-	6,060,991	6,060,991	-
Construction in progress	4,649,509	5,109,898	9,759,407	-
TOTAL ASSETS	189,455,007	85,726,092	275,181,099	1,311,772
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows from pensions	4,119,872	631,730	4,751,602	-
Deferred outflows from other post employment benefits	2,742,367	70,274	2,812,641	-
Deferred charge on refunding	615,327	-	615,327	-
TOTAL DEFERRED OUTFLOWS OF RESOURCES	$ 7,477,566	$ 702,004	$ 8,179,570	$ -

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Health
LIABILITIES				
Accounts payable	$ 2,523,166	$ 781,301	$ 3,304,467	$ 46,772
Contracts payable	1,655	700,649	702,304	-
Accrued liabilities	883,347	436,576	1,319,923	30,033
Due to other governments	112,733	155,207	267,940	-
Due to component unit	7,723	-	7,723	
Unearned revenue	86,093	-	86,093	-
Accrued interest payable from restricted assets	-	22,196	22,196	-
Customer deposits	-	748,005	748,005	-
Capital improvement deposits	-	1,114,144	1,114,144	-
Other liabilities and escrow deposits	-	1,652,956	1,652,956	-
Long-term liabilities				
Due within one year				
Bonds payable	2,505,000	280,000	2,785,000	-
Certificates of obligation	1,100,000	-	1,100,000	-
Obligations under capital leases	227,266	327,137	554,403	-
Accrued compensated absences	344,978	50,059	395,037	-
Due in more than one year:				
Net pension liabilities	16,689,645	3,127,685	19,817,330	-
Net other postemployment liabilities	16,475,274	1,050,916	17,526,190	-
Bonds payable	22,552,775	1,844,277	24,397,052	-
Certificates of obligation	22,135,139	-	22,135,139	-
Notes payable	663,110	-	663,110	-
Obligations under capital leases	229,357	2,184,254	2,413,611	-
Accrued compensated absences	4,546,826	390,078	4,936,904	-
TOTAL LIABILITIES	91,084,087	14,865,440	105,949,527	76,805
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows from pension	6,542,360	1,066,998	7,609,358	-
Deferred inflows from other post employment benefits	2,628	988,927	991,555	-
Gain on refunding	80,775	-	80,775	-
TOTAL DEFERRED INFLOWS OF RESOURCES	6,625,763	2,055,925	8,681,688	-
NET POSITION				
Net invested in capital assets	91,034,859	58,690,456	149,725,315	316,103
Restricted for:				
Court security and technology	425,604	-	425,604	-
Law enforcement	431,041	-	431,041	-
Health and welfare	1,277,504	-	1,277,504	918,864
Public safety radio	155,722	-	155,722	-
Tourism	544,801	-	544,801	-
Debt service	568,088	-	568,088	-
Tax Increment Reinvestment Zone	7,568,069	-	7,568,069	-
Unrestricted	(2,782,965)	10,816,275	8,033,310	-
TOTAL NET POSITION	$ 99,222,723	$ 69,506,731	$ 168,729,454	$ 1,234,967

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statement of Activities
Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Primary Government: Business-type Activities	Primary Government: Total	Component Unit: Health
Primary Government								
Governmental activities								
General government	$ 9,158,444	$ 583,372	$ 1,049,646	$ -	$ (7,525,426)	$ -	$ (7,525,426)	$ -
Public safety	17,727,452	1,348,552	1,104,752	-	(15,274,148)	-	(15,274,148)	-
Public works	9,708,732	277,207	283,357	-	(9,148,169)	-	(9,148,169)	-
Parks and recreation	3,596,959	177,914	23,823	-	(3,395,222)	-	(3,395,222)	-
Health and welfare	882,349	202,616	1,961,453	-	1,281,721	-	1,281,721	-
Interest on long-term debt	1,682,347	-	-	-	(1,682,347)	-	(1,682,347)	-
Total governmental activities	42,756,283	2,589,661	4,423,031	-	(35,743,591)	-	(35,743,591)	-
Business-type activities								
Water and sewer	20,626,724	16,792,121	-	3,932	-	(3,830,671)	(3,830,671)	-
Total business-type activities	20,626,724	16,792,121	-	3,932	-	(3,830,671)	(3,830,671)	-
Total primary government	63,383,007	19,381,782	4,423,031	3,932	(35,743,591)	(3,830,671)	(39,574,262)	-
Component Unit								
Component unit – Health	1,035,928	239,133	869,164	-				72,369
Total component unit	$ 1,035,928	$ 239,133	$ 869,164	$ -				72,369
General Revenues								
Property taxes					17,867,578	-	17,867,578	-
Sales taxes					16,807,951	-	16,807,951	-
Franchise taxes					1,678,268	-	1,678,268	-
Other taxes					1,666,183	-	1,666,183	-
Unrestricted investment earnings					564,439	247,600	812,039	10,774
Miscellaneous					878,642	3,531,802	4,410,444	-
Transfers					(634,799)	634,799	-	-
Total general revenues and transfers					38,828,262	4,414,201	43,242,463	10,774
Change in net position					3,084,671	583,530	3,668,201	83,143
Net position, beginning of year					96,138,052	68,923,201	165,061,253	1,151,824
Net position, end of year					$ 99,222,723	$ 69,506,731	$ 168,729,454	$ 1,234,967

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Balance Sheet – Governmental Funds
September 30, 2020

	General	Debt Service	Emergency Management	2019 TIRZ Bond	Other Governmental Funds	Total Governmental Funds
ASSETS						
Cash	$ 13,219,082	$ 335,941	$ 320,733	$ 4,876,309	$ 10,592,138	$ 29,344,203
Investments						
Certificates of deposit	1,577,425	-	-	-	1,035,576	2,613,001
Receivables (net of allowance for uncollectible)						
Property taxes	750,000	216,649	-	-	495,997	1,462,646
Other taxes	201,255	-	-	-	221,393	422,648
Accounts	6,178	16,032	-	-	66,505	88,715
Other government agencies	3,746,831	-	1,707,904	-	282,895	5,737,630
Accrued interest	3,239	-	-	-	81,472	84,711
Loans	-	-	-	-	2,532,445	2,532,445
Due from other funds	3,181,350	-	804,185	-	810,845	4,796,380
TOTAL ASSETS	$ 22,685,360	$ 568,622	$ 2,832,822	$ 4,876,309	$ 16,119,266	$ 47,082,379
LIABILITIES						
Accounts payable	$ 1,203,698	$ -	$ -	$ 475,943	$ 300,299	$ 1,979,940
Contracts payable	-	-	-	-	1,655	1,655
Accrued payroll	871,155	-	-	-	286	871,441
Due to other governments	112,733	-	-	-	-	112,733
Due to other funds	843,624	534	2,805,792	-	1,146,430	4,796,380
Other liabilities and escrow deposits	10,840	-	25,352	-	49,901	86,093
TOTAL LIABILITIES	3,042,050	534	2,831,144	475,943	1,498,571	7,848,242
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue – charges for services	59,769	-	-	-	-	59,769
Unavailable revenue – property taxes	698,249	201,700	-	-	493,521	1,393,470
Unavailable revenue – other taxes	-	-	-	-	43,960	43,960
Unavailable revenue – grants	-	-	-	-	145,584	145,584
Unavailable revenue – interest	-	-	-	-	76,864	76,864
Unavailable revenue – intergovernmental	-	-	1,707,904	-	35,738	1,743,642
TOTAL DEFERRED INFLOWS OF RESOURCES	758,018	201,700	1,707,904	-	795,667	3,463,289
FUND BALANCES (DEFICIT)						
Nonspendable	-	-	-	-	2,532,445	2,532,445
Restricted	8,437	366,388	-	4,400,366	9,417,520	14,192,711
Committed	-	-	-	-	1,714,299	1,714,299
Assigned	8,104,060	-	-	-	878,046	8,982,106
Unassigned (deficit)						
General fund	10,772,795	-	-	-	-	10,772,795
Special revenue funds	-	-	(1,706,226)	-	(717,282)	(2,423,508)
TOTAL FUND BALANCES	18,885,292	366,388	(1,706,226)	4,400,366	13,825,028	35,770,848
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 22,685,360	$ 568,622	$ 2,832,822	$ 4,876,309	$ 16,119,266	$ 47,082,379

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position
September 30, 2020

Total governmental funds balances	$ 35,770,848
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	130,844,391
Other long-term assets are not available to pay for current-period expenditures and therefore are deferred in the funds.	3,463,289
Internal service funds are used by management to charge the costs of insurance and fleet services to individual funds. A portion of the assets and liabilities of the internal service fund are included in governmental activities in the statement of net position.	1,281,858
Long-term liabilities, including bonds payable, certificates of obligation, capital leases and compensated absenses are not due and payable in the current periods and therefore are not reported in the funds.	(53,769,899)
Net pension liability, Other Post Employment Benefit (OPEB) liability, pension and OPEB related deferred outflows and inflows of resources are not due in the current period and therefore are not reported in the funds.	(32,847,668)
Equity interest in joint ventures, excluding interest in Bowie Central Appraisal Disrtict, do not provide current financial resources and therefore may not be reported in the funds.	14,479,904
Net position of governmental activities	$ 99,222,723

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds

Year Ended September 30, 2020

	General	Debt Service	Emergency Management	2019 TIRZ Bond	Other Governmental Funds	Total Governmental Funds
REVENUES						
Property taxes	$ 13,590,241	$ 3,929,450	$ -	$ -	$ 607,505	$ 18,127,196
Other taxes	17,148,381	-	-	-	1,325,754	18,474,135
Franchise receipts	1,339,218	-	-	-	339,050	1,678,268
Fees and permits	548,957	-	-	-	-	548,957
Charges for services	1,023,335	-	-	-	76,438	1,099,773
Municipal court	943,011	-	-	-	-	943,011
Grants and entitlements	47,519	-	426,976	-	1,318,697	1,793,192
Interest and dividends	277,397	14,232	1,679	70,196	176,014	539,518
Rental income	27,715	-	-	-	-	27,715
Intergovernmental	177,583	-	-	-	743,328	920,911
Other	709,837	-	-	-	276,766	986,603
Total revenues	35,833,194	3,943,682	428,655	70,196	4,863,552	45,139,279
EXPENDITURES						
Current						
General government	7,040,859	-	-	-	179,276	7,220,135
Public safety	12,861,586	-	2,939,066	-	138,227	15,938,879
Public works	4,881,526	-	-	-	105,179	4,986,705
Parks and recreation	1,766,537	-	-	-	976,381	2,742,918
Health and welfare	224,988	-	-	-	657,361	882,349
Capital outlay	2,324,120	-	-	2,683,458	416,693	5,424,271
Debt service:			-			
Principal retirement	212,866	3,720,000	-	122,390	-	4,055,256
Interest and fiscal charges	14,400	1,622,549	-	-	-	1,636,949
Miscellaneous	-	-	-	-	4,363	4,363
Total expenditures	29,326,882	5,342,549	2,939,066	2,805,848	2,477,480	42,891,825
Excess (deficiency) of revenues over expenditures	6,506,312	(1,398,867)	(2,510,411)	(2,735,652)	2,386,072	2,247,454
OTHER FINANCING SOURCES (USES)						
Transfers in	7,970	1,393,938	804,185	-	563,854	2,769,947
Transfers out	(2,347,537)	-	-	-	(1,727,058)	(4,074,595)
Proceeds from issuance of debt	-	-	-	-	663,110	663,110
Certificates of obligation bonds issued	-	-	-	6,780,000	-	6,780,000
Premium on bonds issued	-	-	-	356,018	-	356,018
Refunding bonds issued	-	6,795,000	-	-	-	6,795,000
Payment to refunded bond escrow agent	-	(6,815,689)	-	-	-	(6,815,689)
Capital lease financing	30,075	-	-	-	-	30,075
Total other financing sources (uses)	(2,309,492)	1,373,249	804,185	7,136,018	(500,094)	6,503,866
Net change in fund balance	4,196,820	(25,618)	(1,706,226)	4,400,366	1,885,978	8,751,320
Fund balance at beginning of year	14,688,472	392,006	-	-	11,939,050	27,019,528
Fund balance at end of year	$ 18,885,292	$ 366,388	$ (1,706,226)	$ 4,400,366	$ 13,825,028	$ 35,770,848

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of Governmental Funds to the Statement of Activities

Year Ended September 30, 2020

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds	$	8,751,320
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the effect of those differences.		(449,144)
The Statement of Activities reports a gain or loss of the sale of the assets based on the proceeds received and the net book value of the assets at the time of disposal. This amount is the net effect of the difference between the cost of assets disposed and the accumulated depreciation of assets disposed.		(73,895)
Some revenues in the governmental funds are deferred because they are not collected within the prescribed time period after year-end. On the accrual basis, however, those revenues would be recognized, regardless of when they were collected. This is the net amount of the revenue differences as a result of deferrals because of the availability criterion under the modified accrual basis of accounting.		1,286,461
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transactions, however, has any effect on net position. Also governmental funds report the net effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences differences in the treatment of long term debt and related items.		(3,798,655)
Compensated absences reported in the statement of activities do not require the use of current financial resources and therefore are not reported as an expenditure in the governmental funds.		(170,426)
Net pension and other postemployment obligations reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds.		(2,561,579)
Internal service funds are used by management to charge the costs of insurance and fleet services to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.		(2,008)
Increases (decreases) from the equity interest in joint ventures do not provide or use current current financial resources and therefore may not be reported in the funds.		102,598
Change in net position of governmental activities	$	3,084,672

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund

Year Ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Property taxes	$ 13,454,966	$ 13,508,874	$ 13,590,241	$ 81,367
Other taxes	17,229,794	16,606,483	17,148,381	541,898
Franchise receipts	1,462,300	1,394,500	1,339,218	(55,282)
Fees and permits	606,925	566,100	548,957	(17,143)
Charges for services	1,012,655	1,076,400	1,023,335	(53,065)
Municipal court	1,543,077	1,054,387	943,011	(111,376)
Grants and entitlements	54,867	50,587	47,519	(3,068)
Investment earnings	305,821	287,413	305,112	17,699
Intergovernmental	229,201	191,557	177,583	(13,974)
Other	602,273	740,816	709,837	(30,979)
Total revenues	36,501,879	35,477,117	35,833,194	356,077
EXPENDITURES				
Current				
General government	8,836,178	8,467,033	7,040,859	1,426,174
Public safety	15,732,825	15,233,297	12,861,586	2,371,711
Public works	7,701,966	7,032,908	4,881,526	2,151,382
Parks and recreation	1,807,497	1,825,347	1,766,537	58,810
Health and welfare	604,991	326,181	224,988	101,193
Capital outlay	1,017,750	991,689	2,324,120	(1,332,431)
Debt service				
Principal	230,985	212,866	212,866	-
Interest	19,608	14,400	14,400	-
Total expenditures	35,951,800	34,103,721	29,326,882	4,776,839
Excess (deficiency) of revenue over expenditures	550,079	1,373,396	6,506,312	5,132,916
OTHER FINANCING SOURCES (USES)				
Transfers in	54,734	55,952	7,970	(47,982)
Transfers out	(1,349,450)	(1,666,056)	(2,347,537)	(681,481)
Capital leases	-	-	30,075	30,075
Total other financing sources (uses)	(1,294,716)	(1,610,104)	(2,309,492)	(699,388)
Net change in fund balance	(744,637)	(236,708)	4,196,820	4,433,528
Fund balances at beginning of year	14,688,472	14,688,472	14,688,472	-
Fund balance at end of year	$ 13,943,835	$ 14,451,764	$ 18,885,292	$ 4,433,528

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Emergency Management Fund

Year Ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Grants and entitlements	$ -	$ 426,976	$ 426,976	$ -
Investment earnings	-	-	1,679	1,679
Total revenues	-	426,976	428,655	1,679
EXPENDITURES				
Current				
Public Safety	-	426,976	2,939,066	(2,512,090)
Total expenditures	-	426,976	2,939,066	(2,512,090)
Excess (deficiency) of revenue over expenditures	-	-	(2,510,411)	(2,510,411)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	804,185	804,185
Total other financing sources (uses)	-	-	804,185	804,185
Net change in fund balance	-	-	(1,706,226)	(1,706,226)
Fund balances at beginning of year	-	-	-	-
Fund balance at end of year	$ -	$ -	$ (1,706,226)	$ (1,706,226)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

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Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statement of Net Position – Enterprise Funds
September 30, 2020

	Business-type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Texarkana, Texas Water Utilities	Other Enterprise Funds	Total	
ASSETS				
Current assets				
Cash	$ 14,996,279	$ 149,376	$ 15,145,655	$ 1,743,505
Investments	1,887,436	75,000	1,962,436	-
Receivables (net of allowance for uncollectible):				
Accounts	1,666,870	41,426	1,708,296	141,095
Accrued interest	6,071	-	6,071	-
Other government agencies	266,918	62	266,980	386,432
Due from other funds	144,144	5,373	149,517	21
Inventory	506,898	-	506,898	25,184
Prepaid expenses	77,329	-	77,329	-
Net investment in direct financing lease	14,837	-	14,837	-
Total current assets	19,566,782	271,237	19,838,019	2,296,237
Noncurrent assets				
Restricted assets				
Cash	180,220	-	180,220	-
Investments	700,000	-	700,000	-
Accrued interest	31,804	750	32,554	-
Accounts receivable	-	435,473	435,473	-
Total restricted assets	912,024	436,223	1,348,247	-
Other noncurrent assets				
Prepaid capital improvement deposits	842,125	-	842,125	-
Net investment in direct financing lease	241,418	-	241,418	-
Total other noncurrent assets	1,083,543	-	1,083,543	-
Capital assets (net of accumulated depreciation)				
Land	1,447,826	-	1,447,826	-
Buildings	804,308	-	804,308	-
Improvements other than buildings	47,420,874	-	47,420,874	-
Machinery and equipment	2,302,656	-	2,302,656	-
Property under capital leases	6,060,991	-	6,060,991	-
Water Rights	-	-	-	
Construction in progress	5,109,898	-	5,109,898	-
Total capital assets	63,146,553	-	63,146,553	-
Total noncurrent assets	65,142,120	436,223	65,578,343	-
TOTAL ASSETS	84,708,902	707,460	85,416,362	2,296,237
DEFERRED OUTLOWS OF RESOURCES				
Deferred pension outflows	631,730	-	631,730	-
Deferred pension outflows from other post employement benefits	70,274	-	70,274	-
TOTAL DEFERRED OUTFLOWS ON RESOURCES	702,004	-	702,004	-

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

	Business-type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Texarkana, Texas Water Utilities	Other Enterprise Funds	Total	
LIABILITIES				
Current liabilities				
Accounts payable	$ 546,958	$ 98,537	$ 645,495	$ 679,032
Construction contracts payable	700,649	-	700,649	-
Accrued liabilities	427,322	6,277	433,599	14,883
Accrued interest	22,196	-	22,196	-
Due to other governments	149,772	5,435	155,207	
Due to other funds	5,373	144,144	149,517	-
Other payables	1,652,956	-	1,652,956	-
Accrued compensated absences – current	50,059	-	50,059	-
Revenue bonds – current	280,000	-	280,000	-
Obligations under capital leases – current	327,137	-	327,137	-
Total current liabilities	4,162,422	254,393	4,416,815	693,915
Noncurrent liabilities				
Customer deposits	748,005	-	748,005	-
Capital improvement deposits	660,461	453,683	1,114,144	-
Contracts payable	-	-	-	-
Accrued compensated absences	390,078	-	390,078	-
Net pension and other postemployment liabilities	4,178,601	-	4,178,601	-
Revenue bonds	1,844,277	-	1,844,277	-
Obligations under capital leases	2,184,254	-	2,184,254	-
Total noncurrent liabilities	10,005,676	453,683	10,459,359	-
TOTAL LIABILITIES	14,168,098	708,076	14,876,174	693,915
DEFERRED INFLOWS OF RESOURCES				
Deferred pension inflows from pensions	1,066,998	-	1,066,998	-
Deferred pension inflows from other post emp benefits	988,927	-	988,927	-
TOTAL DEFERRED INFLOWS OF RESOURCES	2,055,925	-	2,055,925	-
NET POSITION (DEFICIT)				
Net invested in capital assets	58,690,456	-	58,690,456	-
Restricted for construction	-	-	-	-
Restricted for capital maintenance	-	-	-	-
Restricted for pensions	-	-	-	-
Unrestricted	10,496,427	(616)	10,495,811	1,602,322
TOTAL NET POSITION	$ 69,186,883	$ (616)	69,186,267	$ 1,602,322
Some amounts reported for business-type activities in the statement of net position are different because certain internal service fund assets and liabilities are included with business-type activities.			320,464	
Net position of business-type activities			$ 69,506,731	

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statement of Revenues, Expenses and Changes in Net Position – Enterprise Funds

Year Ended September 30, 2020

	Business -type Activities - Enterprise Funds			
	Texarkana, Texas Water Utilities	Other Enterprise Funds	Total	Governmental Activities - Internal Service Funds
OPERATING REVENUES				
Water sales	$ 6,476,286	$ 1,220,841	$ 7,697,127	$ -
Wholesale water sales	2,110,158	-	2,110,158	-
Water connection fees	6,400	-	6,400	-
Sewer charges	6,640,213	-	6,640,213	-
Penalties and service charges	338,223	-	338,223	-
Insurance contributions		-	-	7,238,755
Fleet services		-	-	111,602
Other income	3,529,230	83	3,529,313	12,445
Total operating revenues	19,100,510	1,220,924	20,321,434	7,362,802
OPERATING EXPENSES				
Administrative	391,795	-	391,795	-
Finance	1,004,724	-	1,004,724	-
Customer service	591,604	-	591,604	-
Water production	3,267,833	-	3,267,833	-
Water distribution	837,409	-	837,409	-
Sewer collection	760,405	-	760,405	-
Wastewater treatment	2,904,902	-	2,904,902	-
Environmental service	250,367	-	250,367	-
Engineering design	331,917	-	331,917	-
Geographical information systems	225,026	-	225,026	-
Composting	200,405	-	200,405	-
Operations administration	179,790	-	179,790	-
Service center	293,568	-	293,568	-
Safety	-	-	-	-
Field service	386,284	-	386,284	-
Construction oversight	986,055	-	986,055	-
Benefit payments	-	-	-	7,164,221
Fleet services	-	-	-	1,058,050
Depreciation	4,579,930	-	4,579,930	-
Other expenses	1,751,269	-	1,751,269	-
Contract water & sewer expense-International Paper	-	1,221,790	1,221,790	-
Other managed systems	-	-	-	-
Legal services	-	-	-	-
Total operating expense	18,943,283	1,221,790	20,165,073	8,222,271
Operating income (loss)	157,227	(866)	156,361	(859,469)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

	Business-type Activities - Enterprise Funds			
	Texarkana, Texas Water Utilities	Other Proprietary Funds	Total	Governmental Activities - Internal Service Funds
NONOPERATING REVENUES (EXPENSES)				
Interest revenue – investments	$ 242,234	$ 1,437	$ 243,671	$ 19,647
Interest expense	(93,938)	-	(93,938)	-
Interest expense – capital leases	(170,854)	-	(170,854)	-
Gain (loss) on disposal of capital assets	(22,476)	-	(22,476)	-
Total nonoperating revenues (expenses)	(45,034)	1,437	(43,597)	19,647
Income (loss) before transfers	112,193	571	112,764	(839,822)
Capital contributions	3,932	-	3,932	-
Transfers in	468,524	-	468,524	838,623
Transfers out	-	(1,187)	(1,187)	(1,312)
Change in net position	584,649	(616)	584,033	(2,511)
Total net position, beginning of year	68,602,234	-		1,604,833
Total net position, end of year	$ 69,186,883	$ (616)		$ 1,602,322
Some amounts reported for business-type activities in the statement of activities are different because the net revenue/expenses of certain internal service funds is reported with business-type activities.			(503)	
Change in net position of business-type activities			$ 583,530	

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statement of Cash Flows – Enterprise Funds
Year Ended September 30, 2020

	Business-type Activities - Enterprise Funds			
	Texarkana, Texas Water Utilities	Other Enterprise Funds	Total	Governmental Activities - Internal Service Funds
Cash Flows from Operating Activities				
Cash received from customers	$ 19,339,325	$ 843,086	$ 20,182,411	$ 6,991,573
Cash received from interfund services provided and used	-	-	-	109,524
Cash paid to suppliers	(9,282,396)	(1,194,036)	(10,476,432)	(7,867,730)
Cash paid to employees	(2,825,466)	-	(2,825,466)	(346,765)
Net cash provided from (used by) from operating activities	7,231,463	(350,950)	6,880,513	(1,113,398)
Cash Flows from Noncapital Financing Activities				
Transfers to other funds	468,524	(1,187)	467,337	(1,312)
Transfers in from other funds	-	-	-	838,623
Net cash provided from (used by) noncapital financing activities	468,524	(1,187)	467,337	837,311
Cash Flows from Capital and Related Financing Activities				
Acquisition and construction of capital assets	(4,708,649)	-	(4,708,649)	-
Principal paid on bonds	(259,220)	-	(259,220)	-
Interest paid on bonds	(88,603)	-	(88,603)	-
Principal paid on capital leases	(355,248)	-	(355,248)	-
Interest paid on capital leases	(170,854)	-	(170,854)	-
Principal received on direct financing leases	13,420	-	13,420	-
Interest received on direct financing leases	-	-	-	-
Capital improvement deposits paid	-	(408,757)	(408,757)	-
Capital improvement deposits received	59,195	-	59,195	-
Interest received on capital improvement deposits	-	962	962	-
Net cash used by capital and related financing activities	(5,509,959)	(407,795)	(5,917,754)	-
Cash Flows from Investing Activities				
Purchase of investments	3,525,097	325,003	3,850,100	-
Proceeds from sale and maturities of investments	(2,300,000)	-	(2,300,000)	-
Interest received on investments	253,408	1,437	254,845	19,647
Net cash provided by from investing activities	1,478,505	326,440	1,804,945	19,647
Net increase (decrease) in cash	3,668,533	(433,492)	3,235,041	(256,440)
Cash, beginning of year	11,507,966	582,868	12,090,834	1,999,945
Cash, end of year	$ 15,176,499	$ 149,376	$ 15,325,875	$ 1,743,505
Cash - unrestricted	$ 14,996,279	$ 149,376	$ 15,145,655	$ 1,743,505
Cash - restricted	180,220	-	180,220	-
	$ 15,176,499	$ 149,376	$ 15,325,875	$ 1,743,505

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statement of Cash Flows – Enterprise Funds
Year Ended September 30, 2020

	Business-type Activities - Enterprise			
	Texarkana, Texas Water Utilities	Other Enterprise Funds	Total	Governmental Activities - Internal Service Funds
Reconciliation of Operating Income (Loss) to Net Cash Provided from (Used By) Operating Activities				
Operating Income (Loss)	$ 157,227	$ (866)	$ 156,361	$ (859,469)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided from (Used By) Operating Activities				
Depreciation expense	4,579,930	-	4,579,930	-
(Increase) decrease in assets				
Accounts receivable	201,323	(377,838)	(176,515)	(63,235)
Due from other government agencies	112,746	(5,435)	107,311	(265,380)
Due from other funds	(211,695)	-	(211,695)	-
Inventory	28,498	-	28,498	4,524
Prepaid expenses	5,877	-	5,877	-
Net pension assets	-			
(Increase) decrease in deferred outflows	1,085,493	-	1,085,493	-
Increase (decrease) in liabilities				
Accounts payable	746,921	21,765	768,686	67,838
Accrued liabilities	387,652	5,929	393,581	3,252
Due to other funds	95,772	5,495	101,267	(928)
Accrued compensated absences	8,330	-	8,330	-
Customer deposits	32,571	-	32,571	-
Net pension and other postemployment liabilities	(1,950,214)	-	(1,950,214)	-
Other payables	1,458,626	-	1,458,626	-
Increase (decrease) in deferred inflows	492,406	-	492,406	-
Total adjustments	7,074,236	(350,084)	6,724,152	(253,929)
Net cash provided from (used by) from operating activities	$ 7,231,463	$ (350,950)	$ 6,880,513	$ (1,113,398)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statement of Fiduciary Net Position – Fiduciary Funds
September 30, 2020

	Firemen's Relief Pension Trust Fund 12/31/2019	Agency Funds
ASSETS		
Cash and cash equivalents	$ 1,033,190	$ 68,939
Receivables		
Interest and dividends	60,076	-
Investments, at fair value		
Mutual funds	23,061,442	-
Government and Agency securities	5,644,774	-
Corporate bonds	628,916	-
Foreign bonds	1,155,755	-
Common stocks	4,850,709	-
Other assets	1,283	-
TOTAL ASSETS	36,436,145	68,939
LIABILITIES		
Accrued expenses	33,656	68,939
TOTAL LIABILITIES	33,656	68,939
NET POSITION		
Net position – restricted for pension benefits	36,402,489	-
TOTAL NET POSITION	$ 36,402,489	$ -

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statement of Changes in Fiduciary Net Position – Fiduciary Fund

September 30, 2020

	Firemen's Relief Pension Trust Fund 12/31/2019
ADDITIONS	
Contributions	
Employer	$ 852,163
Members	589,959
Total contributions	1,442,122
Investment income (loss)	
Interest and dividend income	831,772
Net appreciation in fair value of investments	5,583,672
Less investment expense	(168,806)
Net investment income	6,246,638
Other income	61,573
TOTAL ADDITIONS	7,750,333
DEDUCTIONS	
Benefits paid to participants	2,370,395
Refunds and drop payments	275,903
Administrative expenses	57,061
TOTAL DEDUCTIONS	2,703,359
Change in net position	5,046,974
Net position at beginning of year	31,355,515
Net position at end of year	$ 36,402,489

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Notes to Financial Statements
September 30, 2020

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Note 1: Summary of Significant Accounting Policies

Reporting Entity

The City of Texarkana, Texas was incorporated on April 5, 1960 under the provisions of Vernon's Civil Statutes Article 1175 (1) as amended (Home Rule Enabling Act). The City operates under a Council-Manager form of government and provides the following services as authorized by its charter: public safety (police and fire), highways and streets, sanitation, health and social services, culture-recreation, public improvements, planning and zoning, and general administrative services.

As required by generally accepted accounting principles, these financial statements present the City of Texarkana, Texas (the primary government) and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. TIRZ Advisory Board is a blended component unit of the City. Thus, blended component units are appropriately presented as funds of the primary government. The discretely presented component unit is reported in a separate column of the financial statements to emphasize it is legally separate from the government.

Discretely Presented Component Unit. The Texarkana-Bowie County Family Health Center, a public health district as established under Texas Civil Statutes, was organized by a cooperative agreement between the City and Bowie County, Texas. Because 7 of the 12 members of the governing body serve by virtue of the position each holds with the primary government, management has concluded that the primary government effectively appoints a voting majority of the governing body. Management believes that failure to include the Health Center would render the City's financial statements incomplete or misleading. The remaining 5 members of the Health Center governing body are the Bowie County Commissioners Court members. The City provides the facilities, a majority of the operating funds, and fiscal management of the Center. The City contributed $75,000 towards the Health Center's operations during the year ended September 30, 2020. The Health Center does not have separately issued financial statements.

Related Organizations

The City's officials are also responsible for appointing the members of the boards of other organizations, but the City's accountability for these organizations does not extend beyond making the appointment. The City Council or specific committees of the City Council appoint members of the following organizations: Board of Adjustment, Ark-Tex Council of Governments, Building Code Revision Committee, Building and Standards Commission, Civil Service Commission, CDBG Citizens Advisory Committee, Electrical Examining Board, Health Facilities Development Corporation, Historic Landmark Preservation Commission, Hospital Authority Board of Directors, Texarkana Housing Authority, Housing Finance Corporation, Industrial Development Corporation, Intergovernmental Advisory Committee, Library Commission, Northeast Texas Mental Health/Mental Retardation (MHMR) Board of Trustees, Permit and License Appeal Board, Planning and Zoning Commission, Plumbing Appeals and Advisory Board, Public Responsibility Committee, and Tax Increment Reinvestment Zone Boards. Positions on these boards are appointed in certain instances in entirety, partially, or with City Board members.

City of Texarkana, Texas
Notes to Financial Statements
September 30, 2020

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Joint Ventures

Texarkana Airport Authority

The City is a participant with Texarkana, Arkansas in a joint venture to operate Texarkana Regional Airport. The Texarkana Airport Authority was created in 1956 by ordinance enacted by the two cities. The governing body of Texarkana Airport Authority consists of eight members, four of whom are residents of Texarkana, Texas and four of whom are residents of Texarkana, Arkansas. These board members are appointed by the mayors of the respective Cities. The Airport Authority Board has governance responsibilities over all activities relating to operating and maintaining the Texarkana Regional Airport. The Board receives funding from airport operations and from various local, state, and federal agencies and must comply with any requirements of these funding sources.

In previous years, the cities have made contributions of assets to the Airport Authority of $2,111,113 by Texarkana, Texas and $2,039,336 by Texarkana, Arkansas. During the Airport Authority's fiscal year ended December 31, 2019, the City of Texarkana, Texas contributed $143,569 and the City of Texarkana, Arkansas contributed $58,170. The City of Texarkana, Texas' net investment in the Airport Authority is reported in the City's financial statements with governmental activities capital assets. The City's equity interest in the Airport Authority was $12,574,967 at December 31, 2019 (the latest available). Complete financial statements for the Authority can be obtained from the Texarkana Airport Authority's administrative office.

Bi-State Justice Center

The City is also a participant in a joint venture in the Bi-State Justice Center with the City of Texarkana, Arkansas and Bowie County, Texas. The Bi-State Justice Center is jointly occupied by law enforcement and criminal justice agencies of the City of Texarkana, Texas; the City of Texarkana, Arkansas; and Bowie County, Texas. The facility is located on the state line, half in Texarkana, Texas and half in Texarkana, Arkansas. The Intergovernmental Advisory Committee is responsible for the operations of the Center. This seven-member committee is comprised of two members from the City of Texarkana, Texas City Council, two members from the Texarkana, Arkansas Board of Directors, the Bowie County Judge, one Bowie County Commissioner, and one independent member. The Center accounts only for the operations of its own law enforcement and criminal justice agencies. The annual budget is underwritten by the participating entities based on a formula which uses floor space occupied, number of records processed by the Building Information Center and the number of prisoners in the detention facility for each entity. Each year's revenues and expenditures are equal; therefore, there is never a net income or loss and no fund balance.

The City of Texarkana, Texas' net investment, which consists of capital outlay in the Bi-State Justice Center, is reported in the City's financial statements with governmental activities capital assets. The City's equity interest at September 30, 2020 was $401,872 based on the Bi-State Justice Center's audited financial statements at December 31, 2019 (the latest available). Complete financial statements for the Bi-State Justice Center can be obtained from the City of Texarkana, Arkansas Finance Department.

City of Texarkana, Texas
Notes to Financial Statements
September 30, 2020

Texarkana Urban Transportation Study (TUTS)

The City of Texarkana, Texas is a participant with seven other entities in the Texarkana Urban Transportation Study (TUTS) Policy Committee, which is the designated metropolitan planning organization (MPO) for the Texarkana urbanized area. The MPO develops transportation plans and programs in cooperation with the participating entities and transit agencies. The governing body of the TUTS consists of fourteen members, three of whom are representatives of the City of Texarkana, Texas; three of whom are representatives of the City of Texarkana, Arkansas; the Bowie County Judge, the Miller County Judge, the Mayor of the City of Wake Village, Texas; the Mayor of the City of Nash, Texas; two representatives for the Arkansas State Highways and Transportation Department; and two representatives for the Texas Department of Transportation. The TUTS may receive federal, state, and local funding for metropolitan transportation planning for the integrated network of federal, state, and local roads and highways. The City has an ongoing financial responsibility of the TUTS since its continued existence depends on continued funding by the City.

The City of Texarkana, Texas' net investment in the joint venture is reported in the City's financial statements in the General Fund since the joint venture does not represent equity primarily in capital assets. The City's interest at September 30, 2020 was $0 based on the Texarkana Urban Transportation Study Policy Committee's financial records at September 30, 2020. The TUTS does not have separately issued financial statements for the year ended September 30, 2020.

Texarkana Urban Transit District

The City of Texarkana, Texas is a participant with three other cities in the Texarkana Urban Transit District (TUTD). The purpose of the TUTD will be to provide public transportation services within the Texarkana urban area. Composition of the Transit District Board is as follows: the City of Texarkana, Texas - three members, one of whom is an elected official; the City of Texarkana, Arkansas - three members, one of whom is an elected official; the City of Wake Village, Texas - two members, one of whom is an elected official; and the City of Nash, Texas - two members, one of whom is an elected official. The TUTD receives federal, state, and local funding, as well as user charges generated by the public transportation system. The City has an ongoing financial responsibility of the TUTD since its continued existence depends on continued funding by the City.

The City of Texarkana, Texas' net investment in the joint venture is reported in the City's financial statements within governmental activities. The City's interest at September 30, 2020 was $1,503,065 based on the Texarkana Urban Transit District's audited financial statements at September 30, 2019 (the latest available). Complete financial statements for the TUTD can be obtained from the ATCOG Finance Department in Texarkana, Texas.

Government-wide and Fund Financial Statements

The government-wide financial statements consist of the statement of net position and the statement of activities. The government-wide financial statements report information on all of the nonfiduciary activities of the primary government and its component unit. The effect of interfund activity has been removed from these statements. Governmental activities are reported separately from business-type activities. Governmental activities are normally supported by taxes and

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

intergovernmental revenues whereas business-type activities are normally supported by fees and charges for services. Similarly, the primary government is reported separately from legally separate component units for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segments are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include (1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and (2) grants and contributions that are restricted to meeting operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds as well as fiduciary funds even though they are excluded from the government-wide financial statements. Major individual governmental funds and individual enterprise funds are reported as separate columns in the fund financial statements.

Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting as are the proprietary fund and fiduciary fund financial statements, with the exception of agency fund. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Government fund financial statements are reported using the current financial resources measurement focus and modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenue to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments are recorded when payment is due.

Revenue sources such as property taxes, sales tax, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

General Fund - This fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service - This fund is used to account for the accumulation of resources for, and the payment of, long-term debt principal, interest and related costs of all of the City's long-term general obligation debt of governmental funds and has been designated as a major fund.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Notes to Financial Statements
September 30, 2020

Emergency Management Fund – This fund is used to account for CARES Act funding provided through the Coronavirus Relief Fund to state, local, and tribal governments navigating the impact of the COVID-19 outbreak and has been designated as a major fund.

2019 TIRZ Bond Fund – This fund is used to account for the individual projects associated with the issuance of the 2019 bonded debt and has been designated as a major fund.

The City reports the following major proprietary fund:

Texarkana, Texas Water Utilities- This fund is used to account for water and sewer services provided to the citizens of Texarkana, Texas and other incorporated and unincorporated areas adjacent to the City.

Additionally, the City reports the following types of funds:

Internal Service Funds - These funds are established to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City, or to other governments, on a cost-reimbursement basis. The City has two internal service funds. The Employee Benefit fund is used to account for employee medical benefits and life insurance premiums for covered City employees. The Fleet Services fund is used to account for the repair and maintenance of all vehicles and equipment owned by the City except for the Water Utilities.

Pension Trust Fund - This fund is established to account for the accumulation of resources to provide pension benefits to the City's firemen. The principal revenue sources for this fund are employer and employee contributions and investment earnings. This fund has a separate audit and has a December 31 year end.

Agency Funds - These funds are used to account for evidence money seized by the police department and held in escrow until the court directs its disposition.

The financial statements of the City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The effect of interfund activity has been eliminated from the government-wide financial statements.

Amounts reported as program revenues include charges to customers or applicants for goods, services, or privileges provided, operating grants and contributions, and capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. All taxes are included as general revenues.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing goods and services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of Texarkana, Texas Water Utilities, as well as the City's internal service funds are charges to customers for sales and services. Texarkana, Texas Water Utilities

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and service, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity

Deposits and investments

The City's cash and cash equivalents include amounts in demand and time deposit accounts. The City classifies all certificates of deposit as investments. State statutes authorize the City to invest in obligations of the U.S. Treasury and U.S. agencies, bankers' acceptances, repurchase agreements, commercial paper rated A-l by Standard & Poor's Corporation or P-l by Moody's Commercial Paper Record.

The Firemen's Relief and Pension Trust Fund is authorized to invest in bonds or other interest-bearing obligations and securities of the United States, the State of Texas, or any county, city or other political subdivision of the State of Texas; in insured shares or share accounts of savings and loan associations; in insured first lien real estate mortgage securities and in selected corporation bonds, preferred stocks, and common stocks.

Investments for the City and its component unit are reported at fair value. Short-term investments, such as certificates of deposit and debt securities with a maturity date of less than one year, are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates.

For purposes of the statement of cash flows, the proprietary funds consider cash in bank, money market and savings accounts as cash and cash equivalents. All certificates of deposit and investments in other securities and instruments are considered to be investments.

Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the year is referred to as either "due to/from other funds (i.e. the current portion of interfund loans) or "advances to/from other funds (i.e. the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds". Any residual balances outstanding between the City's governmental activities and business type activities are reported in the government-wide financial statements as "internal balances".

All trade and property taxes receivables are shown net of an allowance for uncollectibles. Trade accounts receivable in excess of 60 days comprise the trade accounts receivable allowance for uncollectibles. The property tax receivable allowance is equal to 3 percent of outstanding property taxes as of September 30, 2020.

City of Texarkana, Texas
Notes to Financial Statements
September 30, 2020

Property taxes are levied each October 1 and may be paid without penalty until January 31. A penalty is added to payments received February 1 through June 30. Optionally, taxes may be paid in two installments, one-half due November 30 and one-half due June 30. A 15% penalty is added to taxes remaining delinquent on July 1 and an enforceable lien attaches July 1. As of July 6, 1986, the Bowie Central Appraisal District assumed the billing and collection function for property taxes for the City of Texarkana and other cities and schools, and Bowie County under an intergovernmental agreement.

The Texas Constitution limits the City's ad valorem tax rate for all purposes to $2.50 per one hundred dollars of assessed valuation. Ad valorem tax revenue during the year ended September 30, 2020 was levied using a rate of $.700000 per hundred dollars of assessed valuation, based on 100% of estimated market value, which means that the City has a tax margin of $1.800000 per $100 and could raise taxes up to an additional $47,591,429 a year from the present assessed valuation of $2,645,045,446 before the limit is reached.

Inventories and Prepaid Items

Inventories of the governmental funds are valued at cost using the average cost method. Inventory consists of expendable supplies held for consumption. The cost is recorded as an expenditure at the time individual inventory items are consumed.

Inventories of the enterprise funds are valued at average cost or market whichever is lower. Inventories consist of repair materials and spare parts for water and wastewater treatment and distribution.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements.

Restricted Assets

Certain proceeds of enterprise fund revenue bonds, as well as resources set aside for their repayment, are classified as restricted assets on the statement of net position because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. Each of the enterprise funds report such proceeds of revenue bond issuances that are restricted for use in construction, debt service, and capital maintenance. Restricted assets also include interest accrued on unexpended bond proceeds.

Capital Assets

Capital assets which include property, plant, equipment, and infrastructure assets (roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns of the government-wide financial statements.

Governmental activities and health component unit:

Capital assets are defined by governmental activities and the health component unit as assets with a normal service life greater than one year and an initial individual cost of more than the following amounts:

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City of Texarkana, Texas
Notes to Financial Statements
September 30, 2020

Land	$ -
Buildings	5,000
Improvements other than buildings	5,000
Infrastructure	5,000
Machinery and equipment	5,000
Licensed vehicles	5,000

Such assets are stated at cost. Where cost could not be determined from the available records, estimated historical cost was used to record the estimated value of the assets. Donated assets, donated works of art and similar items, and capital assets received in a service concession arrangement are reported at acquisition value rather than fair value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Property, plant, and equipment of the primary government as well as the component unit is depreciated using the straight-line method over the following estimated useful lives:

Land improvements	20 years
Furniture and fixtures	20 years
Licensed vehicles	8 years
Machinery and equipment	5 to 30 years
Communication equipment	10 years
Building	7 to 50 years
Infrastructure	10 to 65 years

Business-type Activities

Capital assets are defined by business type activities as assets with an initial, individual cost of more than the following amounts and an estimated life in excess of one year.

Furniture and fixtures	$ 5,000
Licensed vehicles	5,000
Mobile equipment	5,000
Machinery and equipment	5,000
Communication equipment	5,000
Pumps and purification equipment	5,000
Building and facilities	5,000
New improvements	5,000

Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

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City of Texarkana, Texas
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Property, plant, and equipment is depreciated using the straight-line method over the following estimated useful lives:

Land improvements	20 years
Furniture and fixtures	20 years
Licensed vehicles	8 years
Machinery and equipment	5 to 30 years
Communication equipment	10 years
Building	7 to 50 years
Infrastructure	10 to 65 years

Compensated Absences

The City allows employees to accumulate earned but unused vacation and sick pay benefits. The City's full-time employees are granted 120 hours of vacation and 120 hours of sick leave per year of continuous service, with the exception of firemen who can accrue up to 180 hours vacation and 180 hours of sick leave per year. A maximum of 200 hours of accrued vacation leave can be vested and carried forward to succeeding calendar years, with the exception of firemen who can accrue 300 hours. All accrued sick leave credited to an employee can be carried forward to succeeding calendar years without limitation. A maximum of 120 hours accrued vacation (180 for firefighters) is payable to an employee upon termination after five years of continuous service, except in cases of involuntary separation from service. Upon retirement, employees shall receive pay for any unused vacation leave accumulated up to 240 hours. Fire operations shall receive vacation pay up to 360 hours. A summary of maximum sick leave payable is as follows:

Civil/Non-Civil Service	Hire Date	Eligible for Retirement	Work Week Hours	Total Maximum Hours Accrued
Non-Civil	Prior to 1/1/10	Yes	N/A	1,440
Non-Civil	After 1/1/10	Yes	N/A	720
Civil – Police	Prior to 1/1/10	Yes	N/A	1,440
Civil – Police	After 1/1/10	Yes	N/A	720
Civil – Police	N/A	No	N/A	720
Civil – Fire	Prior to 1/1/10	Yes	56	2,016
Civil – Fire	After 1/1/10	Yes	56	1,080
Civil – Fire	Prior to 1/1/10	Yes	40	1,440
Civil – Fire	After 1/1/10	Yes	40	720
Civil – Fire	N/A	No	56	1,080
Civil – Fire	N/A	No	40	720

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It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. All vacation and sick pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. No liability is recorded for nonvesting accumulating rights to receive sick pay benefits.

The City is funding part of its liability through annual allocations and transfers to separate accounts. Allocations, set annually by the City Council, are for employee termination payments.

Long-term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, as reported as debt service expenditures.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Fund balances may be restricted or unrestricted (the total of committed, assigned, and unassigned fund balance). The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance). Fund balance for governmental funds can consist of the following:

Non-spendable fund balance - includes those amounts that are (a) not in spendable form, or (b) legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash, for example: inventories, prepaid amounts and long-term notes receivable.

Restricted fund balance - includes amounts that are restricted for specific purposes stipulated by external resource providers, constitutionally or through enabling legislation. Restrictions may effectively be changed or lifted only with the consent of resource providers.

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Committed fund balance - includes amounts that can only be used for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Assigned fund balance - includes amounts intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The City Council has taken action to assign fund balance for specific purposes in the current fiscal year. The City Council has by resolution authorized the City Manager to assign fund balance. The City Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily, in other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Unassigned fund balance - The general fund is the only fund that reports a positive unassigned fund balance. In other governmental funds, it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than the general fund, if expenditures incurred for specific purposes exceed amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

In circumstances when an expenditure is made for a purpose for which amounts are available in multiple funds balance classifications fund balance is depleted in the order of restricted, committed, assigned and unassigned.

The City's general fund balance policy establishes an unassigned fund balance goal of 25-35% of general fund expenditures, exclusive of capital outlay and debt expenditures. The City will compute the percentage of unassigned fund balance after the annual audit has been presented to the City Council. In emergency situations, the City Council may appropriate unassigned fund balance even if such use decreases the fund balance below the established minimum. If unassigned fund balance falls below the goal or has a deficiency, the City will implement a plan to replenish the fund within one year or as soon as economic and budgetary conditions allow.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and deferred outflows of resources, liabilities and deferred inflows of resources at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

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Encumbrances

Encumbrance accounting is employed in the governmental fund types in the fund financial statements. Purchase orders, contracts, and other commitments for the expenditure of funds are recorded in order to reserve that portion of the applicable appropriation. Any purchase orders open at the end of the fiscal year are closed out and new purchase orders are issued in the subsequent fiscal year, if needed.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City has three items that qualify for reporting in this category. They are the deferred pension outflows, deferred outflows from other postemployment benefits and the deferred charge on refunding reported in the statement of net position. The deferred pension outflows include the amount of contributions made by the City after the liability measurement date but prior to the City year end, and the difference in actual and expected experience and the assumption changes. The deferred outflows from other postemployment benefits are the change of assumptions. The deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The government has three types of items that qualify for reporting in this category. Accordingly, the deferred pension inflows consists of the difference in the projected and actual earnings on pension plan investments, the difference in expected and actual experience and the assumption changes. The deferred inflows from other postemployment benefits is the differences between the expected and actual experience. The gain on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the respective retirement plan and additions to/deductions from the respective Fiduciary Net Position have been determined on the same basis as they are reported by the respective pension plan. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

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Postemployment Benefits Other Than Pension (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City's Health Plan and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, the Plan recognizes benefit payments when due and payable in accordance with the benefit terms.

Note 2: Stewardship, Compliance and Responsibility

Budgetary Information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) for the General fund and all special revenue funds. Debt service funds do not have legally adopted budgets because effective budgetary control is alternately achieved through general obligation bond indenture provisions. In addition to the above-mentioned funds, the capital projects funds have legally adopted project-length budgets. All budget annual appropriations lapse at year-end and are re-established in the succeeding year.

Preparation of the budget for the upcoming fiscal year begins in April. Budget meetings with City management and department directors take place in April, May, and June. Budget estimates are finalized and presented to the Budget Advisory Committee in June/July. This committee is appointed by the Ci8ty Council and is composed of seven citizens. The goal of the committee is to advise the City Council on the proposed budget. The proposed budget is presented to the City Council in July/August. Public hearings on the proposed budget and corresponding tax rate are held in August and September. The annual budget and tax rate are formally approved with a record vote by the City Council in September.

The appropriated budget is prepared by fund, function and activity, and includes information on the past year, current year estimates and requested appropriations for the next fiscal year. The City Manager is authorized to transfer budgeted amounts between departments within any fund; however, any revisions that alter the total expenditures of any fund must be approved by the City Council. The City Council may add to, subtract from or change appropriations, but may not change the form of the budget. Any changes in the budget must be within the revenues and reserves estimated as available by the City Manager or the revenue estimates must be changed by an affirmative vote of a majority of the City Council. The City Charter prohibits budgeting total proposed expenditures in excess of total anticipated revenues and any unencumbered funds from prior years; therefore, expenditures may not legally exceed revenues and unencumbered fund balances from prior years. The legal level of budgetary control (i.e., the lowest level at which expenditures may not legally exceed appropriation) is the fund level.

The Council made several supplemental budgetary appropriations throughout the year. Individual amendments were not material in relation to the original appropriations. Comparison of budgeted and actual amounts as shown in the accompanying financial report includes the General Fund and Special Revenue Funds. The capital budget ordinances which encompass the Capital Projects Funds present cumulative (by project) as opposed to annual budget amounts and thus budget and actual comparisons are not reported in the accompanying financial report for these funds.

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Excess of Expenditures Over Appropriations

The expenditures in the NEA Grant Fund exceeded appropriations by $15,051.

Deficit Fund Equity

The NEA Grant Fund had a deficit fund balance of $9,500. The Emergency Solutions Grant Fund had a deficit balance of $1,781. The Farmers Market Fund had a deficit balance of $16,336. The Defense Economic Adjustment Assistance (DEAAG) Fund had a deficit balance of $13,123.

Encumbrances

As discussed in the Summary of Significant Accounting Policies, encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. At year end the amount of encumbrances expected to be honored upon performance by the vendor in the next year were as follows:

Fund	Amount
General	$ 644,632
TIRZ #1	850,338
Housing and Community Development Grant	156,994
EPA Revolving Loan Grant	125,498
COC Homeless Assistance Grant	114,789
Economic Development Grant	58,849
NEA Grant	5,938
NRDA Grant	957,690
2005 Bond	270,106
2017 Bond	1,195,834
2019 TIRZ Bond	3,918,249
Total	$ 8,298,917

Note 3: Deposits and Investments

Deposits

At September 30, 2020, the carrying amount of the primary government, agency fund and component unit's cash was $47,268,336 and the respective bank balances totaled $52,503,498.

Investments

For fiscal year 2020, the City invested in non-negotiable certificates of deposits measured at amortized costs. The City records all interest revenue related to investment activities in the respective funds. As of September 30, 2020, the carrying amount of the City's certificates of deposits reported as investments totaled $5,275,437.

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Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy limits the investment portfolio as follows:

Investment Type	Not to Exceed
U.S. Government agencies	80%
Fully insured or collateralized CD's	100%
Banker's acceptances	15%
Commercial paper	15%
Maximum per commercial paper issuer	5%
Repurchase agreements	50%
Money market funds	
Operating funds	100%
Bond funds	100%
Local government investment pools	80%
Maximum percent ownership of pool	10%
Maximum percent investment in any one pool	50%

The City's investment policy covers all funds except for the Firemen's Relief and Pension fund. The City's investment policy requires that the average maturity of the City's operating funds not exceed one year. The maximum final stated maturity of any investment shall not exceed five years. Investments in all funds shall be managed in such a way that the market price losses resulting from interest rate volatility would be offset by coupon income and current income received from the volume of the portfolio during a twelve-month period.

As a means of limiting its exposure to fair value losses arising from rising interest rates, the following guidelines reflect the Firemen's Relief and Pension fund Board's asset allocation goals for the Firemen's Relief and Pension plan:

Portfolio Segment	Range of Portfolio Assets
Equity securities	40-75%
Fixed income securities	25-60%
Cash equivalents	0-20%

The Firemen's Relief and Pension plan's investment policy requires that foreign equity investments cannot exceed 25% of the total portfolio and prohibits investment in any security payable in foreign currency.

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In accordance with GASB Statement No. 72 *Fair Value Measurement and Application*, investments are recorded at fair value. In accordance with GASB Statement 72, the Firemen's Relief and Pension plan categorizes its fair value measurements within the fair value hierarchy. The hierarchy is based on the valuation inputs used to measure the fair value of the assets. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Common stock and mutual funds are categorized as Level 1. The remaining investments are categorized as Level 2.

The Firemen's Relief and Pension fund investments are summarized below:

Cash and Cash Equivalents	
Cash	$ 19,973
Money market funds	1,013,217
Investments	
Mutual funds	23,061,442
Government & agency funds	5,644,774
Corporate bonds	628,916
Foreign bonds	1,155,755
Common stocks	4,850,709
Total investments	35,341,596
Total investments and cash and cash equivalents	$ 36,374,786

The City, including the Utility and the component units, do not have any debt security investments, other than in the Firefighter's Relief and Pension Fund, which are exposed to interest rate risk.

As of December 31, 2019, the City's Firefighter's Relief and Pension fund had the following debt security investments and maturities:

		Investment Maturities (in Years)			
Investment Type	Fair Value	Less Than 1	1-5	6-10	More Than 10
Fire Pension Fund					
Government & agency securities	$ 5,644,774	$ 53,095	$ 3,031,791	$ 1,258,281	$ 1,301,607
Corporate bonds	628,916	-	60,839	199,087	368,990
Foreign bonds	1,155,755	64,717	1,091,038	-	-
	7,429,445	$ 117,812	$ 4,183,668	$ 1,457,368	$ 1,670,597
Mutual funds	23,061,442				
Common stocks	4,850,709				
	$ 35,341,596				

For the year ended December 31, 2019 the annual money-weighted rate of return on Plan investments, net of Plan investment expense, was (20.53%). The money-weighted return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

The credit quality ratings of the debt security investments held by the Firefighter's Relief and Pension Fund were unavailable at December 31, 2019.

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Custodial Credit Risk

For a deposit, custodial credit risk is the risk that, in the event of a failure of a depository institution, the City will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. Of the primary government, agency fund and the component unit's categorizable bank deposits of $52,503,498, none were uninsured and uncollateralized.

The City's policy on custodial credit risk requires that all deposits and investments of City funds other than direct purchases of U.S. Treasuries or Agencies shall be secured by pledged collateral at a level of 102% of the market value of principal and accrued interest on the deposits or investments less an amount insured by the FDIC or FSLIC. The City's policy also requires that collateral pledged to secure the deposits of the City be held by a safekeeping institution, or Trustee, such as the Federal Reserve Bank or an institution not affiliated with the firm pledging the collateral.

Credit Risk

The City is authorized to invest in obligations of the U.S. Government or the State of Texas, obligations of states, counties, cities, or other political subdivisions with a quality rating of not less than A. The City is also authorized to invest in (a) certificates of deposit of banks insured by FDIC, National Credit Union Share Insurance, or secured by mortgage-backed securities rated AAA, (b) fully collateralized direct repurchased agreements with a defined termination date secured by obligations of the U.S. government, (c) investment pools, not to exceed 80% of the City's portfolio, and rated no lower than AAA or AAA-m, with a weighted average maturity of 90 days or less, (d) money market mutual funds that have a rating of AAA and a weighted average maturity of 90 days or less, (e) banker's acceptances with a stated maturity of 270 days or less and rated not less than A-1 or P-1 and is fully secured by an irrevocable letter of credit issued by a bank, (f) guaranteed investment contracts, for bond proceeds only, if such contracts have a defined termination date, and are secured by U.S. Government Obligations.

The Firemen's Plan did not hold investments in any one organization that represented five percent or more of the Plan's fiduciary net position.

Foreign Currency Risk

Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of an investment or a deposit. In order to minimize foreign currency risk, the City's Firemen's Relief and Pension funds invests in a well-diversified fund. At December 31, 2019, the City's Firemen's Relief and Pension fund had fixed income securities of $1,155,755 invested in foreign obligations with Seacrest Investment Management, LLC. The Seacrest investments are comprised of the following investments at December 31, 2019:

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	Fair Value
Austria	$ 80,906
Canada	382,367
Germany	92,639
Mexico	105,293
Netherlands	54,629
Philippines	102,120
South Africa	104,375
Turkey	127,296
Venezuela	4,728
Supranational	101,402
Total	$ 1,155,755

Note 4: Receivables

Receivables as of year-end for the City's individual major funds and nonmajor funds, internal service funds, and fiduciary funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	General	Debt Service	Emergency Management	Texarkana, Texas Water Utilities	Nonmajor and Other Funds	Total
Receivables						
Property taxes	$ 771,526	$ 222,867	$ -	$ -	$ 495,997	$ 1,490,390
Other taxes	201,255	-	-	-	221,393	422,648
Accounts	6,178	16,032	-	1,763,891	249,026	2,035,127
Intergovernmental	3,746,831	-	1,707,904	266,918	669,389	6,391,042
Interest	3,239	-	-	6,071	81,472	90,782
Loans	-	-	-	-	2,792,847	2,792,847
Restricted accounts	-	-	-	-	435,473	435,473
Restricted interest	-	-	-	31,804	750	32,554
Gross receivables	4,729,029	238,899	1,707,904	2,068,684	4,946,347	13,690,863
Less: allowance for uncollectibles	(21,526)	(6,218)	-	(97,021)	(260,402)	(385,167)
Net total receivables	$ 4,707,503	$ 232,681	$ 1,707,904	$ 1,971,663	$ 4,685,945	$ 13,305,696

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City of Texarkana, Texas
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Note 5: Capital Assets

Capital asset activity for the year ended September 30, 2020, was as follows:

	Balance October 1, 2019	Additions	Deletions	Transfers	Balance September 30, 2020
Governmental Activities					
Capital assets, not being depreciated					
Land	$ 12,206,878	$ -	$ -	$ -	$ 12,206,878
Construction in progress	5,762,130	3,583,220	-	(4,695,841)	4,649,509
Total capital assets, not being depreciated	17,969,008	3,583,220	-	(4,695,841)	16,856,387
Capital assets, being depreciated					
Buildings	33,480,665	135,800	-	-	33,616,465
Improvements other than buildings	7,417,616	-	(6,962)	354,750	7,765,404
Infrastructure	164,735,682	131,538	(214,354)	4,226,139	168,879,005
Machinery and equipment	8,901,652	482,436	(76,911)	-	9,307,177
Licensed vehicles	9,818,610	626,477	(472,922)	114,952	10,087,117
Total capital assets, being depreciated	224,354,225	1,376,251	(771,149)	4,695,841	229,655,167
Less accumulated depreciation for					
Buildings	(19,053,650)	(745,142)	-	-	(19,798,792)
Improvements other than buildings	(4,138,400)	(274,673)	6,962	-	(4,406,111)
Infrastructure	(77,747,552)	(3,130,808)	214,354	-	(80,664,005)
Machinery and equipment	(3,787,055)	(465,995)	53,799	-	(4,199,252)
Licensed vehicles	(6,229,145)	(791,998)	422,139	-	(6,599,004)
Total accumulated depreciation	(110,955,802)	(5,408,615)	697,254	-	(115,667,163)
Total capital assets, being depreciated, net	113,398,423	(4,032,364)	(73,895)	4,695,841	113,988,005
Governmental capital assets, net	$ 131,367,431	$ (449,144)	$ (73,895)	$0.00	$ 130,844,392

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	Balance October 1, 2019	Additions	Deletions	Transfers	Balance September 30, 2020
Business-type Activities					
Capital assets, not being depreciated:					
Land	$ 1,438,195	$ -	$ -	$ 9,631	$ 1,447,826
Construction in progress	2,134,412	5,102,500	(274,254)	(1,852,760)	5,109,898
Total capital assets, not being depreciated	3,572,607	5,102,500	(274,254)	(1,843,129)	6,557,724
Capital assets, being depreciated:					
Buildings	3,500,536	-	-	-	3,500,536
Improvements other than buildings	98,545,643	-	(201,212)	1,125,128	99,469,559
Machinery and equipment	12,270,513	-	(134,999)	718,001	12,853,515
Property under capital lease	20,655,069	-	-	-	20,655,069
Total capital assets, being depreciated	134,971,761	-	(336,211)	1,843,129	136,478,679
Less accumulated depreciation for:					
Buildings	(2,626,897)	(69,331)	-	-	(2,696,228)
Improvements other than buildings	(49,327,139)	(2,826,769)	105,223	-	(52,048,685)
Machinery and equipment	(10,100,102)	(681,745)	230,988	-	(10,550,859)
Property under capital lease	(13,591,993)	(1,002,085)	-	-	(14,594,078)
Total accumulated depreciation	(75,646,131)	(4,579,930)	336,211	-	(79,889,850)
Total capital assets, being depreciated, net	59,325,630	(4,579,930)	-	1,843,129	56,588,829
Business-type capital assets, net	$ 62,898,237	$ 522,570	$ (274,254)	$ -	$ 63,146,553

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City of Texarkana, Texas
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Depreciation was charged to functions/programs of the primary government as follows:

Governmental activities	
General government	$ 183,952
Public safety	870,553
Public works	3,500,069
Parks and recreation	854,041
Total depreciation expense - governmental activities	$ 5,408,615
Business-type activities:	
Water and sewer	$ 4,579,930
Total depreciation expense - business-type activities	$ 4,579,930

Discretely Presented Component Unit

Activity for the Health Center for the year ended September 30, 2020 was as follows:

	Balance October 1, 2019	Additions	Deletions	Balance Sept. 30, 2020
Capital assets, being depreciated:				
Buildings	$ 1,326,216	$ 45,017	$ -	$ 1,371,233
Improvements other than buildings	42,841	-	-	42,841
Machinery and equipment	30,102	27,941	-	58,043
Total capital assets, being depreciated	1,399,159	72,958	-	1,472,117
Less accumulated depreciation for:				
Buildings	(1,064,362)	(31,540)	-	(1,095,902)
Improvements other than buildings	(42,841)	-	-	(42,841)
Machinery and equipment	(16,174)	(1,097)	-	(17,271)
Total accumulated depreciation	(1,123,377)	(32,637)	-	(1,156,014)
Total capital assets, being depreciated, net	$ 275,782	$ 40,321	$ -	$ 316,103

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City of Texarkana, Texas
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Note 6: Construction Projects

As of September 30, 2020, the City had the following commitments with respect to unfinished capital projects.

	Project Authorization	Expended Through 9/30/2020	Required Future Financing
Clean up of City owned site	$ 46,720	$ 24,703	$ 22,017
College Drive Milling and Overlay	551,225	475,721	75,504
Courthouse Square Project	845,096	33,100	811,996
Findley St. Drainage	501,981	231,875	270,106
Findley St. Striping	11,502	5,243	6,259
Fire Station Relocation	532,636	148,798	383,838
Gibson Bridge/Extension	1,189,507	339,169	850,338
Gibson Bridge/Extension	6,601,708	2,683,459	3,918,249
Outdoor Warning System	73,656	68,369	5,287
Sculpture	11,875	5,937	5,938
Spring Lake Trail Project	132,389	89,725	42,664
Total	$ 10,498,295	$ 4,106,099	$ 6,392,196

Note 7: Interfund Receivables, Payables and Transfers

The composition of interfund balances as of September 30, 2020, is as follows:

Due to/from Other Funds

Receivable Fund	Payable Fund	Amount
General	Nonmajor governmental fund	$ 394,930
General	Emergency management fund	2,786,177
General	Debt service	222
Nonmajor governmental fund	Nonmajor governmental fund	751,500
Nonmajor governmental fund	Debt service	312
Nonmajor governmental fund	General	39,418
Nonmajor governmental fund	Emergency management fund	19,615
Emergency management fund	General	804,185
Internal service fund	General	21
Total		$ 4,796,380

The outstanding balances between funds result mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made.

City of Texarkana, Texas
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Interfund transfers:

Transfer in:	Transfers Out: General Fund	Nonmajor Governmental	Nonmajor Proprietary	Internal Service	Total
General fund	$ -	$ 5,471	$ 1,187	$ 1,312	$ 7,970
Debt service	-	1,393,938	-	-	1,393,938
Emergency Management	804,185	-	-	-	804,185
Texarkana, Texas Water Utilities	468,524	-	-	-	468,524
Nonmajor governmental funds	236,205	327,649	-	-	563,854
Fleet services (internal service)	838,623	-	-	-	838,623
Total transfers in	$ 2,347,537	$ 1,727,058	$ 1,187	$ 1,312	$ 4,077,094

Transfers maybe used to (1) move revenues from the fund with collection authorization to another specific required fund, (2) move restricted amounts from borrowings to the debt service fund to establish mandatory reserve accounts, (3) move unrestricted general fund revenues to finance various programs that the government must account for in other funds in accordance with budgetary authorizations, including amounts provided as subsidies or matching funds for various grants, and other purposes.

Note 8: Enterprise Funds – Contracts with City of Texarkana, Arkansas

Under a contract dated August 5, 1948 as subsequently amended, the City supplies water to the City of Texarkana, Arkansas and disposes of sewage collected by that City. Charges to Texarkana, Arkansas for these services are computed by prorating certain expenses of the System, plus a set monthly fee. A new agreement was executed between the Cities of Texarkana, Texas and Texarkana, Arkansas on May 20, 1969. This new agreement relates to the matter of supplying treated water only and does not amend the prior agreement relating to sewer service. The terms of the new contract provide that Texarkana, Arkansas will pay the same amount per one thousand gallons of water supplied to it as shall be computed to be the cost to Texarkana, Texas under its contractual arrangements with other area cities (See Note 9). The Texarkana, Arkansas Water Utilities made total transfers to the Texarkana, Texas Water Utilities for water purchases of $642,252 for 2020.

A water system agreement entered into on December 1, 1982 and amended on October 15, 1985, with the City of Texarkana, Arkansas provides for the sale of water taken from the Millwood Reservoir and processed in the Millwood Water Treatment Facilities. The agreement further provides that the City of Texarkana, Arkansas will sell treated water to Texarkana, Texas, at the cost per one thousand gallons of water supplied to it as shall be computed to be the cost to Texarkana, Arkansas. The Texarkana, Texas Water Utilities made total transfers to the Texarkana, Arkansas Water Utilities for water purchases of $1,075,526 for 2020.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Additionally, when the indebtedness the City of Texarkana, Arkansas incurred in connection with the acquisition and construction of the water treatment and transmission facilities has been discharged, the City of Texarkana, Arkansas will convey to the City of Texarkana, Texas an undivided interest in the facilities used to serve Texas. Texarkana, Texas' undivided interest in the facilities shall be a pro rata portion of the total capital payments made on the system by both Texarkana, Arkansas and Texarkana, Texas. Texarkana, Texas' share is currently estimated to be approximately 63 percent of the total. Capital payments are defined as payments made or to be made on the principal of the bond obligation of Texarkana, Arkansas. The Texarkana, Texas Water Utilities made total transfers to the Texarkana, Arkansas Water Utilities for debt service of $307,701 for 2020. The effective transfer of assets pursuant to this agreement has been recorded as a capital lease.

South Regional Wastewater Facilities

A wastewater agreement dated March 1, 1983 was entered into between the City of Texarkana, Arkansas and the City of Texarkana, Texas. The agreement is a supplement to the previous agreement and provides that the City of Texarkana, Texas will process the wastewater from the City of Texarkana, Arkansas and charge the City of Texarkana, Arkansas the same amount per one thousand gallons as the computed cost to the City of Texarkana, Texas for wastewater treatment. The calculation of cost for retail customers billed on the City Rate Ordinance is based on the metered retail water sales of each City to the total retail water sales for both Cities. The cost for contract customers is based on metered wastewater treated in combination with the retail customers for each City to the total for both Cities.

McKinney Bayou Wastewater Facilities

A wastewater agreement dated December 15, 1997 was entered into between the City of Texarkana, Arkansas and the City of Texarkana, Texas. The agreement relates to the operation and maintenance of a wastewater treatment facility, known as the McKinney Bayou Wastewater Facilities (the facilities), and related transmission lines located within the City of Texarkana, Arkansas to be used for the collection and treatment of a portion of the two cities' wastewater. The agreement provides that the City of Texarkana, Arkansas will process a portion of the wastewater from the City of Texarkana, Texas. The City of Texarkana, Texas will pay the City of Texarkana, Arkansas the same amount per one thousand gallons as computed to be the cost to the City of Texarkana, Arkansas for wastewater treatment. The calculation of cost for retail customers billed is based on the metered retail water sales of each City, whose wastewater is treated in the facilities, to the total retail water sales for both Cities, whose wastewater is being treated in the facilities.

The agreement further provides that, when the indebtedness of the City of Texarkana, Arkansas incurred in connection with the acquisition and construction of the wastewater treatment facilities has been discharged, the City of Texarkana, Arkansas will convey to the City of Texarkana, Texas an undivided interest in the system facilities used to serve Texas. Texarkana, Texas' undivided interest in the facilities shall be a pro rata portion of the total payments on bond obligations made on the system by both Texarkana, Arkansas and Texarkana, Texas. During 2020 the Texas Utilities made transfers to the Arkansas Utilities for debt service for $106,185.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Notes to Financial Statements
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Note 9: Enterprise Funds – Water Supply Contracts Between City of Texarkana, Texas and "Member Cities"

A water supply contract has been entered into between the City of Texarkana, Texas and seven cities in the area which are described as "Member Cities". Texarkana, Texas has agreed to supply each of these cities with a maximum amount of treated water per year. Each Member City agrees to make minimum monthly payments to the City of Texarkana, Texas, which shall be adequate to discharge its pro rata part of debt service, maintenance and operating, and administrative expenses to Lake Texarkana Water Supply Corporation. The proceeds of these contracts with the various Member Cities are pledged by the City for the payment of the bonds issued by Lake Texarkana Water Supply Corporation.

In fiscal year 2013, the Texas Utility issued $2.2 million in Waterworks and Sanitary Sewer System Revenue Bonds to finance the moving and replacing of a 16 inch ductile iron water line to a 24 inch water line between Malta, Texas and DeKalb, Texas to accommodate the widening of U.S. Highway 82 between New Boston, Texas and DeKalb Texas, a Bowie County voter approved project. In fiscal year 2020, the Texas Utility received payments of $13,421, respectively, from the "Member Cities" for contributions toward debt service on these bonds based on their ownership ratio in these assets, for which the related transfer is recorded as a direct financing lease by the Texas Utility.

Note 10: Lease Commitments – Capital Leases

The government has entered into a lease agreement as lessee for financing the acquisition of computer equipment. The government also has financed undivided interests in the acquisition of the Millwood Water Treatment Facilities and the McKinney Bayou Wastewater Facilities. The following is a schedule by years of future minimum lease payments under capital lease obligations as of September 30, 2020:

Ending September 30:	Governmental Activities	Business-type Activities
2021	$ 227,266	$ 753,290
2022	203,170	688,754
2023	35,052	688,846
2024	6,547	687,606
2025	-	685,175
Total minimum lease payments	472,035	3,503,671
Less:		
Unexpended funds	-	(876,477)
Amounts representing interest	(15,412)	(115,803)
Present value of minimum lease payments	$ 456,623	$ 2,511,391

City of Texarkana, Texas
Notes to Financial Statements
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Note 11: Long-term Obligations

General Obligation Bonds

General obligation bonds are direct obligations and pledge the full faith and credit of the City. The City has dedicated 21.61% of the ad valorem taxes received for the year for the payment of principal and interest on general obligation bonds. General obligation bonds at September 30, 2020 are as follows:

	Rate of interest	Original Issue	Outstanding September 30, 2020
General Obligation Bonds			
General Obligation Refunding Bonds, Series 2013 used to refund certain bonds which were issued to finance certain capital improvements of the City - due serially in varying amounts from February 15, 2014 through February 15, 2027.	2.00% - 5.00%	$ 14,550,000	$ 8,695,000
General Obligation Refunding Bonds, Series 2016 used to refund certain bonds which were issued to finance certain capital improvements of the City - due serially in varying amounts from February 1, 2017 through February 1, 2030.	2.00% - 3.00%	9,090,000	8,200,000
General Obligation Refunding Bonds, Series 2020A used to refund certain bonds which were issued to finance certain capital improvements of the City - due serially in varying amounts from February 1, 2021 through February 1, 2023.	1.20%	2,465,000	2,465,000
General Obligation Refunding Bonds, Series 2020B used to refund certain bonds which were issued to finance certain capital improvements of the City - due serially in varying amounts from February 1, 2021 through February 1, 2030.	1.87%	4,330,000	4,330,000
Total general obligation bonds		$ 30,435,000	$ 23,690,000

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Notes to Financial Statements
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Annual requirements to amortize general obligation bonds outstanding at September 30, 2020 are as follows:

Requirements Year Ending September 30	General Obligation Bonds Principal	Interest	Total
2021	$ 2,505,000	$ 666,194	$ 3,171,194
2022	2,610,000	590,684	3,200,684
2023	2,530,000	511,197	3,041,197
2024	2,655,000	421,761	3,076,761
2025	2,760,000	334,070	3,094,070
2026-2030	10,630,000	514,416	11,144,416
Total	$ 23,690,000	$ 3,038,322	$ 26,728,322

Certificates of Obligation

The City issues certificates of obligation to fund construction projects and acquire capital assets. Certificates of obligation are direct obligations and pledge the full faith and credit of the City. Certificates of obligation at September 30, 2020, are as follows:

	Rate of interest	Original Issue	Outstanding September 30, 2020
Certificates of Obligation			
Combination Tax and Revenue Certificates of Obligation, Series 2012 used for street and drainage improvements, constructing, improving and equipping park and recreational facilities - due serially in varying amounts through February 1, 2035.	0.50% - 3.500%	$ 4,115,000	$ 3,045,000
Combination Tax and Revenue Certificates of Obligation, Series 2017 used for public safety facilities, street and drainage improvements, park and recreational facilities, roof replacements, public works facilities, and municipal airport facilities due serially in varying amounts through February 1, 2037.	2.625 - 4.0%	14,160,000	13,055,000
Combination Tax and Revenue Certificates of Obligation, Series 2019 used for public safety facilities, street and drainage improvements, park and recreational facilities, roof replacements, public works facilities, and municipal airport facilities due serially in varying amounts through February 15, 2034.	2.50 - 3.50%	6,780,000	6,370,000
Total certificates of obligation		$ 25,055,000	$ 22,470,000

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Notes to Financial Statements
September 30, 2020

Annual requirements to amortize certificates of obligations outstanding at September 30, 2020, are as follows:

Year Ending September 30	Certificates of Obligation Principal	Interest	Total
2021	$ 1,110,000	$ 694,106	$ 1,804,106
2022	1,150,000	657,613	1,807,613
2023	1,190,000	623,228	1,813,228
2024	1,225,000	583,244	1,808,244
2025	1,270,000	537,916	1,807,916
2026-2030	7,010,000	2,022,981	9,032,981
2031-2035	7,575,000	913,788	8,488,788
2036-2040	1,940,000	68,425	2,008,425
Total	$ 22,470,000	$ 6,101,301	$ 28,571,301

Revenue Bonds

The City issues bonds pledged with income derived from the acquired or constructed assets to pay debt service. Revenue bonds outstanding at September 30, 2020, are as follows:

	Rate of interest	Original Issue	Outstanding September 30, 2020
Revenue Bonds			
Waterworks and Sanitary Sewer System Revenue Bonds, Series 2013 net of bond discount of $15,276 used to finance the costs of making improvements and extensions to the water and sewer system. Due serially in varying amounts from August 1, 2014 through August 1, 2033.	2.00% - 4.875%	$ 2,200,000	$ 1,585,000
Waterworks and Sanitary Sewer System Revenue Bonds, Series 2020 used to finance the costs of making improvements and extensions to the water and sewer system. Due serially in varying amounts from April 1, 2020 through February 1, 2023.	1.20%	550,000	550,000
Total Texarkana, Texas Water Utilities		$ 2,750,000	$ 2,135,000

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Notes to Financial Statements
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Annual requirements to amortize revenue bonds outstanding at September 30, 2020 are as follows:

Requirements Year Ending September 30	Revenue Bonds		
	Principal	Interest	Total
2021	$ 280,000	$ 73,634	$ 353,634
2022	280,000	68,356	348,356
2023	290,000	62,666	352,666
2024	105,000	57,881	162,881
2025	110,000	53,681	163,681
2026-2030	625,000	194,456	819,456
2031-2035	445,000	44,000	489,000
Total	$ 2,135,000	$ 554,674	$ 2,689,674

The Utility has pledged future water customer revenues, net of specified operating expenses, to repay the remaining balance in water system revenue bonds issued in 2004 and 2013. Proceeds from the bonds provided financing for the water and wastewater facility improvements and updates. The bonds are payable solely from water customer net revenues and are payable through 2033. Annual principal and interest payments on the bonds are expected to require approximately 2% of net revenues.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Notes to Financial Statements
September 30, 2020

Changes in Long-term Liabilities

The following is a summary of changes in long-term liabilities for the year ended September 30, 2020:

	Balance October 1, 2019	Additions	Retirements/ Deductions	Balance September 30, 2020	Long-term Balance	Due Within One Year
Governmental Activities						
General obligation bonds	$ 18,335,000	$ 6,795,000	$ (1,440,000)	$ 23,690,000	$ 21,185,000	$ 2,505,000
Issuance premiums	1,637,519	-	(269,744)	1,367,775	1,367,775	-
Total general obligation bonds	19,972,519	6,795,000	(1,709,744)	25,057,775	22,552,775	2,505,000
Certificates of obligation	24,705,000	6,780,000	(9,015,000)	22,470,000	21,370,000	1,100,000
Issuance premiums	442,605	356,018	(33,484)	765,139	765,139	-
Total certificates of obligation	25,147,605	7,136,018	(9,048,484)	23,235,139	22,135,139	1,100,000
Capital leases	639,414	30,075	(212,866)	456,623	229,357	227,266
Notes payable	-	663,110	-	663,110	663,110	-
Net pension liabilities	26,429,139	-	(9,739,494)	16,689,645	16,689,645	-
Net other postemployment liabilities	13,376,374	3,098,900	-	16,475,274	16,475,274	-
Accrued compensated absences	4,721,378	1,459,231	(1,288,805)	4,891,804	4,546,826	344,978
Governmental activity Long-term liabilities	$ 90,286,429	$ 19,182,334	$ (21,999,393)	$ 87,469,370	$ 83,292,126	$ 4,177,244
Business-type Activities						
Revenue bonds	$ 2,395,000	$ 550,000	$ (810,000)	$ 2,135,000	$ 1,855,000	$ 280,000
Issuance discounts	(11,503)	-	780	(10,723)	(10,723)	-
Total revenue bonds	2,383,497	550,000	(809,220)	2,124,277	1,844,277	280,000
Capital leases	2,866,639	-	(355,248)	2,511,391	2,184,254	327,137
Net pension liabilties	5,185,486	-	(2,057,801)	3,127,685	3,127,685	-
Other postemployment liabilities	943,329	107,587	-	1,050,916	1,050,916	-
Accrued compensated absences	431,807	365,256	(356,926)	440,137	390,078	50,059
Business-type activity Long-term liabilities	$ 11,810,758	$ 1,022,843	$ (3,579,195)	$ 9,254,406	$ 8,597,210	$ 657,196

The General Fund is the governmental fund which primarily is responsible for liquidating the accrued compensated absences liability and net pension and other postemployment liabilities for the governmental activities.

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City of Texarkana, Texas
Notes to Financial Statements
September 30, 2020

Note 12: Conduit Debt

The City issued $605,000 in General Obligation Refunding, Series 2020A dated April 1, 2020. The stated maturity date of the debt is February 1, 2023, with an interest rate of 1.20% per annum. The certificates were issued by the City on behalf of the Bi-State Justice Center. The purpose of the debt is to pay contractual obligations for improvements to the Bi-State Criminal Justice Center and professional services rendered in connection therewith. The payments are made by the Bi-State Justice Center directly to the paying agent. The City has no responsibility for the repayment of the debt beyond its participation in the BSJC joint venture. The balance outstanding at September 30, 2020 is $605,000.

Note 13: Risk Management

The City's workers' compensation insurance coverage is obtained through the Texas Municipal League Intergovernmental Risk Pool (TML Pool). The TML Pool was established by the various political subdivisions in Texas to provide self-insurance for its members and to obtain lower costs for insurance. Losses under a stated amount for workers' compensation that are incurred by TML members are paid with TML Pool funds. Claims in excess of this limit are paid under terms of insurance policies obtained by the TML Pool. TML Pool members pay annual contributions to obtain the insurance. Annual contribution rates are determined by the TML Pool Board or by the State Board of Insurance of Texas. Such rates are estimated to include all claims expected to occur during the policy period, including claims incurred but not reported. The TML has established claims reserves for each of the types of insurance offered. Thus, although the TML Pool is a self-insured risk pool, members are not contingently liable for claims filed above the amount of the fixed annual contributions. If losses incurred are significantly higher than actuarially estimated, the TML Pool adjusts the contributed rate for subsequent years. Members are also entitled to returns of contributions if actual results are more favorable than estimated. For the year ended September 30, 2020 the City contributed $400,427 for workers' compensation coverage.

The City has outside property insurance coverage totaling $56,337,726 for major structures, primarily those used by the public and those located in a cluster to provide protection from catastrophic losses, as well as $14,357,700 of contents coverage.

The City maintains liability insurance coverage of $2,552,340 for all its vehicles and equipment. It has vehicle damage coverage on the most expensive vehicles and equipment including fire engines and large trucks.

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City of Texarkana, Texas
Notes to Financial Statements
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The City has established an Employee Benefit Fund (an internal service fund) to account for a self-insured employee health benefit program. The City accounts for this expense on the accrual method in that as cash is transferred to the Employee Benefit Fund, it is expensed on the transferring fund. Liabilities include an amount for claims that have been incurred but not reported (IBNRs). Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends including frequency and amount of pay-outs and other economic and social factors. Under this program, the City is self-insured up to a maximum of $100,000 specific deductible per covered person in a calendar year, and a $75,000 aggregating specific deductible. Costs in excess of this amount, up to an unlimited amount per claimant as an annual benefit and unlimited as a lifetime benefit, were insured through QBE Insurance Corporation, which was offered by the reinsurance company, Sirius. Sirius is offered through the Third-Party Administrator, Blue Cross Blue Shield of Texas. Each participating fund makes payments to the Employee Benefit Fund based upon the computed monthly amount determined by the administrator of the plan. Employees pay a portion of their costs and an amount for dependents and the City pays for the remainder of employees' coverage. Costs are recognized by the City in the Employee Benefit Fund when claims are filed and processed according to the City of Texarkana's plan document by Blue Cross Blue Shield of Texas. Estimated costs incurred but not billed at year end are accrued.

Changes in the balance of claims liabilities during the past year are as follows:

	Year Ended September 30, 2020	Year Ended September 30, 2019
Unpaid claims, October 1	$ 366,300	$ 204,822
Incurred claims	2,867,773	3,422,890
Claim payments	(2,737,395)	(3,261,412)
Unpaid claims, September 30	$ 496,678	$ 366,300

The amount of settlements has not exceeded the coverage during any of the past three years.

Note 14: Employee Retirement Systems

The City has elected to participate in the following retirement plans for its employees: A) Texas Municipal Retirement System, and B) Texarkana Firemen's Relief and Retirement Fund.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Notes to Financial Statements
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Total All Employee Retirement Systems

Plan	Net Pension Liability	Deferred Outflows of Resources	Deferred Inflows of Resources	Pension Expenses/ Expenditures
Governmental activities				
TMRS Plan 1	$ 3,049,990	$ 751,190	$ 2,483,488	$ 602,666
TMRS Plan 2	5,743,824	1,261,265	2,059,174	1,414,795
Firefighters Relief & Retirement Fund	7,895,831	2,107,417	1,999,698	1,886,660
Total governmental activities	16,689,645	4,119,872	6,542,360	3,904,121
Business-type activities:				
TMRS Plan 3	3,127,685	631,730	1,066,998	650,790
Total	$ 19,817,330	$ 4,751,602	$ 7,609,358	$ 4,554,911

Texas Municipal Retirement System (TMRS)

The City participates in three retirement plans in the Texas Municipal Retirement System (TMRS) which covers all eligible full-time employees, excluding firefighters: Plan #1 covers Police Officers, Plan #2 covers Other City employees and Plan #3 covers Texarkana Water Utilities employees.

Plan Description

The City participates as one of 888 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS ACT, Subtitle G, Title 8, Texas Government Code (The TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS' defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.tmrs.com.

All eligible employees of the City, excluding firefighters, are required to participate in TMRS.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the City-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payment options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

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City of Texarkana, Texas
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September 30, 2020

Plan provisions for the City were as follows:

	Plan No. 1	Plan No. 2	Plan No. 3
Employee deposit rate	7%	7%	7%
City current matching ratio	2-1	2-1	2-1
Updated Service Credit:			
Rate	100T	100T	100T
Year effective	1998R	1992R	1992R
COLA Increase	70%	70%	70%
COLA Increase year effective	1998R	1992R	1992R
Military service credit effective date	Oct. 1988	Oct. 1988	Oct. 1988
Vesting	5 years	5 years	5 years
Service retirement eligibilities	5 yrs/age 60, 20 yrs/any age	5 yrs/age 60, 20 yrs/any age	5 yrs/age 60, 20 yrs/any age
Restricted prior service credit effective date	June 1995	June 1995	June 1995

At the December 31,2019 valuation and measurement date, the following employees were covered by the benefit terms:

	Plan No. 1	Plan No. 2	Plan No. 3
Inactive employees or beneficiaries currently receiving benefits	82	195	114
Inactive employees entitled to but not yet receiving benefits	28	94	51
Active employees	86	207	161
Total	196	496	326

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City of Texarkana, Texas were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City of Texarkana, Texas were as follows in calendar years 2019 and 2020.

	Plan No. 1	Plan No. 2	Plan No. 3
City Contribution Rate:			
2019	15.93%	16.11%	16.67%
2020	14.42%	15.56%	16.12%

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

The City's contributions to TMRS for the year ended September 30, 2020 were $874,104, $1,393,102 and $800,750 for Plan No. 1, Plan No. 2, and Plan No. 3, respectively, and were equal to the required contributions.

Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2019, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total Pension Liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	2.75% per year
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment, with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with male rates multiplied by 109% and female rates multiplied by 103% with a three-year set-forward for both males and females. In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four period from December 31, 2010 to December 31, 2014. They were adopted in 2015 and first used in the December 31, 2015 actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013 valuation, the System adopted the Entry Age Normal actuarial cost method and a one-time change to the amortization policy. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

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The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). At its meeting on July 30, 2015, the TMRS Board approved a new portfolio target allocation. The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2020 are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return (Arithmetic)
International equity	30.00%	5.30%
Core fixed income	10.00%	1.25%
Non-core fixed income	20.00%	4.14%
Real return	10.00%	3.85%
Real estate	10.00%	4.00%
Absolute return	10.00%	3.48%
Private equity	10.00%	7.75%
Total	100.00%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

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	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balance at October 1, 2019	$ 46,823,308	$ 40,565,082	$ 6,258,226
Changes for the year:			
Service cost	1,003,968	-	1,003,968
Interest	3,106,492	-	3,106,492
Difference between expected and actual experience	121,452	-	121,452
Changes of assumptions	74,948	-	74,948
Contributions - employer	-	874,104	(874,104)
Contributions - employee	-	407,643	(407,643)
Net investment income	-	6,269,849	(6,269,849)
Benefit payments, including refunds of employee contributions	(2,606,389)	(2,606,389)	-
Administrative expense	-	(35,436)	35,436
Other changes	-	(1,064)	1,064
Net changes	1,700,471	4,908,707	(3,208,236)
Balance at September 30, 2020	$ 48,523,779	$ 45,473,789	$ 3,049,990

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balance at October 1, 2019	$ 53,686,895	$ 44,256,813	$ 9,430,082
Changes for the year:			
Service cost	1,355,020	-	1,355,020
Interest	3,559,680	-	3,559,680
Difference between expected and actual experience	(404,645)	-	(404,645)
Changes of assumptions	461,978	-	461,978
Contributions - employer	-	1,321,229	(1,321,229)
Contributions - employee	-	576,955	(576,955)
Net investment income	-	6,799,718	(6,799,718)
Benefit payments, including refunds of employee contributions	(2,717,867)	(2,717,867)	-
Administrative expense	-	(38,454)	38,454
Other changes	-	(1,157)	1,157
Net changes	2,254,166	5,940,424	(3,686,258)
Balance at September 30, 2020	$ 55,941,061	$ 50,197,237	$ 5,743,824

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	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balance at October 1, 2019	$ 27,510,602	$ 22,325,116	$ 5,185,486
Changes for the year:			
Service cost	760,242	-	760,242
Interest	1,834,003	-	1,834,003
Change of benefit terms	-	-	-
Difference between expected and actual experience	(202,779)	-	(202,779)
Changes of assumptions	38,426	-	38,426
Contributions - employer	-	745,398	(745,398)
Contributions - employee	-	324,691	(324,691)
Net investment income	-	3,437,613	(3,437,613)
Benefit payments, including refunds of employee contributions	(1,252,836)	(1,252,836)	-
Administrative expense	-	(19,425)	19,425
Other changes	-	(584)	584
Net changes	1,177,056	3,234,857	(2,057,801)
Balance at September 30, 2020	$ 28,687,658	$ 25,559,973	$ 3,127,685

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1% point lower (5.75%) or 1% point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability:			
Plan No. 1	$ 10,286,357	3,049,990	$ (2,826,399)
Plan No. 2	13,013,546	5,743,824	(295,824)
Plan No. 3	6,751,319	3,127,685	(68,158)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmrs.com.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2020, the City recognized pension expense of $602,666, $1,414,795 and $650,790 in Plan No. 1, Plan No. 2 and Plan No. 3, respectively.

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At September 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

SCHEDULE OF OUTFLOWS AND INFLOWS
PLAN NO. 1

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	$ -	$ 1,410,466
Changes in actuarial assumptions	61,706	13,743
Differences between expected and actual experience	99,994	1,059,279
Contributions made after December 31, 2019 but before September 30, 2020	589,490	-
Total	$ 751,190	2,483,488

SCHEDULE OF OUTFLOWS AND INFLOWS
PLAN NO. 2

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	$ -	$ 1,529,161
Changes of assumptions	310,510	-
Differences between expected and actual experience	16,598	530,013
Contributions made after December 31, 2019 but before September 30, 2020	934,157	-
Total	$ 1,261,265	$ 2,059,174

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SCHEDULE OF OUTFLOWS AND INFLOWS
PLAN NO. 3

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	$ -	$ 771,282
Changes of assumptions	29,868	-
Differences between expected and actual experience	23,946	295,716
Contributions made after December 31, 2019 but before September 30, 2020	577,916	-
Total	$ 631,730	$ 1,066,998

The amount reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30,2021. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	Plan No. 1	Plan No. 2	Plan No. 3
2021	$ (829,996)	$ (636,093)	$ (348,187)
2022	(680,358)	(464,808)	(294,101)
2023	(63,586)	134,501	34,534
2024	(770,748)	(765,666)	(405,429)
2025	22,900	-	-
Thereafter	-	-	-
Total	$ (2,321,788)	$ (1,732,066)	$ (1,013,184)

Texarkana Firefighter's Relief and Retirement Fund (FRRF)

General Information about the Retirement Plan

Plan Description

The City contributes to the retirement plan for firefighters in the Texarkana Fire Department known as the Texarkana Firemen's Relief and Retirement fund (the Plan). The Plan is a single employer, contributory, defined benefit plan. The benefit provisions of the Plan are authorized by the Texas Local Fire Fighters' Retirement Act of 1937 (Act). The purpose of the Plan is to provide for the receipt, control, handling, management and dispersing of assets accumulated in the Plan, which has been established for the purpose of providing certain benefits upon retirement for participants/employees under the provisions of the Plan.

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The Plan is administered by a seven-member Board of Trustees. The City does not have access to nor can it utilize assets within the retirement plan trust. The Plan issues a stand-alone report pursuant to GASB Statement No. 67, which may be obtained in writing from the Texarkana Firemen's Relief and Retirement Fund at P.O. Box 6083, Longview, TX 75608. See that report for all information about the Plan fiduciary net position.

Benefits Provided

The Plan provides service retirement, death, disability, and termination benefits. The benefits fully vest after 20 years of credited service. Members may retire at attainment of age 50 and completion of 20 years of service. The Plan provides a monthly normal service retirement benefit, payable in a joint and two-thirds to surviving spouse form of annuity equal to 3.09% of the member's highest 36-month average salary, multiplied by years of credited service as of date of termination. The Plan provides an optional form of retirement benefit, payable in a joint and 100% to surviving spouse form of annuity, which allows members to adjust the amount and longevity of the monthly benefit.

A retiring member eligible for normal service retirement with certain minimum combinations of years of service and age has the option to elect the Retroactive Deferred Retirement Option Plan (RETRO DROP) which will provide a lump sum benefit and a reduced monthly benefit.

The benefit provisions of the Plan are authorized by the Act. The Act provides the authority and procedure to amend benefit provisions. There is no provision for automatic postretirement benefit increases. The Plan has the authority to provide for ad hoc postretirement benefit increases. Effective, October 1, 2014, the Plan was amended for a $19 increase in monthly benefits and a minimum monthly benefit of $1,022 for retired, disabled, vested terminated members, and surviving spouses.

Members Covered by the Fund

The membership consisted of the following as of December 31, 2019:

Retirees and beneficiaries currently receiving benefits	73
Active employees	76
Total	149

Funding Policy

The contribution provisions of the Plan are authorized by the Act. The Act provides the authority and procedures to change the amount of contributions determined as a percentage of pay by each member and a percentage of payroll by the City.

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While the contribution requirements are not actuarially determined, state law requires that each plan benefits adopted by the Plan must be approved by an eligible actuary. The actuary certifies that the contribution commitment by the members and the City provides an adequate financing arrangement. Using the entry age actuarial cost method, the plan's normal cost contribution rate is determined as a percentage of payroll.

The funding policy of the Texarkana Firemen's Relief and Retirement Fund requires contributions by the members at the rate elected by the members according to the Act. The City's contribution rate is determined annually by the City. Contributions for the year ended December 31, 2019 were as follows:

	Amount	Percentage
Employer	$ 852,163	19.5%
Members	589,959	13.5%

The costs of administering the plan are paid from the use of investment earnings.

Net Pension Liability

The Plan's net pension liability was measured as of December 31, 2019, and the total pension liability used to calculate the net pension liability was determined by a special study based on the actuarial valuation as of December 31, 2019. The components of the net pension liability of the employer on December 31, 2019 were as follows:

Total pension liability	$ 44,298,320
Plan fiduciary net position	(36,402,489)
City's net pension liability	$ 7,895,831
Plan fiduciary net position as a percentage of the total pension liability	82.2%

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Actuarial Assumptions

The total pension liability in the December 31, 2019, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Investment return	7.6%, net of pension plan investment expense, including inflation
Administrative expense	0.90% of payroll
Salary increases	3.0%, plus promotion, step and longevity increases that vary by service
Total payroll growth	3.0% per annum

Mortality rates were based on the RP-2014 Blue Collar Mortality Tables adjusted backward to 2006 with Scale MP-2014 and projected generationally with Scale MP-2017.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimates ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocations as of December 31, 2019, (see the discussion of the pension plan's investment policy) are summarized in the following table:

Asset Class	Long-term Expected Real Rate of Return
Equities	
Large/all cap domestic	5.70%
Small/mid cap domestic	6.20%
International developed	6.20%

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Discount Rate

The discount rate used to measure the total pension liability was 7.60%. The projection of cash flows used to determine the discount rate assumed that the City contribution would equal to 19.50% of payroll and that member contributions would equal 13.50% of compensation. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments as the discount rate to determine the total pension liability.

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City of Texarkana, calculated using the discount rate of 7.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.75%) or 1-percentage-point higher (8.75%) than the current rate:

	1% Decrease (6.6%)	Current Discount Rate (7.6%)	1% Increase (8.6%)
City's net pension liability	$ 12,772,913	$ 7,895,831	$ 3,788,716

Plan Fiduciary Net Position

The Plan fiduciary net position reported above is the same as reported by the Fund. Detailed information about the Plan fiduciary net position is available in the Plan's separately issued audited financial statements, which are reported using the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America. Member and employer contributions are recognized when due. Benefits and refunds are recognized when due and payable in accordance with the terms of the Plan. Investment transactions are recorded as of the date a transaction in agreed upon and investment income, from interest and dividends, is recorded when earned or declared. All other expenses are recognized when incurred.

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Changes in the Net Pension Liability

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Amounts as of September 30, 2019	$ 42,096,346	$ 31,355,515	$ 10,740,831
Changes for the year:			
Service cost	992,853	-	992,853
Interest	3,236,869	-	3,236,869
Differences between expected and actual experience	(950,811)	-	(950,811)
Contributions by the City	-	852,163	(852,163)
Contributions by the members	-	589,959	(589,959)
Net investment income	-	6,308,211	(6,308,211)
Benefit payments	(2,646,298)	(2,646,298)	-
Administrative expenses	-	(57,061)	57,061
Assumption changes	1,569,361	-	1,569,361
Net changes	2,201,974	5,046,974	(2,845,000)
Amounts as of September 30, 2020	$ 44,298,320	$ 36,402,489	$ 7,895,831

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2020, the City's GASB 68 pension expense was $1,886,660. Amounts recognized in the fiscal year represent changes between the current and prior measurement dates. The components of pension expense for the fiscal year ended September 30, 2020, are as follows:

Service cost	$ 992,853
Interest	3,236,869
Member contributions	(589,959)
Projected earnings on pension plan investments	(2,381,179)
Amortization of differences between projected and actual earnings on plan investments	578,878
Amortization of changes of assumptions	233,865
Amortization of differences between expected and actual experience	(241,728)
Pension plan adminstrative expenses	57,061
Total pension expense	$ 1,886,660

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At September 30, 2020, the City reported deferred outflows of resources related to the Fire Pension plan from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	$ -	$ 967,858
Changes of assumptions	1,406,242	12,660
Differences between expected and actual experience	80,763	1,019,180
Contributions made after December 31, 2019 but before September 30, 2020	-	-
	620,412	-
Total	$ 2,107,417	$ 1,999,698

The amount reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2020. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended September 30	Deferred Outflows (Inflows) of Resources
2021	$ (135,116)
2022	(155,800)
2023	263,274
2024	(661,125)
2025	92,298
Thereafter	83,776
Total	$ (512,693)

Note 15: Other Postemployment Health Care Benefits

Postemployment medical and dental benefits (OPEB) are provided to eligible retirees, their spouses and dependents through the City's self-insured health plan. The City and Texarkana Water Utilities both provide these postemployment benefits through single-employer defined benefit OPEB plans. Each plan has a separate actuarial valuation and are reported separately in the following disclosures. For each plan, no assets are accumulated in a trust that meet the criteria of GASB Statement No. 75.

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City OPEB Plan

Benefits Provided

Employees hired before January 1, 2010 are eligible to receive a lump sum payment for up to 720 sick leave hours upon retirement. Fire operations are eligible to receive a lump sum payment for up to 1,080 sick leave hours. These employees are also eligible to receive the dollar value of up to 720 sick leave hours, or up to 1,080 sick leave hours for Fire Operations, placed into an account for retiree health and /or dental coverage premium payments. The account balance can only be used to replace the premiums the participant would have paid for retiree medical and/or dental insurance coverage provided by the City. The participant must elect retiree insurance coverage immediately upon retirement and any election decision shall not be deferred for any reason. All age and tenure requirements must comply with pension guidelines of the Texas Municipal Retirement System or the Texarkana Firemen's Relief and Retirement Fund at the time of retirement to qualify for this program.

Employees hired on or after January 1, 2010 are eligible to receive a lump sum payment for up to 720 sick leave hours. Fire operations are eligible to receive a lump sum payment for up to 1,080 sick leave hours. These employees have the option to receive a lump sum payment for sick leave hours or to have the dollar value of sick leave hours deposited in an account for use by the retiree to purchase retiree health and/or dental coverage provided by the City, but not both. The participant must elect retiree insurance coverage immediately upon retirement and any election decision shall not be deferred for any reason. All age and tenure requirements must comply with pension guidelines at the time of retirement to qualify for this program.

At the October 1, 2017, valuation and measurement date, the following employees were covered by the benefit terms:

	9/30/2020
Inactive employees or benficiaries currently receiving benefit payments	9
Inactive employees entitled to but not yet receiving benefit payments	-
Active employees	289
Total	298

Contributions

Benefit levels and contribution rates are approved annually by City management and the City Council as part of the budget process. The City does not make advance funding contributions, but instead operates under a pay-as-you-go method. Therefore, the plan is not accounted for as a trust fund and does not issue a separate financial report.

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Net OPEB Liability and Actuarial Assumptions

The City's Net OPEB Liability was measured as of September 30, 2020, and Total OPEB liability used to calculate the Net OPEB Liability was determined by an actuarial valuation as of October 1, 2019, using the following actuarial assumptions:

Inflation	2.00% per year
Salary inflation	3.00% average which includes inflation
Discount rate	2.14% per annum, which includes inflation (prior year was 3.58%)
Healthcare cost trend rates	11.87% initial medical trend rate for pre-65 retirees decreasing to an ultimate rate of 4.60% in the year 2051

Mortality rates were updated and are based upon the RP-2014h sex distinct mortality improvement table with generational mortality improvement scale MP-2018

	Net OPEB Liabiity
Balance at 9/30/2019	$ 13,376,374
Changes for the year:	
Service cost	721,750
Interest	513,554
Difference in expected and actual experience	289,960
Change is assumptions	1,659,630
Benefit payments	(85,994)
Net changes	3,098,900
Balance at 9/30/2020	$ 16,475,274

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate

The following presents the net OPEB liability of the City calculated using the discount rate of 2.14%, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1% lower (1.14%) or 1% higher (3.14%) than the current rate. This is also calculated using healthcare cost trend rates.

Discount Rate Sensitivity		
1% Decrease 1.14%	Discount Rate 2.14%	1% Increase 3.14%
$ 18,198,022	$ 16,475,274	$ 14,883,984

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Healthcare Cost Trend Rate		
1% Decrease 10.87%	Discount Rate 11.87%	1% Increase 12.87%
$ 14,115,705	$ 16,475,274	$ 19,313,487

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2020, the City recognized the OPEB expense of $1,729,553.

At September 30, 2020, the City had deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 2,628
Changes of assumptions	2,742,367	-
Total	$ 2,742,367	$ 2,628

The amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Measurement Year September 30	Deferred Outflows/(Inflows) of Resources
2021	$ 494,249
2022	494,249
2023	494,249
2024	494,248
2025	275,348
Thereafter	487,396
	$ 2,739,739

TWU OPEB Plan

Benefits Provided

In addition to the retirement benefits described above, eligible employees hired before January 1, 2010 receive upon retirement 1) a lump sum payment of their sick leave balance at retirement which is equal to their sick leave hours (limited to 720 hours for non-Civil Service) valued at the employee's current hourly pay rate, and 2) an additional amount equal to their sick leave balance used to pay future monthly healthcare contributions.

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Since the sick leave balance can only be used for healthcare, it is required to be included as another post-employment benefit (OPEB).

Upon retirement, eligible employees hired after January 1, 2010 may choose either a lump sum payment of up to 720 hours of sick leave at their current rate of pay or an equivalent amount to be used to pay future monthly healthcare contributions, but they cannot get both. Once retirees participating in postemployment health care benefits reach sufficient age to become Medicare eligible, they can no longer remain on the insurance, but if they enroll in Medicare, their Medicare supplement premiums can then be paid from any remaining sick leave buyout balance. Eligible employees who retire at Medicare eligible age cannot remain on the employer insurance, but their Medicare supplement premiums can be paid from their sick leave buyout balance.

Eligible employees who choose to remain on the employer insurance are allowed to continue any coverage they may have at retirement, which includes self, spouse, children, and family coverage options, but those coverage options cannot be added post retirement.

At the October 1, 2019, valuation date, the following employees were covered by the benefit terms:

Actives	136
Retirees	11
Total	147

Contributions

Benefit levels and contribution rates are approved annually by City management and the City Council as part of the budget process. The Utility does not make advance funding contributions, but instead operates under a pay-as-you-go method. Therefore, the plan is not accounted for as a trust fund and does not issue a separate financial report.

Net OPEB Liability

The Utility's Net OPEB Liability was measured as of September 30, 2020, and Total OPEB liability used to calculate the Net OPEB Liability was determined by an actuarial valuation as of October 1, 2019.

Actuarial methods and assumptions

The actuarial cost method used for determining the benefit obligations is the Entry Age Normal Cost Method. Under this method, a projected retirement benefit at assumed retirement age is computed for each participant using anticipated future pay increases. The normal cost for each participant is computed as the level percentage of pay which, if paid from each participant's date of employment by the employer or any predecessor employer (thus, entry age) to his assumed retirement date, would accumulate with interest at the rate assumed in the valuation to an amount sufficient to fund his projected retirement benefit. The normal cost for the plan is the total of the individually computed normal costs for all participants including the costs for any death or disability benefits under the plan.

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The accrued liability at any point in time for an active participant is the theoretical fund that would have been accumulated on his behalf from his normal cost payments and the earnings thereon for all prior years if the plan had always been in effect. For persons receiving benefits or entitled to a deferred vested retirement income the accrued liability cost is equal to the present value of their future benefit payments. The accrued liability for the plan is the total of the individually computed accrued liability for all participants. The unfunded accrued liability for the plan is the excess of the accrued liability over the assets which have been accumulated for the plan.

It should be noted that the accrued liability as of any date is not the actuarially computed present value of accrued or accumulated benefits as of that date. The accrued liability is the portion of the ultimate cost assigned to prior years by the cost method being used.

Valuation Date	October 1, 2018
Measurement Date	September 30, 2020
Discount Rate for Valuing Liabilities	2.14% per annum
Mortality rates	Non-Annuitants: Sex distinct headcount weighted 2010 PUB mortality table for general employees with mortality improvement scale MP-2019 Annuitants: Sex distinct headcount weighted 2010 PUB mortality table for general retirees with mortality improvement scale MP-2019
Assumed Sick Leave Balance	Active participants accrued sick leaves at retirement was multiplied by their projected rate of pay at retirement to get the estimated balance of funds TWU would spend on behalf of eligible retirees for retiree healthcare premiums. Retirees use actual sick leave balance.
Disability rates	None
Payroll Increase	2.75%, per annum
Participation Rate Assumption	100% of those with an accrued balance at retirement are assumed to elect medical coverage and 25% of retirees are assumed ot cover their spouse.

	Texarkana, Texas Water Utilities
Balance as of 9/30/2019	$ 943,329
Changes for the year:	
Service cost	42,244
Interest on total OPEB liability	34,966
Difference between expected and actual experience	84,329
Effect of assumptions changes or inputs	-
Benefit payments	(53,952)
Balance as of 9/30/2020	$ 1,050,916

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Notes to Financial Statements
September 30, 2020

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the Utility calculated using the discount rate of 1.14%, as well as what the Utility's net OPEB liability would be if it were calculated using a discount rate that is 1% lower (2.14%) or 1% higher (3.14%) than the current rate. This is also calculated using healthcare cost trend rates.

Discount Rate Sensitivity

1% Decrease 1.14%	Discount Rate 2.14%	1% Increase 3.14%
$ 1,132,692	$ 1,050,916	$ 1,009,590

Healthcare Cost Trend Rate

1% Decrease 4.31/4.42%	Discount Rate 5.31/5.52%	1% Increase 6.31/6.52%
$ 1,045,353	$ 1,050,916	$ 1,055,508

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2020, the Utility recognized the OPEB income of $177,154.

At September 30, 2020, the Utility had deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 13,349
Changes of assumptions	70,274	975,578
Total	$ 70,274	$ 988,927

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Notes to Financial Statements
September 30, 2020

The amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Measurement Year September 30	Deferred Outflows/(Inflows) of Resources
2021	$ (254,363)
2022	(226,123)
2023	(226,123)
2024	(226,124)
2025	14,080
	$ (918,653)

Note 16: Deferred Compensation Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all City employees, permits them to defer a portion of their salary until future years. Participation in the plan is optional. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. The City's plan was amended effective January 1, 1997 to provide that all assets and income of the plan are held in trust for the exclusive benefit of the participants and their beneficiaries.

The City has delegated administrative and investment responsibilities to a third-party administrator, Mission Square, and as such, the plan assets do not meet the requirements for inclusion in the City's financial statements at September 30, 2020.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Notes to Financial Statements
September 30, 2020

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Note 17: Classification of Governmental Fund Balances

The table below presents a summary of the September 30, 2020, governmental fund balances by fund type and specific purpose. With the exception of nonspendable fund balances, fund balance is presented based on specific purpose. For the general fund, special revenue funds, debt service fund and capital projects funds, the specific purpose of the fund balance is determined by the governmental function for which the funds are restricted, committed, assigned or unassigned.

	General	Debt Service	Emergency Management	2019 TIRZ Bond	Other Governmental Funds	Total Governmental Funds
Fund Balances:						
Nonspendable for:						
Investment in joint venture	$ -	$ -	$ -	$ -	$ -	$ -
Loans receivable	-	-	-	-	2,532,445	2,532,445
Restricted						
Court security and technology	-	-	-	-	425,604	425,604
Law enforcement	-	-	-	-	377,657	377,657
Health and welfare	8,437	-	-	-	1,055,056	1,063,493
Public safety radio	-	-	-	-	119,984	119,984
Debt service	-	366,388	-	-	-	366,388
Tourism	-	-	-	-	500,841	500,841
Capital improvements	-	-	-	4,400,366	4,264,196	8,664,562
Tax Increment Reinvestment Zone	-	-	-	-	2,674,182	2,674,182
Committed						
Economic development	-	-	-	-	1,714,299	1,714,299
Assigned						
Subsequent year's expenditures	1,727,000	-	-	-	-	1,727,000
Building maintenance	126,300	-	-	-	-	126,300
Personnel	487,144	-	-	-	-	487,144
Technology	237,044	-	-	-	-	237,044
Capital improvements	3,919,203	-	-	-	-	3,919,203
Insurance	283,797	-	-	-	-	283,797
Energy conservation	35,471	-	-	-	-	35,471
Grant matching	1,288,101	-	-	-	878,046	2,166,147
Unassigned						
General fund	10,772,795	-	-	-	-	10,772,795
Special revenue funds	-	-	(1,706,226)	-	(717,282)	(2,423,508)
Total Fund Balances	$ 18,885,292	$ 366,388	$ (1,706,226)	$ 4,400,366	$ 13,825,028	$ 35,770,848

Note 18: Tax Abatements

The City Council authorized Resolution 2016-121 and entered into a contract on February 27, 2017 to fund a rebate of an amount not to exceed 50% of the City's portion of the ad valorem tax paid by a real estate holding company for a term not to exceed five years beginning January 1, 2018 and ending December 31, 2023. The agreement has a potential to be renewed for an additional five-year period. $7,786 of ad valorem taxes were abated for the fiscal year ending September 30, 2020.

City of Texarkana, Texas
Notes to Financial Statements
September 30, 2020

The City Council authorized Resolution 2018-064 and entered into a contract on June 11, 2018, to fund a rebate not to exceed $615,000 of a portion of ad valorem taxes for property and a portion of the sales taxes paid by a local automobile dealership and collected by the City derived from the new business facilities to be constructed at the specified location for a term not to exceed 10 years. No amount of ad valorem taxes or sales taxes were abated for the fiscal year ending September 30, 2020.

Note 19: Contingent Liabilities

Litigation

The City is a party to several legal actions arising in the ordinary course of its business. In the opinion of the City's management, upon advice of the City Attorney, the City has adequate legal defense and/or insurance coverage regarding each of these actions and does not believe that they will materially affect the City's operations or financial position.

Note 20: Subsequent Pronouncements

The Governmental Accounting Standards Board recently issued the following statements not yet implemented by the City of Texarkana, Texas. The statements which might impact the City are as follows:

Statement No. 84, *Fiduciary Activities,* issued in January 2017, will be effective for the fiscal year September 30, 2021. The objective of this Statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. The Statement establishes criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists. Separate criteria are included to identify fiduciary component units and postemployment benefit arrangements that are fiduciary activities.

Statement No. 87, *Leases*, issued in June 2017, will be effective for the fiscal year ending September 30, 2022. This Statement will increase the usefulness of governments' financial statements by requiring recognition of certain lease liabilities that currently are not reported. It will enhance comparability of financial statements among governments by requiring lessees and lessors to report leases under a single model. This Statement also will enhance the decision-usefulness of the information provided to financial statement users by requiring notes to financial statements related to the timing, significance, and purpose of a government's leasing arrangement.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Notes to Financial Statements
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Statement No. 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period*, issued in June 2018, will be effective for the fiscal year ending September 30, 2021. The Statement establishes accounting requirements for interest cost incurred before the end of a construction period. Such interest cost includes all interest that previously was accounted for in accordance with Statement No. 62. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. As a result, interest cost incurred before the end of a construction period will not be included in the historical cost of a capital asset reported in a business-type activity or enterprise fund. The Statement also reiterates that in financial statements prepared using the current financial resources measurement focus, interest costs incurred before the end of a construction period should be recognized as an expenditure on a basis consistent with governmental fund accounting principles.

Statement No. 90, *Majority Equity Interests – An Amendment of GASB Statements No. 14 and No. 61*, issued in August 2018, will be effective for the fiscal year ending September 30, 2021. The Statement's objective is to improve consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government 's holding of the equity interest meets the definition of an investment.

Note 21: Subsequent Events

As a result of the spread of the COVID-19 coronavirus, economic uncertainties have arisen which may negatively affect the financial position, results of operations and cash flows of the City. The duration of these uncertainties and the ultimate financial effects cannot be reasonably estimated at this time.

In preparing these financial statements, management of the City of Texarkana, Texas has evaluated events and transactions for potential recognition or disclosure through September 30, 2022, the date the financial statements were available to be issued.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Required Supplementary Information

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Required Supplementary Information
September 30, 2020

TMRS PLAN #1 - Police Officers

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
LAST 10 YEARS

	Measurement Date 12/13/2014	Measurement Date 12/13/2015	Measurement Date 12/13/2016	Measurement Date 12/13/2017	Measurement Date 12/13/2018	Measurement Date 12/13/2019
1. Total Pension Liability						
a. Service cost	$ 968,730	$ 969,892	$ 940,760	$ 1,006,085	$ 1,047,904	$ 1,003,968
b. Interest	2,746,753	2,842,733	2,830,664	2,946,678	3,037,916	3,106,492
c. Changes of benefit provisions						
d. Difference between expected and actual experience	(647,060)	(710,991)	(333,866)	(668,606)	(682,086)	121,452
e. Changes of assumptions		(72,483)				74,948
f. Benefit payments	(1,738,559)	(1,657,168)	(1,721,423)	(1,781,542)	(2,125,264)	(2,606,389)
g. Net Change in Total Pension Liability	1,329,864	1,371,983	1,716,135	1,502,615	1,278,470	1,700,471
h. Total Pension Liability - Beginning	39,624,241	40,954,106	42,326,088	44,042,223	45,544,838	46,823,308
i. Total Pension Liability - Ending	$ 40,954,105	$ 42,326,089	$ 44,042,223	$ 45,544,838	$ 46,823,308	$ 48,523,779
2. Plan Fiduciary Net Position						
a. Contributions by the City	$ 988,531	$ 966,327	$ 905,636	$ 933,545	$ 961,461	$ 874,104
b. Contributions by the Employees	381,042	389,200	378,249	405,446	422,542	407,643
c. Net investment income	1,977,814	53,356	2,424,238	5,243,846	(1,276,203)	6,269,849
d. Benefit payments	(1,738,559)	(1,657,168)	(1,721,423)	(1,781,542)	(2,125,264)	(2,606,389)
e. Administrative Expenses	(20,649)	(32,500)	(27,384)	(27,176)	(24,667)	(35,436)
f. Other	(1,698)	(1,605)	(1,475)	(1,378)	(1,289)	(1,064)
g. Net Change in Plan Fiduciary Net Position	1,586,481	(282,390)	1,957,841	4,772,741	(2,043,420)	4,908,707
h. Plan Fiduciary Net Position - Beginning	34,573,828	36,160,309	35,877,919	37,835,760	42,608,502	40,565,082
i. Plan Fiduciary Net Positon - ending	$ 36,160,309	35,877,919	37,835,760	42,608,501	40,565,082	45,473,789
3. City's Net Pension Liability - Ending [Item 1(i)-2(i)]	$ 4,793,796	$ 6,448,169	$ 6,206,463	$ 2,936,336	$ 6,258,226	$ 3,049,990
4. Plan Fiduciary Net Positon as a Percentage of the Total Pension Liability	88.30%	84.80%	85.90%	93.55%	86.63%	93.71%
5. Covered Payroll for Year (Estimated)	$ 5,443,456	$ 5,554,938	$ 5,403,560	$ 5,792,085	$ 6,036,315	$ 5,823,478
6. City's Net Pension Liability as a Percentage of Covered Payroll	88.10%	116.10%	114.86%	50.70%	103.68%	52.37%

This pension schedule is intended to present information for 10 years. Additional information will be displayed as it becomes available.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Required Supplementary Information
September 30, 2020

TMRS PLAN #2 - Other City Employees

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
LAST 10 YEARS

	Measurement Date 12/13/2014	Measurement Date 12/13/2015	Measurement Date 12/13/2016	Measurement Date 12/13/2017	Measurement Date 12/13/2018	Measurement Date 12/13/2019
1. Total Pension Liability						
a. Service cost	$ 1,199,684	$ 1,300,193	$ 1,297,239	$ 1,361,395	$ 1,367,147	$ 1,355,020
b. Interest	3,070,141	3,180,026	3,199,561	3,310,801	3,461,015	3,559,680
c. Changes of benefit provisions						-
d. Difference between expected and actual experience	(470,023)	(507,874)	106,689	327,831	(702,934)	(404,645)
e. Changes of assumptions		238,953				461,978
f. Benefit payments	(2,135,093)	(2,277,497)	(2,610,374)	(2,443,517)	(2,913,332)	(2,717,867)
g. Net Change in Total Pension Liability	1,664,709	1,933,801	1,993,115	2,556,510	1,211,896	2,254,166
h. Total Pension Liability - Beginning	44,326,864	45,991,573	47,925,374	49,918,489	52,474,999	53,686,895
i. Total Pension Liability - Ending	$ 45,991,573	$ 47,925,374	$ 49,918,489	$ 52,474,999	$ 53,686,895	$ 55,941,061
2. Plan Fiduciary Net Position						
a. Contributions by the City	$ 1,182,575	$ 1,248,098	$ 1,191,057	$ 1,286,363	$ 1,326,274	$ 1,321,229
b. Contributions by the Employees	526,260	551,597	538,593	569,621	576,359	576,955
c. Net investment income	2,202,368	59,293	2,695,784	5,722,307	(1,386,764)	6,799,718
d. Benefit payments	(2,135,093)	(2,277,497)	(2,610,374)	(2,443,517)	(2,913,332)	(2,717,867)
e. Administrative Expenses	(22,995)	(36,119)	(30,454)	(29,664)	(26,813)	(38,454)
f. Other	(1,891)	(1,784)	(1,641)	(1,504)	(1,401)	(1,156)
g. Net Change in Plan Fiduciary Net Position	1,751,224	(456,412)	1,782,965	5,103,606	(2,425,677)	5,940,425
h. Plan Fiduciary Net Position - Beginning	38,501,107	40,252,331	39,795,919	41,578,884	46,682,490	44,256,813
i. Plan Fiduciary Net Positon - ending	$ 40,252,331	$ 39,795,919	$ 41,578,884	$ 46,682,490	$ 44,256,813	$ 50,197,238
3. City's Net Pension Liability - Ending [Item 1(i)-2(i)]	$ 5,739,242	$ 8,129,455	$ 8,339,605	$ 5,792,509	$ 9,430,082	$ 5,743,823
4. Plan Fiduciary Net Positon as a Percentage of the Total Pension Liability	87.50%	83.00%	83.30%	88.96%	82.41%	89.74%
5. Covered Payroll for Year (Estimated)	$ 7,517,730	$ 7,879,692	$ 7,694,181	$ 8,137,195	$ 8,269,165	$ 8,242,151
6. City's Net Pension Liability as a Percentage of Covered Payroll	76.30%	103.20%	108.40%	71.19%	114.04%	69.69%

This pension schedule is intended to present information for 10 years. Additional information will be displayed as it becomes available.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Required Supplementary Information
September 30, 2020

TMRS PLAN #3 - Water Utilities

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
LAST 10 YEARS

	Measurement Date 12/13/2014	Measurement Date 12/13/2015	Measurement Date 12/13/2016	Measurement Date 12/13/2017	Measurement Date 12/13/2018	Measurement Date 12/13/2019
1. Total Pension Liability						
a. Service cost	$ 641,973	$ 663,135	$ 675,932	$ 703,862	$ 723,455	$ 760,242
b. Interest	1,594,823	1,643,709	1,638,155	1,726,802	1,764,601	1,834,003
c. Changes of benefit provisions						
d. Difference between expected and actual experience	(635,746)	(497,533)	(42,992)	(405,743)	44,324	(202,779)
e. Changes of assumptions		100,711				38,426
f. Benefit payments	(1,029,300)	(948,775)	(1,234,149)	(1,163,480)	(1,430,008)	(1,261,115)
g. Net Change in Total Pension Liability	571,750	961,247	1,036,946	861,441	1,102,372	1,168,777
h. Total Pension Liability - Beginning	22,976,845	23,548,595	24,509,842	25,546,789	26,408,230	27,510,602
i. Total Pension Liability - Ending	$ 23,548,595	$ 24,509,842	$ 25,546,788	$ 26,408,230	$ 27,510,602	$ 28,679,379
2. Plan Fiduciary Net Position						
a. Contributions by the City	$ 767,302	$ 713,523	$ 653,633	$ 695,700	$ 732,237	$ 745,398
b. Contributions by the Employees	303,453	298,901	289,036	300,612	307,479	324,691
c. Net investment income	1,059,822	29,037	1,332,902	2,901,396	(703,751)	3,437,613
d. Benefit payments	(1,029,300)	(948,775)	(1,234,149)	(1,163,480)	(1,430,008)	(1,261,115)
e. Administrative Expenses	(11,065)	(17,687)	(15,053)	(15,035)	(13,600)	(19,425)
f. Other	(910)	(872)	(811)	(759)	(710)	(584)
g. Net Change in Plan Fiduciary Net Position	1,089,302	74,127	1,025,558	2,718,434	(1,108,353)	3,226,578
h. Plan Fiduciary Net Position - Beginning	18,526,049	19,615,352	19,689,579	20,715,035	23,433,469	22,325,116
i. Plan Fiduciary Net Positon - ending	$ 19,615,351	$ 19,689,479	$ 20,715,137	$ 23,433,469	$ 22,325,116	$ 25,551,694
3. City's Net Pension Liability - Ending [Item 1(i)-2(i)]	$ 3,933,244	4,820,363	4,831,751	2,974,761	5,185,486	3,127,685
4. Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	83.30%	80.30%	81.10%	88.74%	81.15%	89.09%
5. Covered Payroll for Year (Estimated)	$ 4,277,720	4,137,776	4,233,369	4,403,205	4,392,555	4,669,104
6. City's Net Pension Liability as a Percentage of Covered Payroll	91.90%	116.50%	114.10%	67.56%	118.05%	66.99%

This pension schedule is intended to present information for 10 years. Additional information will be displayed as it becomes available.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Required Supplementary Information
September 30, 2020

TMRS PLAN #1 - Police Officers

SCHEDULE OF CONTRIBUTIONS
LAST 10 FISCAL YEARS

	2015	2016	2017	2018	2019	2020
Actuarially determined contributions	$ 937,617	$ 898,144	$ 941,738	$ 953,099	$ 907,249	$ 874,104
Contributions in relation to the actuarially determined contributions	937,617	898,144	941,738	953,099	907,249	874,104
Contribution deficiency	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 5,337,623	$ 5,303,689	$ 5,778,874	$ 5,969,529	$ 5,941,868	$ 5,823,478
Contributions as a percentage of covered payroll	17.57%	16.93%	16.30%	15.97%	15.27%	15.01%

This pension schedule is intended to present information for 10 years. Additional information will be displayed as it becomes available.

NOTES TO SCHEDULE OF CONTRIBUTIONS

Valuation Date:

Notes	Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	25 years
Asset Valuation Method	10 Year smoothed market; 15% soft corridor
Inflation	2.50%
Salary Increases	3.50% to 11.5% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014-2018
Mortality	PUB(10) Mortality Table with the Public Safely table uses for male and the General Employee table used for females. The rates are projected on a fully generational basis wit scale UMP.

Other Information:

Notes	There were no benefit changes during the year.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Required Supplementary Information
September 30, 2020

TMRS PLAN #2 - Other City Employees

SCHEDULE OF CONTRIBUTIONS
LAST 10 FISCAL YEARS

	2015	2016	2017	2018	2019	2020
Actuarially determined contributions	$ 1,212,706	$ 1,178,109	$ 1,279,683	$ 1,403,756	$ 1,385,213	$ 1,393,102
Contributions in relation to the actuarially determined contributions	1,212,589	1,177,930	1,276,730	1,403,595	1,385,213	1,393,102
Contribution deficiency	$ 117	$ 179	$ 2,953	$ 161	$ -	$ -
Covered payroll	$ 7,675,943	$ 7,566,064	$ 8,134,762	$ 8,743,195	$ 8,630,034	$ 8,690,585
Contributions as a percentage of covered payroll	15.80%	15.57%	15.69%	16.05%	16.05%	16.03%

This pension schedule is intended to present information for 10 years. Additional information will be displayed as it becomes available.

NOTES TO SCHEDULE OF CONTRIBUTIONS

Valuation Date:

Notes	Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	26 years
Asset Valuation Method	10 Year smoothed market; 15% soft corridor
Inflation	2.5%
Salary Increases	3.50% to 11.5% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 pursuant to an experience study of the period 2014-2018
Mortality	PUB(10) Mortality Table with the Public Safely table uses for male and the General Employee table used for females. The rates are projected on a fully generational basis wit scale UMP.

Other Information:

Notes	There were no benefit changes during the year.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Required Supplementary Information
September 30, 2020

TMRS PLAN #3 - Water Utilities

SCHEDULE OF CONTRIBUTIONS
LAST 10 FISCAL YEARS

	2015	2016	2017	2018	2019	2020
Actuarially determined contributions	$ 726,542	$ 665,287	$ 681,500	$ 728,386	$ 734,057	$ 800,750
Contributions in relation to the actuarially determined contributions	726,542	665,287	681,500	728,386	734,057	800,750
Contribution deficiency	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 4,277,720	$ 4,137,776	$ 4,233,369	$ 4,403,205	$ 4,522,761	$ 4,669,107
Contributions as a percentage of covered payroll	16.98%	16.08%	16.10%	16.54%	16.23%	17.15%

This pension schedule is intended to present information for 10 years. Additional information will be displayed as it becomes available.

NOTES TO SCHEDULE OF CONTRIBUTIONS

Valuation Date:

Notes	Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	27 years
Asset Valuation Method	10 Year smoothed market; 15% soft corridor
Inflation	2.5%
Salary Increases	3.50% to 11.5% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2015 valuation pursuant to an experience study of the period 2010-2014
Mortality	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB

Other Information:

Notes	There were no benefit changes during the year.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Required Supplementary Information
September 30, 2020

TEXARKANA FIREFIGHTER'S RELIEF AND RETIREMENT
SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY AND RELATED RATIOS FOR THE LAST 10 FISCAL YEARS[1]

	Fiscal Year Ending 9/30/2016	Fiscal Year Ending 9/30/2017	Fiscal Year Ending 9/30/2018	Fiscal Year Ending 9/30/2019	Fiscal Year Ending 9/30/2020
1. Total Pension Liability					
a. Service cost	$ 905,833	$ 843,503	$ 944,560	$ 961,601	$ 992,853
b. Interest	2,879,964	2,901,750	2,974,938	3,129,584	3,236,869
d. Differences between expected and actual experience	(827,723)	-	140,001	-	(950,811)
e. Changes of assumptions	(51,030)	-	109,232	-	1,569,361
f. Benefit payments	(2,545,333)	(2,581,866)	(2,386,385)	(2,829,940)	(2,646,298)
g. Net Change in Total Pension Liability	361,711	1,163,387	1,782,346	1,261,245	2,201,974
h. Total Pension Liability - Beginning	37,527,657	37,889,368	39,052,755	40,835,101	42,096,346
i. Total Pension Liability - Ending	$ 37,889,368	$ 39,052,755	$ 40,835,101	$ 42,096,346	$ 44,298,320
2. Plan Fiduciary Net Position					
a. Contributions by the City	$ 795,780	$ 830,234	$ 850,654	$ 838,370	$ 852,163
b. Contributions by the firefighters	550,925	574,778	571,029	581,331	589,959
c. Net investment income	(1,001,621)	2,020,384	4,088,103	(1,980,962)	6,308,211
d. Benefit payments	(2,545,333)	(2,581,866)	(2,386,385)	(2,829,940)	(2,646,298)
e. Administrative Expenses	(24,699)	(85,879)	(81,576)	(72,289)	(57,061)
g. Net Change in Plan Fiduciary Net Position	(2,224,948)	757,651	3,041,825	(3,463,490)	5,046,974
h. Plan Fiduciary Net Position - Beginning	33,244,477	31,019,529	31,777,180	34,819,005	31,355,515
i. Plan Fiduciary Net Position - Ending	$ 31,019,529	$ 31,777,180	$ 34,819,005	$ 31,355,515	$ 36,402,489
3. City's Net Pension Liability - Ending [Item 1(i)-2(i)]	$ 6,869,839	$ 7,275,575	$ 6,016,096	$ 10,740,831	$ 7,895,831
4. Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	81.9%	81.4%	85.3%	74.5%	82.2%
5. Covered Payroll for Year (Estimated)	$ 4,080,926	$ 4,257,615	$ 4,229,844	$ 4,306,156	$ 4,370,156
6. City's Net Pension Liability as a Percentage of Covered Payroll	168.3%	170.9%	142.2%	249.4%	180.7%

Notes to schedule:

[1] The measurement date is December 31, nine months prior to the fiscal year end. This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, only available information is shown. Amounts recognized in the fiscal year represent changes between the current and prior measurement dates.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Required Supplementary Information
September 30, 2020

TEXARKANA FIREFIGHTER'S RELIEF AND RETIREMENT

SCHEDULE OF CITY CONTRIBUTIONS FOR LAST 10 FISCAL YEARS[1]

[1] A schedule of City contributions is not required because the City contributions to the Fund are neither actuarially determined not statutorily nor contractually established.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Required Supplementary Information
September 30, 2020

CITY OF TEXARKANA, TEXAS RETIREE MEDICAL PLAN

SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS FOR THE LAST 10 FISCAL YEARS

	2018	2019	2020
Total OPEB Liability - beginning of year	$ 10,224,149	$ 12,366,359	$ 13,376,374
Changes for the year:			
Service cost	361,392	572,787	721,750
Interest on total OPEB liability	419,812	480,257	513,554
Difference between expected and actual experience	(4,599)	-	289,960
Effect of assumptions changes or inputs	1,536,912	221,537	1,659,630
Benefits payments	(171,307)	(264,566)	(85,994)
Net Changes	2,142,210	1,010,015	3,098,900
Total OPEB Liability - end of year	$ 12,366,359	$ 13,376,374	$ 16,475,274
Covered -employee payroll	$ 17,243,844	$ 17,473,647	$ 18,458,299
Total OPEB liability as a percentage of covered-employee payroll	71.71%	76.55%	89.26%

This OPEB schedule is intended to present information for 10 years. Additional information will be displayed as it becomes available.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Required Supplementary Information
September 30, 2020

TEXARKANA WATER UTILITIES RETIREE MEDICAL PLAN

SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS FOR THE LAST 10 FISCAL YEARS

	2018	2019	2020
Total OPEB Liability - beginning of year	$ 2,164,869	$ 2,212,450	$ 943,329
Changes for the year:			
Service cost	100,757	102,288	42,244
Interest on total OPEB liability	82,050	96,950	34,966
Difference between expected and actual experience	(112,029)	(20,023)	-
Effect of assumptions changes or inputs	-	(1,421,045)	84,329
Benefit payments	(23,197)	(27,291)	(53,952)
Total OPEB Liability - end of year	$ 2,212,450	$ 943,329	$ 1,050,916
Covered -employee payroll	$ 3,074,789	$ 3,404,967	$ 4,056,515
Total OPEB liability as a percentage of covered-employee payroll	71.95%	27.70%	25.91%

This OPEB schedule is intended to present information for 10 years. Additional information will be displayed as it becomes available.

No amounts are accumulated in a trust that meets the criteria in paragraph 4 of GASB 75 to pay related benefits.

Assumption changes were as follows: The discount rate changed from 3.97% to 2.14% for 2020.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Nonmajor Governmental Funds

Special Revenue Funds

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

Housing and Community Development Fund – This fund was established to account for the receipts and disbursements of Department of Housing and Urban Development Community Development Block Grant Funds.

HOME Fund – This fund was established to account for the repayment of loans originally funded through the HOME Program.

Theatre Fund – This fund was established to account to the operations of the Perot Theatre.

Hotel/Motel Tax Fund – This fund was established to account for the collection and distribution of hotel/motel taxes.

Housing Fund – This fund was established to account for the repayment of loans which are funded with non-federal, local funds under the Home Ownership Assistance Program guidelines.

Economic Development – This fund was established to account for additional franchise tax revenue restricted for economic development activity.

Law Enforcement Block Grant – This fund was established to account for the activity related to the Law Enforcement Block Grant, Weed and Seed Grant and Asset Forfeiture Program.

Law Enforcement Programs Fund – This fund was established to account for the activity related to the Tobacco Compliance Grant and the Law Enforcement Officer Standards and Education (LEOSE) allocations.

Donations Fund – This fund includes grant awards and donations given for community projects through the Texarkana, Texas Planning & Community Development Department. Programs funded from these grant awards and donations include: Texarkana, Texas Farmers Market, Believe in Beverly Campaign, City-Wide Cleanups and the Texarkana Arts & Historic District.

TIRZ #1 Fund – This fund was established to facilitate a program of public improvements to allow and encourage the development and redevelopment of approximately 868 acres of land located in the north and west part of Texarkana through the use of tax dollars collected over a designated base amount.

Public Safety Radio Fund – The City 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 with 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.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Rotary Splash Park Fund – This fund was established to account for the activity related to the splash pad at Spring Lake Park.

CDBG Revolving Loans Fund – This fund was established to account for funds related to the Community Development Block Grant (CDBG) Revolving Loan grant. This program enables the City to make loans to small businesses, microenterprises, minority and women-owned businesses and consumer cooperatives that are located in an area designated for redevelopment. Loan funds may be used for projects designed to create or retain permanent jobs.

NEA Grant Fund – This fund was established to account for the activity related to the National Endowment for the Arts awarded to the City of Texarkana, Texas to support the Texarkana Perot Theatre Restoration and Art Park Project.

COC Homeless Assistance Grant Fund – This fund was established by the City of Texarkana, Texas in the partnership with the Texarkana Friendship Center, Inc. and the Randy Sam's Outreach Shelter to administer a comprehensive rapid-rehousing program for the homeless. This program serves 50 homeless clients per year, as well as their immediate family members all of whom will be housed in scatter site housing.

CDBG 108 Loan Fund – The fund was established to account for funds designed to assist community and economic development projects that will benefit low/moderate income persons by providing affordable housing in the downtown area.

EPA Revolving Loan Fund – This fund was established to account for fund related to the EPA Revolving Loan grant. This 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 grant funds may be used for clean-up activities at approved redevelopment sites.

Emergency Solutions Grant Fund – This fund was established to account for activity related to the 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 program is fund by the U.S. Department of Housing and Urban Development and is administered by the Texas Department of Housing and Community Affairs in the State of Texas.

NRDA Grant Fund – This fund was established to account for funds related to the Natural Resources Damage Assessment grant. These funds are used to restore natural resources injured, lost, or destroyed due to releases of hazardous substances at, or from, the former Kerr-McGee Chemical Corporation wood treating facility in Texarkana.

Farmers Market Fund – This fund was established to account for funds related to the USDA Farmers Market Promotion Program. These funds are used to promote growth and expansion of the Farmers Market with cultural foods and events, an expanded mobile market and online ordering system, and advertising for all market activities.

Trail Grant Fund – This fund was established to account for funds related to the renovation and expansion of the Spring Lake Park trail and provide a unique "Walk Through History" guided trail.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Texas Ending Homelessness Grant Fund – This fund was established to account for funds related to account for funding received through the HUD Continuum of Care (CoC) Program to prevent homelessness as well as rehouse and stabilize homeless citizens in the Texarkana community.

Department of Justice COVID-19 Grant Fund – This fund was established to account Supplemental funding from the Department of Justice to assist eligible states, local units of government, and tribes in preventing, preparing for, and responding to the coronavirus.

Defense Economic Adjustment Assistance Grant (DEAAG) Fund – This fund was established to account for the Defense Economic Adjustment Assistance Grant funds that are awarded by the Texas Military Preparedness Commission (TMPC) to support the U.S. Army as an instrumental part of the military community in Texas.

Narcotics Division Operations Fund – This fund was established to account for assets legally seized and judiciously forfeited as gains of illegal and unlawful activities.

Court Security Fund – This fund was established to account for the security fee authorized under the Texas Code of Criminal Procedure Article 102.017 collected from defendants convicted of a misdemeanor offense as a cost of court.

Conservation Revolving Loan Fund – This fund was established with funds provided by the Department of Energy under the Energy Efficiency and Conservation Block Grant Program as an investment source for energy efficiency and conservation projects.

Court Technology Fund – This fund was established to account for the technology fee authorized under the Texas Code of Criminal Procedure Article 102.017 collected from defendants convicted of a misdemeanor offense as a cost of court.

Federal Asset Forfeiture Fund – This fund was established to collect the City's portion of case settlements worked jointly with federal authorities.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Capital Project Funds

Capital Projects Funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

2005 Bond Fund – This fund was established to account for bond proceeds used for improving streets and parks, as well as fire-fighting facilities and purchase of three fire trucks.

TIRZ Bond Fund – This fund was established to account for 2012 bond proceeds used for street and drainage improvements, constructing, improving and equipping park and recreational facilities.

2017 Bond Fund – This fund was established to accumulate bond proceeds and allocate project expenditures as presented in the bond issuance.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

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Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Combining Balance Sheet – Nonmajor Governmental Funds
September 30, 2020

	Special Revenue Funds						
	Housing and Community Development	HOME	Theatre	Hotel/ Motel Tax	Housing	Economic Development	Law Enforcement Block Grant
ASSETS							
Cash	$ 190,186	$ 60,114	$ 915,551	$ 382,172	$ 80,818	$ 1,664,095	$ 15,36
Investments - certificates of deposit	-	-	-	-	-	-	
Receivables (net of allowance for uncollectible):							
Property taxes	-	-	-	-	-	-	
Other taxes	-	-	-	221,393	-	-	
Accounts	-	-	-	30,916	-	35,589	
Other government agencies	120,007	-	-	-	-	-	
Accrued interest	-	-	-	-	76,864	765	
Loans	15,443	8,573	-	-	383,906	132,027	
Due from other funds	742,000	-	-	3,500	-	19,615	
TOTAL ASSETS	$ 1,067,636	$ 68,687	$ 915,551	$ 637,981	$ 541,588	$ 1,852,091	$ 15,36
LIABILITIES AND FUND BALANCES							
Accounts payable	$ 94,897	$ -	$ 37,505	$ 93,180	$ -	$ 5,000	$ 14,28
Contracts payable	-	-	-	-	-	-	
Accrued payroll	-	-	-	-	-	-	
Due to other governments	-	-	-	-	-	-	
Due to other funds	204,051	-	-	-	-	-	
Other liabilities and escrow deposits	-	-	-	-	-	-	
TOTAL LIABILITIES	298,948	-	37,505	93,180	-	5,000	14,28
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenue - property taxes	-	-	-	-	-	-	
Unavailable revenue - other taxes	-	-	-	43,960	-	-	
Unavailable revenue - grants	120,007	-	-	-	-	-	
Unavailable revenue - interest	-	-	-	-	76,864	-	
Unavailable revenue - intergovenmental	-	-	-	-	-	765	
TOTAL DEFERRED INFLOWS	120,007	-	-	43,960	76,864	765	
FUND BALANCES							
Nonspendable	15,443	8,573	-	-	383,906	132,027	
Restricted	633,238	60,114	-	500,841	80,818	-	1,08
Committed	-	-	-	-	-	1,714,299	
Assigned	-	-	878,046	-	-	-	
Unassigned	-	-	-	-	-	-	
TOTAL FUND BALANCE	648,681	68,687	878,046	500,841	464,724	1,846,326	1,08
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 1,067,636	$ 68,687	$ 915,551	$ 637,981	$ 541,588	$ 1,852,091	$ 15,36

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Combining Balance Sheet – Nonmajor Governmental Funds(Continued)

September 30, 2020

Special Revenue Funds						
Law Enforcement Programs	Donations	TIRZ #1	Public Safety Radio	Rotary Splash Park	CDBG Revolving Loans	NEA Grant
$ 59,006	$ 49,793	$ 2,647,636	$ 89,256	$ 497	$ 172,383	$ -
-	-	-	-	-	-	-
-	-	495,997	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	32,085	-	-	9,500
-	-	-	-	-	360	-
-	-	-	-	-	46,393	-
-	6,000	36,376	-	-	-	-
$ 59,006	$ 55,793	$ 3,180,009	$ 121,341	$ 497	$ 219,136	$ 9,500
$ -	$ -	$ -	$ 1,357	$ -	$ -	$ -
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	12,306	-	-	-	9,500
-	-	-	-	-	-	-
-	-	12,306	1,357	-	-	9,500
-	-	493,521	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	360	9,500
-	-	493,521	-	-	360	9,500
-	-	-	-	-	46,393	-
59,006	55,793	2,674,182	119,984	497	172,383	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	(9,500)
59,006	55,793	2,674,182	119,984	497	218,776	(9,500)
$ 59,006	$ 55,793	$ 3,180,009	$ 121,341	$ 497	$ 219,136	$ 9,500

(continued)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Combining Balance Sheet – Nonmajor Governmental Funds (Continued)

September 30, 2020

	Special Revenue Funds						
	COC Homeless Assistance Grant	CDBG 108 Loan	EPA Revolving Loan Grant	Emergency Solutions Grant	NRDA Grant	Farmers Market	Trail Grant
ASSETS							
Cash	$ 22,537	$ 65,573	$ -	$ -	$ 15,723	$ 45,486	$ 48,488
Investments - certificates of deposit	-	-	-	-	-	-	-
Receivables (net of allowance for uncollectible):							
Property taxes	-	-	-	-	-	-	-
Other taxes	-	-	-	-	-	-	-
Accounts	-	-	-	-	-	-	-
Other government agencies	21,676	23,890	8,680	-	-	23,729	29,125
Accrued interest	-	1,223	1,848	-	-	-	-
Loans	-	1,357,550	588,553	-	-	-	-
Due from other funds	-	-	-	-	-	-	3,354
TOTAL ASSETS	$ 44,213	$ 1,448,236	$ 599,081	$ -	$ 15,723	$ 69,215	$ 80,967
LIABILITIES AND FUND BALANCES							
Accounts payable	$ 6,044	$ -	$ 649	$ -	$ 33	$ 854	$ -
Contracts payable	-	-	-	-	-	-	-
Accrued payroll	-	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-	-
Due to other funds	35,905	742,100	2,259	1,597	-	60,968	64,621
Other liabilities and escrow deposits	-	-	5,787	184	-	-	-
TOTAL LIABILITIES	41,949	742,100	8,695	1,781	33	61,822	64,621
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenue - property taxes	-	-	-	-	-	-	-
Unavailable revenue - other taxes	-	-	-	-	-	-	-
Unavailable revenue - grants	-	-	1,848	-	-	23,729	-
Unavailable revenue - interest	-	-	-	-	-	-	-
Unavailable revenue - intergovernmental	-	25,113	-	-	-	-	-
TOTAL DEFERRED INFLOWS	-	25,113	1,848	-	-	23,729	-
FUND BALANCES							
Nonspendable	-	1,357,550	588,553	-	-	-	-
Restricted	2,264	-	-	-	15,690	-	16,346
Committed	-	-	-	-	-	-	-
Assigned	-	-	-	-	-	-	-
Unassigned	-	(676,527)	(15)	(1,781)	0	(16,336)	-
TOTAL FUND BALANCE	2,264	681,023	588,538	(1,781)	15,690	(16,336)	16,346
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 44,213	$ 1,448,236	$ 599,081	$ -	$ 15,723	$ 69,215	$ 80,967

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Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

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Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Combining Balance Sheet – Nonmajor Governmental Funds (Continued)

September 30, 2020

	Special Revenue Funds								
	Texas Ending Homelessness Grant	Department of Justice COVID-19	Defense Economic Adjustment Assistance (DEAAG)	Narcotics Division Operations	Court Security	Conservation Revolving Loan	Court Technology	Federal Asset Forfeiture	Total Special Revenue
ASSETS									
Cash	$ -	$ 46,240	$ -	$ 157,686	$ 424,601	$ 35,471	$ 1,289	$ 125,807	$ 7,315,776
Investments - certificates of deposit	-	-	-	-	-	-	-	-	-
Receivables (net of allowance for uncollectible):									
Property taxes	-	-	-	-	-	-	-	-	495,997
Other taxes	-	-	-	-	-	-	-	-	221,393
Accounts	-	-	-	-	-	-	-	-	66,505
Other government agencies	-	-	13,123	1,080	-	-	-	-	282,895
Accrued interest	-	-	-	-	-	-	-	-	81,060
Loans	-	-	-	-	-	-	-	-	2,532,445
Due from other funds	-	-	-	-	-	-	-	-	810,845
TOTAL ASSETS	$ -	$ 46,240	$ 13,123	$ 158,766	$ 424,601	$ 35,471	$ 1,289	$ 125,807	$ 11,806,916
LIABILITIES AND FUND BALANCES									
Accounts payable	-	-	-	-	-	-	-	-	$ 253,800
Contracts payable	-	-	-	-	-	-	-	-	-
Accrued payroll	-	-	-	-	286	-	-	-	286
Due to other governments	-	-	-	-	-	-	-	-	-
Due to other funds	-	-	13,123	-	-	-	-	-	1,146,430
Other liabilities and escrow deposits	-	31,431	13,123	(624)	-	-	-	-	49,901
TOTAL LIABILITIES	-	31,431	26,246	(624)	286	-	-	-	1,450,417
DEFERRED INFLOWS OF RESOURCES									
Unavailable revenue - property taxes	-	-	-	-	-				493,521
Unavailable revenue - other taxes	-	-	-	-	-				43,960
Unavailable revenue - grants	-	-	-	-	-				145,584
Unavailable revenue - interest	-	-	-	-	-				76,864
Unavailable revenue - intergovernmental	-	-	-	-	-				35,738
TOTAL DEFERRED INFLOWS	-	-	-	-	-	-	-	-	795,667
FUND BALANCES									
Nonspendable	-	-	-	-	-	-	-	-	2,532,445
Restricted	-	14,809	-	159,390	424,315	35,471	1,289	125,807	5,153,324
Committed	-	-	-	-	-	-	-	-	1,714,299
Assigned	-	-	-	-	-	-	-	-	878,046
Unassigned	-	-	(13,123)	-	-	-	-	-	(717,282)
TOTAL FUND BALANCE	-	14,809	(13,123)	159,390	424,315	35,471	1,289	125,807	9,560,832
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ -	$ 46,240	$ 13,123	$ 158,766	$ 424,601	$ 35,471	$ 1,289	$ 125,807	$ 11,806,916

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Combining Balance Sheet – Nonmajor Governmental Funds(Continued)

September 30, 2020

Capital Project Funds					
2005 Bond	TIRZ Bond	2017 Bond	Total Capital Projects	Total Nonmajor Governmental Fund	
$ 276,440	$ -	$ 2,999,922	$ 3,276,362	$ 10,592,138	
-	-	1,035,576	1,035,576	1,035,576	
-	-	-	-	495,997	
-	-	-	-	221,393	
-	-	-	-	66,505	
-	-	-	-	282,895	
-	-	412	412	81,472	
-	-	-	-	2,532,445	
-	-	-	-	810,845	
$ 276,440	$ -	$ 4,035,910	$ 4,312,350	$ 16,119,266	
$ -	$ -	$ 46,499	$ 46,499	$ 300,299	
		1,655	1,655	1,655	
-	-	-	-	286	
-	-	-	-	-	
-	-	-	-	1,146,430	
-	-	-	-	49,901	
-	-	48,154	48,154	1,498,571	
-	-	-	-	493,521	
-	-	-	-	43,960	
-	-	-	-	145,584	
-	-	-	-	76,864	
-	-	-	-	35,738	
-	-	-	-	795,667	
-	-	-	-	2,532,445	
276,440	-	3,987,756	4,264,196	9,417,520	
-	-	-	-	1,714,299	
-	-	-	-	878,046	
-	-	-	-	(717,282)	
276,440	-	3,987,756	4,264,196	13,825,028	
$ 276,440	$ -	$ 4,035,910	$ 4,312,350	$ 16,119,266	

(concluded)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Combining Statement of Revenues, Expenditures and Changes in Fund Balance – Nonmajor Governmental Funds

Year Ended September 30, 2020

	Special Revenue Funds					
	Housing and Community Development	HOME	Theatre	Hotel/ Motel Tax	Housing	Economic Development
REVENUES:						
Property taxes	$ -	$ -	$ -	$ -	$ -	$ -
Taxes-other	-	-	-	1,325,754	-	-
Franchise receipts	-	-	-	-	-	339,050
Charges for services	-	-	48,447	-	-	-
Grants and entitlements	398,319	-	-	-	-	-
Interest and dividends	195	750	11,337	4,458	1,084	21,948
Intergovernmental	-	-	-	-	-	-
Other	-	-	-	-	4,106	-
Total revenues	398,514	750	59,784	1,330,212	5,190	360,998
EXPENDITURES:						
Current:						
General government	-	-	-	-	-	58,122
Public safety	-	-	-	-	-	-
Public works	-	-	-	-	-	-
Parks and recreation	-	-	321,215	617,396	-	-
Health and welfare	195,032	-	-	-	-	-
Capital outlay	-	-	5,118	-	-	-
Debt service	-	-	-	-	-	-
Miscellaneous	-	4,363	-	-	-	-
Total expenditures	195,032	4,363	326,333	617,396	-	58,122
Excess (deficiency) of revenues over expenditures	203,482	(3,613)	(266,549)	712,816	5,190	302,876
OTHER FINANCING SOURCES (USES):						
Transfers in	14,508	3,113	325,000	-	-	-
Transfers out	-	-	(338)	(885,854)	-	-
Proceeds from issuance of debt	-	-	-	-	-	-
Certifcates of obligation bonds issued	-	-	-	-	-	-
Premium on bonds issued	-	-	-	-	-	-
Total other financing sources (uses)	14,508	3,113	324,662	(885,854)	-	-
Net change in fund balance	217,990	(500)	58,113	(173,038)	5,190	302,876
Fund balance at beginning of year	430,691	69,187	819,933	673,879	459,534	1,543,450
Fund balance at end of year	$ 648,681	$ 68,687	$ 878,046	$ 500,841	$ 464,724	$ 1,846,326

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Combining Statement of Revenues, Expenditures and Changes in Fund Balance – Nonmajor Governmental Funds (Continued)

Year Ended September 30, 2020

Special Revenue Funds							
Law Enforcement Block Grant	Law Enforcement Programs	Donations	TIRZ #1	Public Safety Radio	Rotary Splash Park	CDBG Revolving Loans	NEA Grant
$ -	$ -	$ -	607,505	-	$ -	$ -	$ -
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	23,469	-	-	-	-	-	-
78	541	543	31,110	1,177	8	1,367	-
25,860	-	-	535,103	88,620	-	-	-
-	-	39,760	-	-	-	-	-
25,938	24,010	40,303	1,173,718	89,797	8	1,367	-
-	-	-	-	-	-	-	-
28,704	827	-	-	104,341	-	-	-
-	-	-	8,574	-	-	-	-
-	-	-	-	-	-	-	-
-	-	2,827	-	-	-	-	24,551
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
28,704	827	2,827	8,574	104,341	-	-	24,551
(2,766)	23,183	37,476	1,165,144	(14,544)	8	1,367	(24,551)
-	-	-	-	47,880	-	-	15,051
-	-	(1,149)	(836,388)	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	(1,149)	(836,388)	47,880	-	-	15,051
(2,766)	23,183	36,327	328,756	33,336	8	1,367	(9,500)
3,853	35,823	19,466	2,345,426	86,648	489	217,409	-
$ 1,087	$ 59,006	$ 55,793	$ 2,674,182	$ 119,984	$ 497	$ 218,776	$ (9,500)

(continued)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds (Continued)

Year Ended September 30, 2020

	Special Revenue Funds						
	COC Homeless Assistance Grant	CDBG 108 Loan	EPA Revolving Loan Grant	Emergency Solutions Grant	NRDA Grant	Farmers Market	Trail Grant
REVENUES:							
Property taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Taxes-other	-	-	-	-	-	-	-
Franchise receipts	-	-	-	-	-	-	-
Charges for services	-	-	-	-	-	-	-
Grants and entitlements	316,677	-	580,232	-	-	-	-
Interest and dividends	-	5,812	-	-	-	175	-
Intergovernmental	-	-	-	-	-	-	93,745
Other	-	-	-	-	58,000	56,435	-
Total revenues	316,677	5,812	580,232	-	58,000	56,610	93,745
EXPENDITURES:							
Current:							
General government	-	-	-	-	-	39,405	-
Public safety	-	-	-	-	-	-	-
Public Works	-	-	-	-	42,310	-	19,160
Parks and recreation	-	-	-	-	-	-	37,770
Health and welfare	338,977	-	77,386	184	-	-	18,404
Capital outlay	-	-	-	-	-	-	-
Debt service	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-
Total expenditures	338,977	-	77,386	184	42,310	39,405	75,334
Excess (deficiency) of revenues over expenditures	(22,300)	5,812	502,846	(184)	15,690	17,205	18,411
OTHER FINANCING SOURCES (USES):							
Transfers in	61,919	-	50,172	-	-	-	46,211
Transfers out	-	-	-	-	-	-	-
Proceeds from issuance of debt	-	663,110	-	-	-	-	-
Certifcates of obligation bonds issued	-	-	-	-	-	-	-
Premium on bonds issued	-	-	-	-	-	-	-
Total other financing sources (uses)	61,919	663,110	50,172	-	-	-	46,211
Net change in fund balances	39,619	668,922	553,018	(184)	15,690	17,205	64,622
Fund balances at beginning of year	(37,355)	12,101	35,520	(1,597)	-	(33,541)	(48,276)
Fund balances at end of year	$ 2,264	$ 681,023	$ 588,538	$ (1,781)	$ 15,690	$ (16,336)	$ 16,346

(continued)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds (Continued)

Year Ended September 30, 2020

	Special Revenue Funds								
	Texas Ending Homelessness Grant	Department of Justice COVID-19	Defense Economic Adjustment Assistance (DEAAG)	Narcotics Division Operations	Court Security	Conservation Revolving Loan	Court Technology	Federal Asset Forfeiture	Total Special Revenue
REVENUES:									
Property taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 607,505
Taxes-other	-	-	-	-	-	-	-	-	1,325,754
Franchise receipts	-	-	-	-	-	-	-	-	339,050
Charges for services	-	-	-	-	13,470	-	14,521	-	76,438
Grants and entitlements	-	-	-	-	-	-	-	-	1,318,697
Interest and dividends	-	147	-	2,787	5,665	458	59	1,624	91,323
Intergovernmental	-	-	-	-	-	-	-	-	743,328
Other	35,135	83,330	-	-	-	-	-	-	276,766
Total revenues	35,135	83,477	-	2,787	19,135	458	14,580	1,624	4,778,861
EXPENDITURES:									
Current:									
General government	-	68,626	13,123	-	-	-	-	-	179,276
Public safety	-	42	-	602	3,711	-	-	-	138,227
Public Works	35,135	-	-	-	-	-	-	-	105,179
Parks and recreation	-	-	-	-	-	-	-	-	976,381
Health and welfare	-	-	-	-	-	-	-	-	657,361
Capital outlay	-	-	-	-	-	-	26,845	-	31,963
Debt service	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	4,363
Total expenditures	35,135	68,668	13,123	602	3,711	-	26,845	-	2,092,750
Excess (deficiency) of revenues over expenditures	-	14,809	(13,123)	2,185	15,424	458	(12,265)	1,624	2,686,111
OTHER FINANCING SOURCES (USES):									
Transfers in	-	-	-	-	-	-	-	-	563,854
Transfers out	-	-	-	-	-	-	(3,132)	-	(1,726,861)
Proceeds from issuance of debt	-	-	-	-	-	-	-	-	663,110
Certifcates of obligation bonds issued	-	-	-	-	-	-	-	-	-
Premium on bonds issued	-	-	-	-	-	-	-	-	-
Total other financing sources (uses)	-	-	-	-	-	-	(3,132)	-	(499,897)
Net change in fund balances	-	14,809	(13,123)	2,185	15,424	458	(15,397)	1,624	2,186,214
Fund balances at beginning of year	-	-	-	157,205	408,891	35,013	16,686	124,183	7,374,618
Fund balances at end of year	$ -	$ 14,809	$ (13,123)	$ 159,390	$ 424,315	$ 35,471	$ 1,289	$ 125,807	$ 9,560,832

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds (Continued)

Year Ended September 30, 2020

Capital Projects Funds				
2005 Bond	TIRZ Bond	2017 Bond	Total Capital Projects	Total Nonmajor Governmental Fund
$ -	$ -	$ -	$ -	$ 607,505
-	-	-	-	1,325,754
-	-	-	-	339,050
-	-	-	-	76,438
-	-	-	-	1,318,697
6,219	-	78,472	84,691	176,014
-	-	-	-	743,328
-	-	-	-	276,766
6,219	-	78,472	84,691	4,863,552
-	-	-	-	179,276
-	-	-	-	138,227
-	-	-	-	105,179
-	-	-	-	976,381
-	-	-	-	657,361
231,875	-	152,855	384,730	416,693
-	-	-	-	-
-	-	-	-	4,363
231,875	-	152,855	384,730	2,477,480
(225,656)	-	(74,383)	(300,039)	2,386,072
-	-	-	-	563,854
-	(197)	-	(197)	(1,727,058)
-	-	-	-	663,110
-	-	-	-	-
-	-	-	-	-
-	(197)	-	(197)	(500,094)
(225,656)	(197)	(74,383)	(300,236)	1,885,978
502,096	197	4,062,139	4,564,432	11,939,050
$ 276,440	$ -	$ 3,987,756	$ 4,264,196	$ 13,825,028

(concluded)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Housing and Community Development Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget to Actual

Year Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES:				
Grants and entitlements	$ 1,367,000	$ 1,652,783	$ 398,319	$ (1,254,464)
Interest and dividends	-	-	195	195
Total revenues	1,367,000	1,652,783	398,514	(1,254,269)
EXPENDITURES:				
Current:				
Health and welfare	450,000	689,611	195,032	494,579
Total expenditures	450,000	689,611	195,032	494,579
Excess (deficiency) of revenues over expenditures	917,000	963,172	203,482	(759,690)
OTHER FINANCING SOURCES/USES				
Transfers in	-	35,137	14,508	(20,629)
Total other financing sources/uses	-	35,137	14,508	(20,629)
Net change in fund balance	917,000	998,309	217,990	(780,319)
Fund balance at beginning of year	430,691	430,691	430,691	-
Fund balance at end of year	$ 1,347,691	$ 1,429,000	$ 648,681	$ (780,319)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Home Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Interest and dividends	$ 500	$ 700	$ 750	$ 50
Intergovernmental	-	-	-	-
Total revenues	500	700	750	50
EXPENDITURES:				
Current:				
Miscellanous	-	-	4,363	(4,363)
Total expenditures	-	-	4,363	(4,363)
Excess (deficiency) of revenues over expenditures	500	700	(3,613)	(4,313)
Net change in fund balance	500	700	(3,613)	(4,313)
Fund balance at beginning of year	69,187	69,187	69,187	-
Fund balance at end of year	$ 69,687	$ 69,887	$ 65,574	$ (4,313)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Theatre Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Original	Final	Actual	Variance with Final Budget
REVENUES				
Charges for services	$ 70,000	$ 55,000	$ 48,447	$ (6,553)
Interest and dividends	11,000	11,550	11,337	(213)
Total revenues	81,000	66,550	59,784	(6,766)
EXPENDITURES				
Current:				
Parks and recreation	500,957	397,275	321,215	76,060
Capital outlay	-	10,000	5,118	4,882
Total expenditures	500,957	407,275	326,333	80,942
Excess (deficiency) of revenues over expenditures	(419,957)	(340,725)	(266,549)	74,176
OTHER FINANCING SOURCES/USES				
Transfers in	365,000	355,000	325,000	(30,000)
Transfers out	(40,338)	(41,556)	(338)	41,218
Total other financing sources/uses	324,662	313,444	324,662	11,218
Net change in fund balance	(95,295)	(27,281)	58,113	85,394
Fund balance at beginning of year	819,933	819,933	819,933	-
Fund balance at end of year	$ 724,638	$ 792,652	$ 878,046	$ 85,394

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Hotel/Motel Tax Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget to Actual

Year Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Taxes-other	$ 1,537,000	$ 1,061,000	$ 1,325,754	$ 264,754
Interest and dividends	8,000	3,500	4,458	958
Other	-	-	-	-
Total revenues	1,545,000	1,064,500	1,330,212	265,712
EXPENDITURES				
Current:				
Parks and recreation	1,032,923	651,241	617,396	33,845
Total expenditures	1,032,923	651,241	617,396	33,845
Excess of revenues over expenditures	512,077	413,259	712,816	299,557
OTHER FINANCING USES				
Transfers in	-	-	-	-
Transfers out	(884,354)	(780,323)	(885,854)	(105,531)
Total other financing uses	(884,354)	(780,323)	(885,854)	(105,531)
Net change in fund balance	(372,277)	(367,064)	(173,038)	194,026
Fund balance at beginning of year	673,879	673,879	673,879	-
Fund balance at end of year	$ 301,602	$ 306,815	$ 500,841	$ 194,026

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Housing Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Interest and dividends	$ -	$ 7,000	$ 1,084	$ (5,916)
Other	-	-	4,106	4,106
Total revenues	-	7,000	5,190	(5,916)
EXPENDITURES				
Current:				
Health and welfare	-	-	-	-
Total expenditures	-	-	-	-
Net change in fund balance	-	7,000	5,190	(5,916)
Fund balance at beginning of year	459,534	459,534	459,534	-
Fund balance at end of year	$ 459,534	$ 466,534	$ 464,724	$ (5,916)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Economic Development Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Franchise receipts	$ 370,000	$ 348,000	$ 339,050	$ (8,950)
Interest and dividends	26,700	21,500	21,948	448
Intergovernmental	-	-	-	-
Total revenues	396,700	369,500	360,998	(8,502)
EXPENDITURES				
Current:				
General government	545,240	386,497	58,122	328,375
Total expenditures	545,240	386,497	58,122	328,375
Excess (deficiency) of revenues over expenditures	(148,540)	(16,997)	302,876	319,873
OTHER FINANCING USES				
Transfers out	-	-	-	-
Total other financing uses	-	-	-	-
Net change in fund balance	(148,540)	(16,997)	302,876	319,873
Fund balance at beginning of year	1,543,450	1,543,450	1,543,450	-
Fund balance at end of year	$ 1,394,910	$ 1,526,453	$ 1,846,326	$ 319,873

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Law Enforcement Block Grant Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget to Actual

Year Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Grants and Entitlements	$ 22,000	$ 25,860	$ 25,860	$ -
Interest and dividends	-	53	78	25
Total revenues	22,000	25,913	25,938	25
EXPENDITURES				
Current:				
Public safety	22,000	29,766	28,704	1,062
Total expenditures	22,000	29,766	28,704	1,062
Net change in fund balance	-	(3,853)	(2,766)	1,087
Fund balance at beginning of year	3,853	3,853	3,853	-
Fund balance at end of year	$ 3,853	$ -	$ 1,087	$ 1,087

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Law Enforcement Programs Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget to Actual

Year Ended September 30, 2020

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Interest and dividends	$ -	$ 500	$ 541	$ 41
Grants and entitlements	6,700	15,343	23,469	8,126
Total revenues	6,700	15,843	24,010	8,167
EXPENDITURES				
Current:				
Public safety	11,500	4,510	827	3,683
Total expenditures	11,500	4,510	827	3,683
Net change in fund balance	(4,800)	11,333	23,183	11,850
Fund balance at beginning of year	35,823	35,823	35,823	-
Fund balance at end of year	$ 31,023	$ 47,156	$ 59,006	$ 11,850

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Donations Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Interest and dividends	$ 350	$ 500	$ 543	$ 43
Other	30,000	30,000	39,760	9,760
Total revenues	30,350	30,500	40,303	9,803
EXPENDITURES				
Current:				
Health and welfare	30,350	30,500	2,827	27,673
Capital outlay	-	-	-	-
Total expenditures	30,350	30,500	2,827	27,673
OTHER FINANCING USES				
Transfers in	-	-	-	-
Transfers out	-	-	(1,149)	(1,149)
Total other financing uses	-	-	(1,149)	(1,149)
Net change in fund balance	-	-	36,327	37,476
Fund balance at beginning of year	19,466	19,466	19,466	-
Fund balance at end of year	$ 19,466	$ 19,466	$ 55,793	$ 37,476

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

TIRZ #1 Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget to Actual

Year Ended September 30, 2020

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Property taxes	$ 640,320	$ 627,415	$ 607,505	$ (19,910)
Interest and dividends	11,000	30,000	31,110	1,110
Intergovernmental	504,802	535,103	535,103	-
Total revenues	1,156,122	1,192,518	1,173,718	(18,800)
EXPENDITURES				
Current:				
Public Works	2,306,500	406,500	8,574	397,926
Capital outlay	-	-	-	-
Total expenditures	2,306,500	406,500	8,574	397,926
Excess (deficiency) of revenues over expenditures	(1,150,378)	786,018	1,165,144	379,126
OTHER FINANCING SOURCES/USES				
Transfers out	(836,388)	(803,988)	(836,388)	(32,400)
Total other financing sources/uses	(836,388)	(803,988)	(836,388)	(32,400)
Net change in fund balance	(1,986,766)	(17,970)	328,756	346,726
Fund balance at beginning of year	2,345,426	2,345,426	2,345,426	-
Fund balance at end of year	$ 358,660	$ 2,327,456	$ 2,674,182	$ 346,726

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Public Safety Radio Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Interest and dividends	$ 2,254	$ 1,000	$ 1,177	$ 177
Intergovernmental	57,600	88,620	88,620	-
Total revenues	59,854	89,620	89,797	177
EXPENDITURES				
Public safety	71,006	118,303	104,341	13,962
Total expenditures	71,006	118,303	104,341	13,962
Excess (deficiency) of revenues over expenditures	(11,152)	(28,683)	(14,544)	14,139
OTHER FINANCING SOURCES/USES				
Transfers in	47,880	47,880	47,880	-
Total other financing sources/uses	47,880	47,880	47,880	-
Net change in fund balance	36,728	19,197	33,336	14,139
Fund balance at beginning of year	86,648	86,648	86,648	-
Fund balance at end of year	$ 123,376	$ 105,845	$ 119,984	$ 14,139

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Rotary Splash Park Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Interest and dividends	$ -	$ 8	$ 8	$ -
Other	-	-	-	-
Total revenues	-	8	8	-
EXPENDITURES				
Capital outlay	-	-	-	-
Total expenditures	-	-	-	-
Net change in fund balance	-	8	8	-
Fund balance at beginning of year	489	489	489	-
Fund balance at end of year	$ 489	$ 497	$ 497	$ -

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
CDBG Revolving Loans Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Interest and dividends	$ -	$ -	$ 1,367	$ 1,367
Total revenues	-	-	1,367	1,367
EXPENDITURES				
Current:				
Health and welfare	500	500	-	500
Total expenditures	500	500	-	500
Net change in fund balance	(500)	(500)	1,367	1,867
Fund balance at beginning of year	217,409	217,409	217,409	-
Fund balance at end of year	$ 216,909	$ 216,909	$ 218,776	$ 1,867

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
NEA Grant Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES:				
Grants and entitlements	$ -	$ 10,000	$ -	$ (10,000)
Interest and dividends	-	-	-	-
Total revenues	-	10,000	-	(10,000)
EXPENDITURES				
Current:				
Health and welfare	$ -	$ 9,905	$ 24,551	$ (14,646)
Total expenditures	-	9,905	24,551	(14,646)
Excess (deficiency) of revenues over expenditures	-	95	(24,551)	(24,646)
OTHER FINANCING SOURCES/USES				
Transfers in	-	6,905	15,051	8,146
Total other financing sources/uses	-	6,905	15,051	8,146
Net change in fund balance	-	7,000	(9,500)	(16,500)
Fund balance at beginning of year	-	-	-	-
Fund balance at end of year	$ -	$ 7,000	$ (9,500)	$ (16,500)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
COC Homeless Assistance Grant Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Grants and entitlements	$ 430,000	$ 330,852	$ 316,677	$ (14,175)
Total revenues	430,000	330,852	316,677	(14,175)
EXPENDITURES				
Current:				
Health and welfare	430,000	347,553	338,977	8,576
Total expenditures	430,000	347,553	338,977	8,576
Excess (deficiency) of revenues over expenditures	-	(16,701)	(22,300)	(5,599)
OTHER FINANCING SOURCES/USES				
Transfers in	-	54,056	61,919	7,863
Total other financing sources/uses	-	54,056	61,919	7,863
Net change in fund balance	-	37,355	39,619	2,264
Fund balance at beginning of year	(37,355)	(37,355)	(37,355)	-
Fund balance at end of year	$ (37,355)	$ -	$ 2,264	$ 2,264

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
CDBG 108 Loan Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Interest and dividends	$ -	$ 7,100	$ 5,812	$ (1,288)
Total revenues	-	7,100	5,812	(1,288)
EXPENDITURES				
Current:				
Health and welfare	-	-	-	-
Total expenditures	-	-	-	-
OTHER FINANCING SOURCES				
Proceeds from issuance of debt	-	-	663,110	663,110
Total other financing sources	-	-	663,110	663,110
Net change in fund balance	-	7,100	668,922	661,822
Fund balance at beginning of year	12,101	12,101	12,101	-
Fund balance at end of year	$ 12,101	$ 19,201	$ 681,023	$ 661,822

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
EPA Revolving Loan Grant Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Grants and entitlements	$ 500,000	$ 834,137	$ 580,232	$ (253,905)
Total revenues	500,000	834,137	580,232	(253,905)
EXPENDITURES				
Current:				
Health and welfare	500,000	921,612	77,386	844,226
Total expenditures	500,000	921,612	77,386	844,226
Excess (deficiency) of revenues over expenditures	-	(87,475)	502,846	590,321
OTHER FINANCING SOURCES/USES				
Transfers in	-	51,955	50,172	(1,783)
Total other financing sources/uses	-	51,955	50,172	(1,783)
Net change in fund balance	-	(35,520)	553,018	588,538
Fund balance at beginning of year	35,520	35,520	35,520	-
Fund balance at end of year	$ 35,520	$ -	$ 588,538	$ 588,538

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Emergency Solutions Grant Fund

Schedule of Revenues, Expenditure, and Changes in Fund Balance

Budget to Actual

Year Ended September 30, 2020

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Grants and entitlements	$ 60,703	$ -	$ -	$ -
Total revenues	60,703	-	-	-
EXPENDITURES				
Current:				
Health and welfare	126,000	19,558	184	19,374
Total expenditures	126,000	19,558	184	19,374
Excess (deficiency) of revenues over expenditures	(65,297)	(19,558)	(184)	19,374
OTHER FINANCING SOURCES/USES				
Transfers in	65,297	21,155	-	(21,155)
Total other financing sources/uses	65,297	21,155	-	(21,155)
Net change in fund balance	-	1,597	(184)	(1,781)
Fund balance at beginning of year	(1,597)	(1,597)	(1,597)	-
Fund balance at end of year	$ (1,597)	$ -	$ (1,781)	$ (1,781)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

NRDA Grant Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget to Actual

Year Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Grants and entitlements	$ 9,550,000	$ 230,000	$ -	$ (230,000)
Total revenues	9,550,000	230,000	-	(230,000)
EXPENDITURES				
Current:				
Health and welfare	9,550,000	230,000	-	230,000
Total expenditures	9,550,000	230,000	-	230,000
Excess (deficiency) of revenues over expenditures	-	-	-	-
OTHER FINANCING SOURCES/USES				
Transfers in	-	-	-	-
Total other financing sources/uses	-	-	-	-
Net change in fund balance	-	-	-	-
Fund balance at beginning of year	-	-	-	-
Fund balance at end of year	$ -	$ -	$ -	$ -

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Farmers Market Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget to Actual

Year Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Interest and dividends	$ -	$ -	$ 175	$ 175
Other	87,110	100,864	56,435	(44,429)
Total revenues	87,110	100,864	56,610	(44,254)
EXPENDITURES				
Current:				
General government	87,110	67,323	39,405	27,918
Total expenditures	87,110	67,323	39,405	27,918
Excess (deficiency) of revenues over expenditures	-	33,541	17,205	(16,336)
OTHER FINANCING SOURCES/USES				
Transfers in	-	-	-	-
Total other financing sources/uses	-	-	-	-
Net change in fund balance	-	33,541	17,205	(16,336)
Fund balance at beginning of year	(33,541)	(33,541)	(33,541)	-
Fund balance at end of year	$ (33,541)	-	(16,336)	(16,336)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Trail Grant Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Intergovernmental	$ 65,087	85,672	93,745	8,073
Trf From General Fund	-	20,071	-	(20,071)
Total revenues	65,087	105,743	93,745	(11,998)
EXPENDITURES				
Current:				
Public Works	-	-	19,160	(19,160)
Parks and recreation	65,087	57,467	37,770	19,697
Health and welfare	-	-	18,404	(18,404)
Total expenditures	65,087	57,467	75,334	(17,867)
Net change in fund balance	-	48,276	18,411	(29,865)
Fund balance at beginning of year	(48,276)	(48,276)	(48,276)	-
Fund balance at end of year	$ (48,276)	$ -	$ (29,865)	$ (29,865)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Narcotics Division Operations Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance

Budget to Actual

Year Ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Property taxes	$ -	$ -	$ -	$ -
Other taxes	-	-	-	-
Franchise receipts	-	-	-	-
Fees and permits	20,000	-	-	-
Charges for services	-	-	-	-
Municipal court	-	-	-	-
Grants and entitlements	-	-	-	-
Investment earnings	3,300	2,475	2,787	312
Intergovernmental	-	-	-	-
Other	-	-	-	-
Total revenues	23,300	2,475	2,787	312
EXPENDITURES				
Current				
General government	-	-	-	-
Public safety	45,000	35,000	602	34,398
Public works	-	-	-	-
Parks and recreation	-	-	-	-
Health and welfare	-	-	-	-
Capital outlay	-	-	-	-
Debt service				
Principal	-	-	-	-
Interest	-	-	-	-
Total expenditures	45,000	35,000	602	34,398
Excess (deficiency) of revenue o	(21,700)	(32,525)	2,185	(34,086)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Capital leases	-	-	-	-
Total other financing sources	-	-	-	-
Net change in fund balance	(21,700)	(32,525)	2,185	(34,086)
Fund balances at beginning of ye	157,205	157,205	157,205	-
Fund balance at end of year	$ 135,505	$ 124,680	$ 159,390	$ (34,086)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Court Security Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Property taxes	$ -	$ -	$ -	$ -
Other taxes	-	-	-	-
Franchise receipts	-	-	-	-
Fees and permits	-	-	-	-
Charges for services	22,000	14,000	13,470	(530)
Municipal court	-	-	-	-
Grants and entitlements	-	-	-	-
Investment earnings	8,500	5,500	5,665	165
Intergovernmental	-	-	-	-
Other	-	-	-	-
Total revenues	30,500	19,500	19,135	(365)
EXPENDITURES				
Current				
General government	-	-	-	-
Public safety	33,058	12,558	3,711	8,847
Public works	-	-	-	-
Parks and recreation	-	-	-	-
Health and welfare	-	-	-	-
Capital outlay	25,000	-	-	-
Debt service				
Principal	-	-	-	-
Interest	-	-	-	-
Total expenditures	58,058	12,558	3,711	8,847
Excess (deficiency) of revenue o	(27,558)	6,942	15,424	8,482
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Capital leases	-	-	-	-
Total other financing sources	-	-	-	-
Net change in fund balance	(27,558)	6,942	15,424	8,482
Fund balances at beginning of ye	408,891	408,891	408,891	-
Fund balance at end of year	$ 381,333	$ 415,833	$ 424,315	$ 8,482

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Conservation Revolving Loan Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Property taxes	$ -	$ -	$ -	$ -
Other taxes	-	-	-	-
Franchise receipts	-	-	-	-
Fees and permits	-	-	-	-
Charges for services	-	-	-	-
Municipal court	-	-	-	-
Grants and entitlements	-	-	-	-
Investment earnings	-	450	458	8
Intergovernmental	-	-	-	-
Other	-	-	-	-
Total revenues	-	450	458	8
EXPENDITURES				
Current				
General government	-	-	-	-
Public safety	-	-	-	-
Public works	-	-	-	-
Parks and recreation	-	-	-	-
Health and welfare	35,038	-	-	-
Capital outlay	-	-	-	-
Debt service				
Principal	-	-	-	-
Interest	-	-	-	-
Total expenditures	35,038	-	-	-
Excess (deficiency) of revenue o	(35,038)	450	458	8
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Capital leases	-	-	-	-
Total other financing sources	-	-	-	-
Net change in fund balance	(35,038)	450	458	8
Fund balances at beginning of ye	35,013	35,013	35,013	-
Fund balance at end of year	$ (25)	$ 35,463	$ 35,471	$ 8

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Court Technology Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Property taxes	$ -	$ -	$ -	$ -
Other taxes	-	-	-	-
Franchise receipts	-	-	-	-
Fees and permits	-	-	-	-
Charges for services	30,000	16,500	14,521	(1,979)
Municipal court	-	-	-	-
Grants and entitlements	-	-	-	-
Investment earnings	500	60	59	(1)
Intergovernmental	-	-	-	-
Other	-	-	-	-
Total revenues	30,500	16,560	14,580	(1,980)
EXPENDITURES				
Current				
General government	-	-	-	-
Public safety	-	-	-	-
Public works	-	-	-	-
Parks and recreation	-	-	-	-
Health and welfare	-	-	-	-
Capital outlay	28,500	28,347	26,845	1,502
Debt service				
Principal	-	-	-	-
Interest	-	-	-	-
Total expenditures	28,500	28,347	26,845	1,502
Excess (deficiency) of revenue o	2,000	(11,787)	(12,265)	(478)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfers out	(3,132)	(3,132)	(3,132)	-
Capital leases	-	-	-	-
Total other financing sources	(3,132)	(3,132)	(3,132)	-
Net change in fund balance	(1,132)	(14,919)	(15,397)	(478)
Fund balances at beginning of ye	16,686	16,686	16,686	-
Fund balance at end of year	$ 15,554	$ 1,767	$ 1,289	$ (478)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Federal Asset Forfeiture Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget to Actual
Year Ended September 30, 2020

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
REVENUES				
Property taxes	$ -	$ -	$ -	$ -
Other taxes	-	-	-	-
Franchise receipts	-	-	-	-
Fees and permits	-	-	-	-
Charges for services	-	-	-	-
Municipal court	-	-	-	-
Grants and entitlements	-	-	-	-
Investment earnings	2,660	1,500	1,624	124
Intergovernmental	10,000	10,000	-	(10,000)
Other	-	-	-	-
Total revenues	12,660	11,500	1,624	(9,876)
EXPENDITURES				
Current				
General government	-	-	-	-
Public safety	-	-	-	-
Public works	-	-	-	-
Parks and recreation	-	-	-	-
Health and welfare	-	-	-	-
Capital outlay	20,000	20,000	-	20,000
Debt service				
Principal	-	-	-	-
Interest	-	-	-	-
Total expenditures	20,000	20,000	-	20,000
Excess (deficiency) of revenue o	(7,340)	(8,500)	1,624	10,124
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Capital leases	-	-	-	-
Total other financing sources	-	-	-	-
Net change in fund balance	(7,340)	(8,500)	1,624	10,124
Fund balances at beginning of ye	124,183	124,183	124,183	-
Fund balance at end of year	$ 116,843	$ 115,683	$ 125,807	$ 10,124

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Nonmajor Enterprise Funds

Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises in that the costs of providing goods and services to the general public on a continuing basis are recovered primarily through user charges. The City's enterprise funds are established to account for the financing of water and sewer services to the public, other municipalities and industrial customers. All activities necessary to provide these services are included in these funds.

Lake Texarkana Water Supply Corporation – This fund is used to account for the financing and operation of the water distribution system from Lake Wright Patman of the City of Texarkana and other "Member Cities" and wholesale customers located in Bowie and Red River counties. The operations of this fund are combined with the Texas Water Utilities for reporting purposes and all inter-fund accounts are eliminated in the combination.

International Paper Company Water System Contract Fund – This fund is used to account for the financing and operations of the water system which provides treated water from Lake Wright Patman to the International Paper Company paper mill.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Combining Statement of Net Position
Nonmajor Enterprise Funds
September 30, 2020

	Lake Texarkana Water Supply Corporation	International Paper Company Water System Contract Fund	Total
ASSETS			
Current assets			
Cash	$ 131,753	$ 17,623	$ 149,376
Investments - certificates of deposit	75,000	-	75,000
Receivables (net of allowance for uncollectible)			
Accounts	-	41,426	41,426
Due from other governments	62	-	62
Due from other funds	5,373	-	5,373
Total current assets	212,188	59,049	271,237
Noncurrent assets:			
Restricted assets:			
Accounts receivable	-	435,473	435,473
Accrued interest	750	-	750
Total noncurrent assets	750	435,473	436,223
TOTAL ASSETS	212,938	494,522	707,460
LIABILITIES			
Current liabilities			
Accounts payable	-	98,537	98,537
Accrued liabilities	-	6,277	6,277
Due to other governments	5,435	-	5,435
Due to other funds	-	144,144	144,144
Total current liabilities	5,435	248,958	254,393
Noncurrent liabilities			
Capital improvement deposits	207,503	246,180	453,683
Total noncurrent liabilities	207,503	246,180	453,683
TOTAL LIABILITIES	212,938	495,138	708,076
NET POSITION			
Unrestricted	-	(616)	(616)
TOTAL NET POSITION	$ -	$ (616)	$ (616)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Combining Statement of Revenues, Expenses and Changes in Net Position

Nonmajor Enterprise Funds

For the Year Ended September 30, 2020

	Lake Texarkana Water Supply Corporation	International Paper Company Water System Contract Fund	Total
OPERATING REVENUES			
Water sales	$ -	$ 1,220,841	$ 1,220,841
Other Income	-	83	83
Total operating revenues	-	1,220,924	1,220,924
OPERATING EXPENSES			
Contract water & sewer expense-International Paper	-	1,221,790	1,221,790
Total operating expense	-	1,221,790	1,221,790
Operating income (loss)	-	(866)	(866)
NONOPERATING REVENUES			
Interest revenue - investments		1,437	1,437
Total nonoperating revenues	-	1,437	1,437
Transfers out	-	(1,187)	(1,187)
Change in net position	-	(616)	(616)
Total net position, beginning of year	-	-	-
Total net position, end of year	$ -	$ (616)	$ (616)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended September 30, 2020

	Lake Texarkana Water Supply Corporation	International Paper Company Water System Contract Fund	Total
Cash Flows from Operating Activities			
Cash received from customers	$ -	$ 843,086	$ 843,086
Cash paid to suppliers	(3,878)	(1,190,158)	(1,194,036)
Net cash provided from (used by) operating activities	(3,878)	(347,072)	(350,950)
Cash flows from non-capital financing activities:			
Transfers paid to City general fund	-	(1,187)	(1,187)
Cash Flows from Capital and Related Financing Activities			
Capital improvement deposits paid	(654,937)	246,180	(408,757)
Interest received on capital improvement deposits	962	-	962
Net cash used by capital and related financing activities	(653,975)	246,180	(407,795)
Cash Flows from Investing Activities			
Purchase of investments	325,003	-	325,003
Interest received on investments	-	1,437	1,437
Net cash provided from investing activities	325,003	1,437	326,440
Net increase (decrease) in cash	(332,850)	(100,642)	(433,492)
Cash, beginning of year	464,603	118,265	582,868
Cash, end of year	$ 131,753	$ 17,623	$ 149,376

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Combining Statement of Cash Flows
Nonmajor Enterprise Funds
For the Year Ended September 30, 2020

	Lake Texarkana Water Supply Corporation	International Paper Company Water System Contract Fund	Total
Reconciliation of Operating Income (Loss) to Net Cash Provided From (Used By) Operating Activities			
Operating Loss	$ -	$ (866)	$ (866)
Adjustments to Reconcile Operating Income to Net Cash Provided From (Used By) Operating Activities			
(Increase) decrease in assets:			
Accounts receivable	-	(377,838)	(377,838)
Due from other governments	(5,435)	-	(5,435)
Increase (decrease) in liabilities:			
Accounts payable	(3,878)	25,643	21,765
Accrued liabilities	-	5,929	5,929
Due to other funds	5,435	60	5,495
Total adjustments	(3,878)	(346,206)	(350,084)
Net cash provided from (used by) operating activities	$ (3,878)	$ (347,072)	$ (350,950)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

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Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Internal Service Funds

Internal Service Funds are used to account for the financing of goods or services by one department or agency to other departments or agencies of the government and to other governments, on a cost-reimbursement basis.

Employee Benefit Fund – This fund is used to account for the contributions received from various other City funds and employees to pay medical benefits and life insurance premiums for covered City employees. Payments are made to a paying agent who determines coverage on claims submitted by employees.

Fleet Services Fund – This fund is used to account for the repair and maintenance on all vehicles and equipment by the City, excluding the Water Utilities.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Combining Statement of Net Position
Internal Service Funds
September 30, 2020

	Employee Benefit	Fleet Services	Total
ASSETS			
Current assets			
Cash	$ 1,683,796	$ 59,709	$ 1,743,505
Receivables (net of allowance for uncollectible)			
Accounts	141,095	-	141,095
Other government agencies	386,432	-	386,432
Due from other funds	21	-	21
Inventory	-	25,184	25,184
TOTAL ASSETS	2,211,344	84,893	2,296,237
LIABILITIES			
Current liabilities			
Accounts payable	654,208	24,824	679,032
Accrued liability	290	14,593	14,883
TOTAL LIABILITIES	654,498	39,417	693,915
NET POSITION			
Unrestricted	1,556,846	45,476	1,602,322
TOTAL NET POSITION	$ 1,556,846	$ 45,476	$ 1,602,322

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Combining Statement of Revenues, Expenses and Changes in Net Position

Internal Service Funds

For the Year Ended September 30, 2020

	Employee Benefit	Fleet Services	Total
OPERATING REVENUES			
Charges for services	$ 7,238,755	$ 111,602	$ 7,350,357
Other	-	12,445	12,445
Total revenues	7,238,755	124,047	7,362,802
OPERATING EXPENSES			
Benefit payments	7,164,221	-	7,164,221
Cost of sales and service	-	1,058,050	1,058,050
Total expenditures	7,164,221	1,058,050	8,222,271
Operating loss	74,534	(934,003)	(859,469)
NONOPERATING REVENUES			
Interest revenue	18,440	1,207	19,647
Total nonoperating revenues	18,440	1,207	19,647
Income (loss) before transfers	92,974	(932,796)	(839,822)
Transfers in	84,242	754,381	838,623
Transfers out	-	(1,312)	(1,312)
Change in net position	177,216	(179,727)	(2,511)
Total net position - beginning	1,379,630	225,203	1,604,833
Total net position - ending	$ 1,556,846	$ 45,476	$ 1,602,322

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended September 30, 2020

	Employee Benefit	Fleet Services	Total
Cash Flows from Operating Activities			
Cash received from users	$ 6,991,573	$ -	$ 6,991,573
Cash received from interfund services provided and used	-	109,524	109,524
Cash paid to suppliers	(7,164,221)	(703,509)	(7,867,730)
Cash paid to employees	290	(347,055)	(346,765)
Net cash used by operating activities	(172,358)	(941,040)	(1,113,398)
Cash flows from Noncapital Financing Activities			
Transfers to other funds	-	(1,312)	(1,312)
Transfers in from other funds	84,242	754,381	838,623
Net cash provided from noncapital financing activities	84,242	753,069	837,311
Cash Flows from Investing Activities			
Interest received from investments	18,440	1,207	19,647
Net cash provided from investing activities	18,440	1,207	19,647
Decrease in cash	(69,676)	(186,764)	(256,440)
Cash at beginning of year	1,753,472	246,473	1,999,945
Cash at end of year	$ 1,683,796	$ 59,709	$ 1,743,505
Reconciliation of Operating Loss to Net Cash Used by Operating Activities			
Operating loss	74,534	(934,003)	(859,469)
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities			
(Increase) Decrease in Assets			
Accounts receivable	(63,235)	-	(63,235)
Due from other government agencies	(265,380)	-	(265,380)
Inventory	-	4,524	4,524
Increase in Liabilities			
Accounts payable	82,361	(14,523)	67,838
Accrued payroll	290	2,962	3,252
Due to other funds	(928)	-	(928)
Total adjustments	(246,892)	(7,037)	(253,929)
Net cash used by from operating activities	$ (172,358)	$ (941,040)	$ (1,113,398)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Fiduciary Funds

Fiduciary Funds are established to account for assets held by the City in a trustee capacity, or as an agent for individuals, other governmental units, and/or other funds.

Agency Funds

Police Evidence Fund – This fund is used to account for evidence money seized by the Police Department. This money is held until disposition is directed by the courts.

Drug Enforcement Fund – This fund is used to account for evidence money seized by the Police Department, primarily in drug related cases. This money is held until disposition is directed by the courts.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Combining Statement of Changes in Assets and Liabilities
Agency Funds
For the Year Ended September 30, 2020

	Balance October 1, 2019	Additions	Deductions	Balance September 30, 2020
POLICE EVIDENCE FUND				
Assets				
Cash	$ 1,807	$ -	$ -	$ 1,807
Total Assets	1,807	-	-	1,807
Liabilities				
Escrow Deposits	1,807	-	-	1,807
Total Liabilities	1,807	-	-	1,807
Net position	$ -	$ -	$ -	$ -
DRUG ENFORCEMENT ESCROW FUND				
Assets				
Cash	$ 19,346	$ 55,046	$ (7,260)	$ 67,132
Total Assets	19,346	55,046	(7,260)	67,132
Liabilities				
Escrow deposits	19,346	55,046	(7,260)	67,132
Total liabilities	19,346	55,046	(7,260)	67,132
Net position	$ -	$ -	$ -	$ -
TOTAL ALL AGENCY FUNDS				
Assets				
Cash	$ 21,153	$ 55,046	$ (7,260)	$ 68,939
Total assets	21,153	55,046	(7,260)	68,939
Liabilities				
Escrow deposits	21,153	55,046	(7,260)	68,939
Total liabilities	21,153	55,046	(7,260)	68,939
Net position	$ -	$ -	$ -	$ -

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Balance Sheet
Component Unit – Health Center
September 30, 2020

ASSETS		
Cash	$	785,814
Receivables (net of allowance for uncollectible):		
Other government agencies		202,132
Due from primary government		7,723
TOTAL ASSETS	$	995,669
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	$	46,772
Accrued payroll		30,033
Unearned revenue		128,318
TOTAL LIABILITIES		205,123
Fund Balances:		
Unassigned		790,546
TOTAL FUND BALANCES		790,546
TOTAL LIABILITIES AND FUND BALANCES	$	995,669

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statement of Revenues, Expenditures and Changes in Fund Balance

Component Unit – Health Center

For the Year Ended September 30, 2020

REVENUES		
Charges for services	$	239,133
Grants and entitlements		641,853
Investment earnings:		
Interest and dividends		10,774
Intergovernmental		156,195
Other		3,167
Total revenues		1,051,122
EXPENDITURES		
Current:		
Health and welfare		1,068,449
Capital outlay		7,800
Total expenditures		1,076,249
Net change in fund balance		(25,127)
Fund balance at beginning of year		815,673
Fund balance at end of year	$	790,546

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Statistical Section

This part of the City of Texarkana, Texas' comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health. Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

Financial Trends – Schedule 1 through Schedule 6 – These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity – Schedule 7 through Schedule 14 – These schedules contain information to help the reader assess the City's most significant local revenue sources, including property taxes and water and sewer revenue.

Debt Capacity – Schedule 15 through Schedule 19 – These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information – Schedule 20 through Schedule 21 – These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information – Schedule 22 through Schedule 24 – These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Net Position by Component

Last Ten Fiscal Years

Schedule 1

	Fiscal Year			
	2011	2012	2013	2014
Governmental activities:				
Net invested in capital assets	$ 73,083,340	$ 77,541,533	$ 82,719,452	$ 83,155,796
Restricted	22,377,550	16,346,523	13,196,487	8,118,578
Unrestricted	395,143	5,992,540	5,815,734	11,274,308
Total governmental activities net position	$ 95,856,033	$ 99,880,596	$ 101,731,673	$ 102,548,682
Business-type activities:				
Net invested in capital assets	$ 58,447,526	$ 59,671,961	$ 58,503,625	$ 57,691,676
Restricted	9,068,969	6,302,773	8,744,657	10,809,056
Unrestricted	4,782,683	4,317,249	2,932,377	2,000,694
Total business-type activities net position	$ 72,299,178	$ 70,291,983	$ 70,180,659	$ 70,501,426
Primary government				
Net invested in capital assets	$ 131,530,866	$ 137,213,494	$ 141,223,077	$ 140,847,472
Restricted	31,446,519	22,649,296	21,941,144	18,927,634
Unrestricted	5,177,826	10,309,789	8,748,111	13,275,002
Total primary government net position	$ 168,155,211	$ 170,172,579	$ 171,912,332	$ 173,050,108

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Net Position by Component

Last Ten Fiscal Years

Schedule 1 (Continued)

Fiscal Year					
2015	2016	2017	2018	2019	2020
$ 85,106,547	$ 85,391,477	$ 86,912,466	$ 88,593,873	$ 90,171,459	$ 91,034,859
4,277,958	4,342,782	12,305,856	8,726,421	6,257,365	10,970,829
4,979,007	4,051,074	(950,495)	459,243	(290,772)	(2,782,965)
$ 94,363,512	$ 93,785,333	$ 98,267,827	$ 97,779,537	$ 96,138,052	$ 99,222,723
$ 58,283,054	$ 58,709,850	$ 59,720,017	$ 59,005,503	$ 58,371,989	$ 58,690,456
10,183,541	8,914,641	7,062,511	4,801,378	-	-
(314,620)	2,757,977	5,602,110	4,245,709	10,551,212	10,816,275
$ 68,151,975	$ 70,382,468	$ 72,384,638	$ 68,052,590	$ 68,923,201	$ 69,506,731
$ 143,389,601	$ 144,101,327	$ 146,632,483	$ 147,599,376	$ 148,543,448	$ 149,725,315
14,461,499	13,257,423	19,368,367	13,527,799	6,257,365	10,970,829
4,664,387	6,809,051	4,651,615	4,704,952	10,260,440	8,033,310
$ 162,515,487	$ 164,167,801	$ 170,652,465	$ 165,832,127	$ 165,061,253	$ 168,729,454

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Changes in Net Position
Last Ten Fiscal Years
Schedule 2

	Fiscal Year			
	2011	2012	2013	2014
Expenses				
Governmental activities:				
Current:				
General government	$ 5,523,459	$ 5,984,631	$ 6,797,714	$ 7,114,857
Public safety	17,142,327	17,624,401	16,886,838	16,681,701
Public works	7,117,788	7,461,167	7,498,517	7,545,126
Parks and recreation	3,027,226	2,918,560	3,379,678	3,012,271
Health and welfare	1,659,584	2,451,906	2,335,011	1,915,780
Interest on long-term debt	2,747,460	2,593,982	2,167,516	2,262,532
Total governmental activities expenses	37,217,844	39,034,647	39,065,274	38,532,267
Business-type activities:				
Water and Sewer	15,592,718	15,840,902	15,813,999	15,841,333
Total business-type activities expenses	15,592,718	15,840,902	15,813,999	15,841,333
Total primary government expenses	$ 52,810,562	$ 54,875,549	$ 54,879,273	$ 54,373,600
Program Revenues				
Governmental activities:				
Charges for services:				
General government	$ 957,111	$ 583,956	$ 981,567	$ 887,114
Public safety	1,619,345	1,725,816	1,698,464	1,733,651
Other activities	645,522	581,768	748,273	756,869
Operating grants and contributions	1,133,876	2,467,647	1,851,104	1,323,001
Capital grants and contributions			566,142	808,174
Total governmental activities program revenues	4,355,854	5,359,187	5,845,550	5,508,809
Business-type activities:				
Charges for services:				
Water and sewer	16,030,015	16,136,042	15,642,192	15,198,786
Capital grants and contributions			39,387	38,071
Total business-type activities program revenues	16,030,015	16,136,042	15,681,579	15,236,857
Total primary government program revenues	$ 20,385,869	$ 21,495,229	$ 21,527,129	$ 20,745,666

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Changes in Net Position
Last Ten Fiscal Years
Schedule 2 (Continued)

	Fiscal Year					
	2015	2016	2017	2018	2019	2020
$	7,416,500	$ 8,011,669	$ 8,357,159	$ 9,748,511	$ 10,276,183	$ 9,161,814
	16,272,709	16,396,091	17,875,634	17,965,103	18,612,666	17,724,082
	7,464,975	8,881,205	9,044,672	9,119,545	9,681,167	9,708,732
	3,408,188	3,446,421	3,517,538	3,630,516	3,562,369	3,596,959
	1,436,864	1,671,102	1,532,646	1,790,592	1,192,402	882,349
	2,043,793	2,085,451	1,770,944	1,908,617	1,626,684	1,682,347
	38,043,029	40,491,939	42,098,593	44,162,884	44,951,471	42,756,283
	15,736,026	15,734,804	16,409,625	16,173,218	17,595,681	20,626,724
	15,736,026	15,734,804	16,409,625	16,173,218	17,595,681	20,626,724
$	53,779,055	$ 56,226,743	$ 58,508,218	$ 60,336,102	$ 62,547,152	$ 63,383,007
$	812,556		$ 1,107,648	$ 860,962	$ 760,372	$ 583,372
	2,192,611	1,838,438	1,890,660	1,990,244	1,757,716	1,348,552
	1,020,804	856,602	1,017,640	970,713	857,301	657,737
	1,514,552	1,628,327	1,659,145	2,695,060	1,386,805	4,423,031
	5,540,523	4,323,367	5,675,093	6,516,979	4,762,194	7,012,692
	15,448,372	16,775,322	17,130,716	17,663,399	16,768,896	16,792,121
	118,869	39,327	39,365	22,539	-	3,932
	15,567,241	16,814,649	17,170,081	17,685,938	16,768,896	16,796,053
$	21,107,764	$ 21,138,016	$ 22,845,174	$ 24,202,917	$ 21,531,090	$ 23,808,745

(Continued)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Changes in Net Position
Last Ten Fiscal Years
Schedule 2 (Continued)

	Fiscal Year			
	2011	2012	2013	2014
Net (Expense)/Revenue				
Governmental activities	$ (32,861,990)	$ (33,675,460)	$ (33,219,724)	$ (33,023,458)
Business-type activities	437,297	295,140	(132,420)	(604,476)
Total primary government net expense	$ (32,424,693)	$ (33,380,320)	$ (33,352,144)	$ (33,627,934)
General Revenues and Other Changes in Net Position				
Governmental activities:				
Property taxes	$ 13,584,920	$ 13,655,104	$ 15,577,638	$ 15,763,817
Sales taxes	13,148,821	13,800,353	14,114,271	14,326,770
Franchise taxes	2,197,528	2,070,004	2,002,603	2,005,690
Other taxes	1,379,404	1,278,680	1,264,118	1,351,583
Unrestricted investment earnings	243,935	211,155	186,700	170,967
Gain on sale of capital assets	-	-	-	-
Miscellaneous	1,451,676	1,211,493	1,235,793	365,470
Transfers	18,900	268,900	3,318,900	1,086,504
Total governmental activities	32,025,184	32,495,689	37,700,023	35,070,801
Business-type activities:				
Unrestricted investment earnings	48,472	65,121	50,601	38,346
Miscellaneous	1,655,675	1,070,149	965,964	1,069,254
Transfers	(18,900)	(268,900)	(3,318,900)	(1,086,504)
Total business-type activities program revenues	1,685,247	866,370	(2,302,335)	21,096
Change in Net Position				
Governmental activities	(836,806)	(1,179,771)	4,480,299	2,047,343
Business-type activities	2,122,544	1,161,510	(2,434,755)	(583,380)
Total primary government	$ 1,285,738	$ (18,261)	$ 2,045,544	$ 1,463,963

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Changes in Net Position

Last Ten Fiscal Years

Schedule 2 (Continued)

Fiscal Year					
2015	2016	2017	2018	2019	2020
$ (32,502,506)	$ (36,168,572)	$ (36,423,500)	$ (37,645,905)	$ (40,189,277)	$ (35,743,591)
(168,785)	1,079,845	760,456	1,512,720	(826,785)	(3,830,671)
$ (32,671,291)	$ (35,088,727)	$ (35,663,044)	$ (36,133,185)	$ (41,016,062)	$ (39,574,262)
$ 16,450,285	$ 16,304,576	$ 15,979,531	$ 17,441,622	$ 17,432,676	$ 17,867,578
14,735,398	15,164,177	15,899,829	15,693,696	16,446,745	16,807,951
2,006,662	1,970,362	1,789,518	1,724,035	1,844,779	1,678,268
1,248,856	1,273,131	1,661,189	1,468,143	1,630,377	1,666,183
88,788	107,914	105,702	254,679	545,540	564,439
-	89,385	-	-	-	-
169,481	180,820	135,724	4,283,822	511,629	878,642
18,900	18,900	18,900	39,997	6,018,900	(634,799)
34,718,370	35,109,265	35,590,393	40,905,994	44,430,646	38,828,262
62,088	60,910	60,226	152,275	171,431	247,600
1,055,847	1,140,886	1,109,322	1,129,436	1,181,071	3,531,802
(18,900)	(18,900)	(18,900)	(39,997)	(6,018,900)	634,799
1,099,035	1,182,896	1,150,648	1,241,714	(4,666,398)	4,414,201
2,215,864	(1,059,307)	(833,107)	3,260,089	4,241,369	3,084,671
930,250	2,262,741	1,911,104	2,754,434	(5,493,183)	583,530
$ 3,146,114	$ 1,203,434	$ 1,077,997	$ 6,014,523	$ (1,251,814)	$ 3,668,201

(Concluded)

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Program Revenues by Function/Program
Last Ten Fiscal Years
Schedule 3

	Program Revenues				
	2011	2012	2013	2014	2015
Function/ Program					
Governmental activities:					
General government	$ 1,049,720	$ 750,688	$ 1,145,219	$ 1,061,405	$ 1,436,416
Public safety	2,112,675	2,321,374	1,988,390	2,252,465	2,502,162
Public works	223,836	332,797	680,520	979,029	564,645
Parks and Recreation	315,563	527,139	365,251	355,000	304,110
Health and welfare	654,060	1,427,189	1,666,170	860,910	733,190
Subtotal governmental activities	4,355,854	5,359,187	5,845,550	5,508,809	5,540,523
Business-type activities:					
Water and sewer	16,030,015	16,136,042	15,681,579	15,236,857	15,567,241
Subtotal business-type activities	16,030,015	16,136,042	15,681,579	15,236,857	15,567,241
Total primary government	$ 20,385,869	$ 21,495,229	$ 21,527,129	$ 20,745,666	$ 21,107,764

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Program Revenues by Function/Program

Last Ten Fiscal Years

Schedule 3 (Continued)

Program Revenues				
2016	2017	2018	2019	2020
$ 408,024	$ 1,466,198	$ 1,500,537	$ 1,089,480	$ 583,372
2,112,647	2,542,648	2,663,396	2,104,102	1,348,552
425,131	454,190	581,768	450,158	277,207
295,790	336,621	277,088	239,364	177,914
1,081,775	875,436	1,494,190	879,090	202,616
4,323,367	5,675,093	6,516,979	4,762,194	2,589,661
16,814,649	17,170,081	17,685,938	16,768,896	16,792,121
16,814,649	17,170,081	17,685,938	16,768,896	16,792,121
$ 21,138,016	$ 22,845,174	$ 24,202,917	$ 21,531,090	$ 19,381,782

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Fund Balance, Governmental Funds
Last Ten Fiscal Years
Schedule 4

	Fiscal Year				
	2011	2012	2013	2014	2015
General Fund					
Nonspendable	$ 93,257	$ 101,081	$ 98,990	$ 93,432	$ 88,2
Restricted	499,889	478,043	330,049	689,448	675,1
Committed				35,000	
Assigned	2,172,462	462,852	36,021	128,739	268,0
Unassigned	2,785,910	7,808,993	10,327,257	9,304,806	10,511,1
Total General Fund	$ 5,551,518	$ 8,850,969	$ 10,792,317	$ 10,251,425	$ 11,542,6
All Other Governmental Funds					
Nonspendable					
Special revenue fund	$ 638,311	$ 310,426	$ 261,448	$ 325,693	$ 411,5
Restricted					
Special revenue fund	1,309,318	854,290	499,913	4,624,343	568,0
Debt service fund	670,992	318,394			
Capital projects fund	19,599,146	14,388,271	12,070,107	2,515,323	2,806,7
Committed					
Special revenue fund	1,911,341	1,751,275	1,149,318	1,112,025	1,267,8
Assigned					
Special revenue fund	697,434	1,371,484	862,925	942,542	1,102,8
Unassigned					
Special revenue fund	(23,568)	(338,733)	(340,465)	(139,462)	(94,7
Debt service fund			(104,606)	(146,654)	(173,9
Capital projects fund	-	(741,393)	-	-	(31,2
Total all other governmental funds	$ 24,802,974	$ 17,914,014	$ 14,398,640	$ 9,233,810	$ 5,857,0

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Fund Balance, Governmental Funds

Last Ten Fiscal Years

Schedule 4 (Continued)

	Fiscal Year				
	2016	2017	2018	2019	2020
$	90,247	$ 91,371	$ 90,274	$ 88,838	$ -
	648,797	658,975	689,749	725,081	-
	20,848	-	-	-	-
	145,932	149,274	9,247,919	4,770,190	5,088,959
	12,003,407	13,215,235	8,655,483	9,846,341	13,796,333
$	12,909,231	$ 14,114,855	$ 18,683,425	$ 15,430,450	$ 18,885,292
$	353,067	$ 380,453	$ 372,047	$ 599,833	$ 2,532,445
	882,022	953,099	1,724,450	3,889,715	5,153,324
	76,937	22,502	206,784	392,006	366,388
	2,422,336	9,736,141	5,306,583	4,564,432	8,664,562
	1,372,641	887,434	3,277,171	1,443,943	1,714,299
	1,528,344	1,933,041	809,864	819,933	878,046
	(173,131)	(221,313)	(139,103)	(120,784)	(2,423,508)
	-	-	-	-	-
	-	-	-	-	-
$	6,462,216	$ 13,691,357	$ 11,557,796	$ 11,589,078	$ 16,885,556

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Changes in Fund Balance, Governmental Funds

Last Ten Fiscal Years

Schedule 5

	Fiscal Year			
	2011	2012	2013	2014
REVENUES				
Taxes	$ 30,846,064	$ 33,042,265	$ 33,432,131	$ 33,976,72
Fees and permits	200,558	185,615	245,003	241,75
Charges for services	760,200	622,632	1,175,867	560,53
Municipal court	1,723,251	1,715,643	1,631,182	1,652,14
Grants and entitlements	766,275	1,999,673	794,466	626,42
Investment earnings	199,616	178,533	167,813	79,01
Intergovernmental	289,924	321,621	1,092,352	1,518,65
Sale of capital assets	780,731	-	-	
Other	335,346	288,508	647,550	447,44
Total revenues	35,901,965	38,354,490	39,186,364	39,102,69
EXPENDITURES				
Current:				
General government	5,167,206	5,687,089	6,096,316	5,778,13
Public safety	15,479,970	15,729,556	15,370,410	14,913,92
Public works	4,077,566	3,815,722	3,843,357	4,085,84
Parks and recreation	2,342,064	2,133,616	2,393,470	2,234,74
Health and welfare	1,483,147	2,272,270	2,144,737	1,727,65
Miscellaneous	11,134	-	-	
Capital outlay	6,859,040	12,141,083	4,651,366	8,921,56
Debt service:				
Principal retirement	3,472,228	3,788,802	3,780,647	3,747,28
Interest and fiscal charges	2,415,565	2,301,087	2,182,138	2,047,35
Bond issuance costs	-	219,427	193,000	
Total expenditures	41,307,920	48,088,652	40,655,441	43,456,49
Excess (deficiency) of revenues over expenditures	(5,405,955)	(9,734,162)	(1,469,077)	(4,353,79
OTHER FINANCING SOURCES (USES)				
Transfers in	1,510,273	4,277,448	4,472,167	995,87
Transfers out	(1,065,120)	(2,406,073)	(4,630,978)	(2,392,81
Proceeds from issuance of debt	-	-	-	
Bonds issued	-	14,845,000	14,550,000	
Tax notes issued	-	-	-	
Payments to refunded bond escrow agent	-	(11,805,488)	(15,788,017)	
Bond premium	-	1,150,861	1,270,367	
Capital lease	-	82,905	21,512	45,01
Discount on bonds issued	-	-	-	
Total other financing sources (uses)	445,153	6,144,653	(104,949)	(1,351,92
Net change in fund balances	$ (4,960,802)	$ (3,589,509)	$ (1,574,026)	$ (5,705,72
Debt Service as a percentage of noncapital expenditures	17.1%	16.9%	16.6%	16.8

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Changes in Fund Balance, Governmental Funds

Last Ten Fiscal Years

Schedule 5 (Continued)

Fiscal Year					
2015	2016	2017	2018	2019	2020
$ 34,290,500	$ 35,562,155	$ 36,156,991	$ 37,452,474	$ 37,582,888	$ 38,279,599
726,386	579,704	596,610	554,698	724,420	548,957
377,102	868,486	956,020	983,120	1,095,467	1,099,773
2,023,923	1,671,117	1,733,350	1,826,561	1,422,961	943,011
369,114	258,240	708,218	1,726,751	745,989	1,793,192
82,785	96,316	180,985	494,331	700,925	539,518
1,006,232	923,001	633,866	1,081,302	913,126	920,911
-	-	-	-	-	-
357,902	632,649	556,701	483,478	746,008	1,014,318
39,233,944	40,591,668	41,522,741	44,602,715	43,931,784	45,139,279
6,500,409	7,144,935	7,789,701	8,295,387	7,753,710	7,223,505
14,900,200	14,033,527	14,989,492	15,305,697	15,503,976	15,935,509
4,674,794	5,069,600	5,149,470	5,142,191	5,443,261	4,986,705
2,429,448	2,428,568	2,381,295	2,437,334	2,708,328	2,742,918
1,073,624	1,483,091	1,286,529	1,586,089	1,192,402	882,349
-	-	-	-	-	4,363
5,152,652	3,136,260	9,459,729	8,593,001	3,717,535	5,424,271
3,639,164	3,643,800	3,730,323	3,791,639	8,106,130	4,055,256
1,939,214	1,851,466	1,538,361	2,102,754	1,929,912	1,636,949
-	-	449,593	-	-	-
40,309,505	38,791,247	46,774,493	47,254,092	46,355,254	42,891,825
(1,075,561)	1,800,421	(5,251,752)	(2,651,377)	(2,423,470)	2,247,454
1,089,860	1,621,310	2,171,120	7,366,390	6,506,530	2,769,947
(2,186,683)	(2,627,481)	(3,052,626)	(2,436,585)	(7,345,117)	(4,074,595)
-	-	-	-	-	663,110
-	-	23,250,000	-	-	13,575,000
-	-	-	-	-	-
-	-	(9,792,779)	-	-	(6,815,689)
-	-	1,110,802	-	-	356,018
86,851	1,177,496	-	156,581	40,364	30,075
-	-	-	-	-	-
(1,009,972)	171,325	13,686,517	5,086,386	(798,223)	6,503,866
$ (2,085,533)	$ 1,971,746	$ 8,434,765	$ 2,435,009	$ (3,221,693)	$ 8,751,320
15.9%	15.4%	14.1%	15.2%	23.5%	15.2%

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

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Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Tax Revenue by Source, Governmental Funds

Last Ten Fiscal Years

Schedule 6

Fiscal Year	Property	Sales and Use	Franchise	Other	Total
2011	$ 13,666,358	$ 13,800,353	$ 2,070,004	$ 1,309,349	$ 30,846,064
2012	15,629,446	14,114,271	2,002,603	1,295,945	33,042,265
2013	15,762,593	14,326,770	2,005,689	1,337,079	33,432,131
2014	15,993,035	14,735,398	2,006,662	1,241,629	33,976,724
2015	15,886,472	15,164,177	1,891,699	1,348,152	34,290,500
2016	16,186,609	15,899,829	1,868,181	1,607,536	35,562,155
2017	17,178,991	15,693,696	1,724,035	1,560,269	36,156,991
2018	17,510,391	16,446,745	1,844,778	1,650,560	37,452,474
2019	17,920,441	16,241,666	1,810,734	1,610,047	37,582,888
2020	18,127,196	16,807,951	1,678,268	1,666,184	38,279,599
Percentage change	1.15%	3.49%	-7.32%	3.49%	1.85%

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Assessed and Estimated Actual Value of Taxable Property

(per $100 of assessed value)

Last Ten Fiscal Years

Schedule 7

Fiscal Year	Tax Roll Year	Personal Property Assessed Value	Real Property Assessed Value	Total Property Assessed Value	Tax Rate (1)	Gross Tax Levy
2011	2010	$ 366,108,919	$ 2,020,757,448	$ 2,386,866,367	0.5831	$ 13,917,818
2012	2011	356,579,341	2,048,746,535	2,405,325,876	0.669293	16,098,678
2013	2012	366,695,306	2,046,730,722	2,413,426,028	0.669293	16,152,891
2014	2013	369,660,911	2,081,673,471	2,451,334,382	0.669293	16,406,609
2015	2014	369,666,514	2,089,129,528	2,458,796,042	0.669293	16,456,550
2016	2015	385,406,566	2,089,714,475	2,475,121,041	0.669293	16,565,812
2017	2016	409,551,523	2,117,305,243	2,526,856,766	0.700000	17,687,997
2018	2017	406,030,360	2,150,060,844	2,556,091,204	0.700000	17,892,638
2019	2018	403,949,371	2,200,563,940	2,604,513,311	0.700000	18,231,593
2020	2019	404,959,120	2,240,086,326	2,645,045,446	0.700000	18,515,318

Note:

(1) Tax rate per $100 of assessed value.

Source: Bowie Central Appraisal District

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

Frozen Items & Late Penalty Gain	Total Tax Levy	Adjustments	Adjusted Tax Levy	Tax Distribution		
				General Fund	Debt Service	TIRZ #1
$ (384,811)	$ 13,533,009	$ (6,218)	$ 13,526,791	$ 8,925,019	$ 4,502,432	$ 105,558
(619,201)	15,479,476	(7,400)	15,472,076	10,208,714	5,150,022	120,740
(553,382)	15,599,509	(9,090)	15,590,419	10,280,076	5,146,278	173,155
(520,491)	15,886,117	(45,380)	15,840,737	10,364,103	5,075,614	446,400
(456,263)	16,000,287	(191,570)	15,808,717	10,656,177	5,036,884	307,205
(453,708)	16,112,104	(60,396)	16,051,708	10,847,744	4,768,963	435,001
(501,103)	17,186,894	30,201	17,217,095	12,253,406	4,435,124	528,565
(479,985)	17,412,654	(24,226)	17,388,428	11,787,615	4,988,740	612,073
(478,145)	17,753,448	(11,080)	17,742,368	13,199,341	3,948,944	594,083
(511,103)	18,004,215	(38,738)	17,965,477	13,474,862	3,883,110	607,505

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
District and Overlapping Property Tax Rates
(per $100 of assessed value)
Last Ten Fiscal Years
Schedule 8

Fiscal Year	City Direct Rates			
	General	General Obligation Debt Service	TIRZ #1	Total City Direct Rate
2011	0.3846	0.194	0.0045	0.5831
2012	0.441429	0.222636	0.005228	0.669293
2013	0.41819	0.24368	0.00743	0.669293
2014	0.436613	0.213842	0.018838	0.669293
2015	0.445789	0.21068	0.012824	0.669293
2016	0.452287	0.198844	0.018162	0.669293
2017	0.498151	0.180332	0.021517	0.70000
2018	0.475102	0.200862	0.024036	0.70000
2019	0.520908	0.156000	0.023292	0.70000
2020	0.520908	0.151300	0.023292	0.70000

Source: Bowie Central Appraisal District

Notes: Overlapping rates are those of local and county governments that apply to the property owners within the City of Texarkana, Texas. Not all overlapping rates apply to all City property owners.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

District and Overlapping Property Tax Rates

(per $100 of assessed value)

Last Ten Fiscal Years

Schedule 8 (Continued)

Overlapping Rates					
Texarkana Independent School District	Bowie County	Texarkana College	Liberty-Eylau Independent School District	Pleasant Grove Independent School District	Red Lick Independent School District
1.339	0.3262	0.097527	1.29388	1.44	
1.339	0.3262	0.105339	1.29622	1.44	
1.339	0.3612	0.10527	1.26126	1.44	
1.339	0.47361	0.105267	1.26102	1.44	
1.425	0.399173	0.105267	1.261	1.44	
1.425	0.399173	0.105267	1.261	1.44	
1.425	0.424322	0.110718	1.37	1.44	
1.425	0.0424322	0.118115	1.37	1.44	1.18
1.425	0.0424322	0.118115	1.37	1.455	1.18
1.3233	0.0424322	0.123081	1.2684	1.38148	1.1

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Principal Property Taxpayers
Current Year and Nine Years Ago
Schedule 9

Taxpayer	2020 Rank	2020 2019 Assessed Valuation (1) (2)	2020 Percentage of Total Assessed Valuation
AEP Southwestern Electric Power Co.	1	$ 23,492,801	0.89%
Christus Health Ark La Tx	2	23,145,985	0.88%
US Bank Nat'l Association Trustee	3	22,997,148	0.87%
MPT of Texarkana - Steward LLC	4	18,154,243	0.69%
Rancho Texarkana Investors LLC	5	17,967,408	0.68%
Sterno Candle Lamp	6	15,747,557	0.60%
Dillard Texas Four-Point LLC	7	14,006,901	0.53%
LPG Apartments LP	8	12,352,544	0.47%
Arklatex Real Estate LP	9	12,196,059	0.46%
William Gregg Orr	10	11,970,075	0.45%
Walmart Stores #01-2123			
Valor Telecom of Texas LP			
GG&A Central Mall Partners			
Waggoner Creek Crossing LP			
Richmond Road Apartments LP			
Arden Texarkana LLC ETAL			
Total principal taxpayers		$ 172,030,721	6.52%

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Principal Property Taxpayers

Current Year and Nine Years Ago

Schedule 9 (Continued)

	2011		
Rank		2010 Assessed Valuation (1) (2)	Percentage of Total Assessed Valuation
	4	$ 21,974,640	0.92%
	1	115,333,270	4.83%
	8	14,159,015	0.59%
	10	11,115,486	0.47%
	5	19,087,422	0.80%
	9	13,774,740	0.58%
	2	32,621,506	1.37%
	6	15,091,767	0.63%
	7	14,443,896	0.61%
	3	22,499,802	0.94%
		$ 280,101,544	11.74%

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Property Tax Levies and Collections
Last Ten Fiscal Years
Schedule 10

Fiscal Year	Tax Roll Year	Total Adjusted Tax Levy	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
			Amount	Percentage		Amount	Percentage
2011	2010	$ 13,526,788	$ 13,150,342	97.22%	$ 345,053	$ 13,495,395	99.77%
2012	2011	15,472,077	15,117,864	97.71%	314,364	15,432,228	99.74%
2013	2012	15,590,419	15,256,890	97.86%	287,717	15,544,607	99.71%
2014	2013	15,840,738	15,514,090	97.94%	279,096	15,793,186	99.70%
2015	2014	15,808,717	15,452,342	97.75%	295,790	15,748,132	99.62%
2016	2015	16,051,708	15,748,536	98.11%	240,494	15,989,030	99.61%
2017	2016	17,217,095	16,814,025	97.66%	322,796	17,136,821	99.53%
2018	2017	17,388,427	17,037,845	97.98%	246,172	17,284,017	99.40%
2019	2018	17,742,368	17,400,106	98.07%	188,004	17,588,110	99.13%
2020	2019	17,965,477	17,674,056	98.38%	-	17,674,056	98.38%

Ad valorem taxes are levied on October 1 of each year.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Direct and Overlapping Sales Tax Rates

(per $100 of assessed value)

Last Ten Fiscal Years

Schedule 11

Fiscal Year	City Direct Rate	Bowie County
2011	1.50%	0.50%
2012	1.50%	0.50%
2013	1.50%	0.50%
2014	1.50%	0.50%
2015	1.50%	0.50%
2016	1.50%	0.50%
2017	1.50%	0.50%
2018	1.50%	0.50%
2019	1.50%	0.50%
2020	1.50%	0.50%

Source: Texas Comptroller Website

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Water Sold by Type of Customer – Texarkana, Texas Water Utilities

(in thousands of gallons)

Last Ten Fiscal Years

Schedule 12

Type of Customer	2011	2012	2013	2014
Residential	1,164,446	1,141,614	1,027,446	1,417,354
Commercial	735,020	769,874	717,174	991,064
Member Cities	1,014,877	1,071,608	952,637	874,055
Wholesale	683,856	650,888	958,491	948,195
Total	3,598,199	3,633,984	3,655,748	4,230,668
Total Direct Rate per 1,000 Gallons				
Residential (2)	3.01	3.01	3.01	3.01
>0-2,000				
>2,000-5,000				
>5,000-7,000				
>7,000-10,000				
>10,000				
Commercial (2)	2.26	2.26	2.26	2.26
>0-2,000				
>2,000-5,000				
>5,000-7,000				
>7,000-10,000				
>10,000				
Member Cities	0.65	0.83	0.7308	0.7448

(1) Includes TexAmericas Center usage of 271,950 (in 000's) since pass-through usage serving RRAD is billed at Member City consensus rate.

(2) TWU adopted tiered structure for water rates during FY 2016.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Water Sold by Type of Customer – Texarkana, Texas Water Utilities

(in thousands of gallons)

Last Ten Fiscal Years

Schedule 12 (Continued)

2015	2016	2017	2018	2019	2020
1,376,505	1,287,088	1,188,352	1,309,564	1,274,485	1,469,904
951,031	973,341	904,554	956,902	940,855	939,774
817,986	850,476	872,256	1,137,326	1,039,938	1,083,498
918,397	995,876	1,021,527	742,249 (1)	733,093 (1)	710,133 (1)
4,063,919	4,106,781	3,986,689	4,146,041	3,988,371	4,203,309
3.01					
	1.75	1.75	1.75	1.80	1.80
	2.00	2.00	2.00	2.06	2.06
	3.25	3.25	3.25	3.34	3.34
	3.75	3.75	3.75	3.86	3.86
	4.00	4.00	4.00	4.11	4.11
2.26					
	3.25	3.25	3.25	3.341	3.34
	3.25	3.25	3.25	3.341	3.34
	3.25	3.25	3.25	3.341	3.34
	3.25	3.25	3.25	3.341	3.34
	3.25	3.25	3.25	3.341	3.34
0.7275	0.7986	0.8109	0.8914	0.9006	0.9389

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Water and Sewer Rates – Texarkana, Texas Water Utilities

Last Ten Fiscal Years

Schedule 13

Fiscal Year	Water		Sewer	
	Monthly Minimum 2000 Gals	Rate per 1000 Gals Over Minimum	Monthly Minimum 2000 Gals	Rate per 1000 Gals Over Minimum
Residential				
2011	8.15	3.01	10.52	3.77
2012	8.15	3.01	10.52	3.77
2013	8.15	3.01	10.52	3.77
2014	8.15	3.01	10.52	3.77
2015	8.15	3.01	10.52	3.77
2016	8.15	(3)	10.52	3.77
2017	8.15	(3)	10.52	3.77
2018	8.15	(3)	10.52	3.77
2019	8.38	(3)	10.81	3.88
2020	8.38	(3)	10.81	3.88
>0-2,000		1.80		
>2,000-5,000		2.06		
>5,000-7,000		3.34		
>7,000-10,000		3.86		
>10,000		4.11		
Commercial				
2011	9.28	2.26	10.52	4.41
2012	9.28	2.26	10.52	4.41
2013	9.28	2.26	10.52	4.41
2014	9.28	2.26	10.52	4.41
2015	9.28	2.26	10.52	4.41
2016	9.28	(3)	10.52	4.41
2017	9.28	(3)	10.52	4.41
2018	9.28	(3)	10.52	4.41
2019	9.54	(3)	10.81	4.53
2020	9.54	(3)	10.81	4.53
>0-2,000		3.34		
>2,000-5,000		3.34		
>5,000-7,000		3.34		
>7,000-10,000		3.34		
>10,000		3.34		

Note: (3) TWU adopted tiered structure for water rates during FY2016

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Principal Water and Sewer Revenue Payers – Texarkana, Texas Water Utilities

Current Year and Nine Years Ago

Schedule 14

	2020			2011		
Payer	Rank (1)	Water & Sewer Revenue	Percentage of Total Water & Sewer Revenue	Rank (1)	Water & Sewer Revenue	Percentage of Total Water & Sewer Revenue
Federal Correctional Institute	1	$ 613,194	4.67%	1	$ 643,054	5.16%
Christus St. Michael Hospital	2	445,246	3.39%	3	247,537	1.98%
LaSalle Southwest Corrections	3	199,684	1.52%			
TCI (Alcoa)	4	117,289	0.89%			
Texarkana, Texas ISD	5	153,908	1.17%	6	157,477	1.26%
Wadley Hospital	6	119,881	0.91%	5	163,397	1.31%
ASI	7	99,779	0.76%			
West Fraser	8	86,068	0.66%			
River Crossing Apartments	9	116,877	0.89%	9	102,475	0.82%
Lakeridge Apartments LTD	10	102,807	0.78%			
Texas A&M University-Texarkana				8	106,553	0.85%
Texarkana Housing Authority				2	302,255	2.42%
Brighton Manor/Woodlands Apts				4	204,279	1.64%
Civigenics Texas Inc.				7	133,346	1.07%
Texarkana College				10	83,594	0.67%
Totals		$ 2,054,733	15.64%		$ 2,143,967	17.18%

(1) Ranking is computed based on consumption (number of gallons), not revenue.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
Schedule 15

	Governmental Activities			
Fiscal Year	General Obligation Bonds	Certificates of Obligation	Tax Notes	Notes Payable
2011	15,108,573	42,021,874	1,040,000	
2012	15,808,814	42,125,475	860,000	
2013 (3)(4)	27,636,147	27,263,094		
2014	27,290,448	25,964,808		
2015	25,298,564	24,131,334		
2016 (5)	22,741,681	22,987,860		
2017 (6)	29,249,798	22,934,384		
2018	24,395,000	26,515,000		
2019	18,335,000	24,705,000		
2020	23,690,000	22,470,000		663,110

(1) See Demographic and Economic Statistics Schedule for personal income and population data.
(2) The City issued $4,115,000 in Certificates of Obligation in 2012.
(3) The City issued $14,550,000 in General Obligation Refunding Bonds in 2013.
(4) The City issued $2,200,000 in Revenue Bonds in 2013.
(5) The City issued $9,090,000 in General Obligation Refunding Bonds in 2016.
(6) The City issued $14,160,000 in Certificates of Obligation in 2017.
(7) The City issued $6,795,000 in General Obligation Refunding Bonds in 2020.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
Schedule 15 (Continued)

Business-type Activities			
Water Revenue Bonds	Capital Leases	Total Primary Government	Percentage of Personal Income(1)
3,971,711	5,497,784	67,788,479	8.09%
2,689,544	5,229,477	66,799,605	7.87%
4,489,191	4,985,995	64,421,362	7.47%
4,132,463	4,734,592	62,176,488	6.91%
3,727,670	4,516,570	57,771,002	6.33%
3,325,000	4,132,943	53,293,572	5.80%
2,890,000	3,731,217	58,869,629	6.10%
2,645,000	3,307,629	57,013,207	5.93%
2,395,000	2,866,639	48,941,053	5.12%
2,135,000	2,511,391	51,926,124	5.79%

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Ratios of Net General Bonded Debt to Assessed Value and Net Bonded Debt Per Capita

Last Ten Fiscal Years

Schedule 16

Fiscal Year	Population (1)	Assessed Value	Gross Bonded Debt (2)
2011	36,411	$ 2,170,196,575	$ 62,142,158
2012	36,411	2,484,070,082	61,483,833
2013	36,998	2,413,426,028	59,388,432
2014	37,332	2,451,334,382	57,387,719
2015	37,857	2,458,796,042	53,157,568
2016	37,831	2,475,121,041	49,054,541
2017	37,887	2,526,856,766	55,074,182
2018	37,818	2,556,091,204	55,938,352
2019	37,544	2,604,513,311	47,503,621
2020	36,733	2,645,045,446	50,153,714

Notes:

(1) Estimate of City Planning Department which is from U.S. Census.

(2) Excluding International Paper Company revenue bonds and including certificates of obligations issued for water and sewer programs.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Ratios of Net General Bonded Debt to Assessed Value and Net Bonded Debt Per Capita

Last Ten Fiscal Years

Schedule 16 (Continued)

Less Debt Service Funds	Less Debt Payable From Enterprise Funds (2)	Net Bonded Debt	Ratio of Net Bonded Debt to Assessed Value	Net Bonded Debt per Capita
$ 670,992	$ 3,971,711	$ 57,499,455	2.65	$ 1,579
318,397	2,689,544	58,475,892	2.35	1,606
-	4,489,191	54,899,241	2.27	1,484
-	4,132,463	53,255,256	2.17	1,427
-	3,727,670	49,429,898	2.01	1,306
76,937	3,325,000	45,652,604	1.84	1,207
22,502	2,890,000	52,161,680	2.06	1,377
206,784	2,645,000	53,086,568	2.08	1,404
392,006	2,383,497	44,728,118	1.72	1,191
519,385	1,844,277	47,790,052	1.81	1,301

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

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Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Direct and Overlapping Governmental Activities Debt
September 30, 2020
Schedule 17

Jurisdiction	Outstanding Debt	Percentage of Debt Applicable to City of Texarkana	Amount Applicable to City of Texarkana
Direct:			
City of Texarkana, Texas	$ 51,926,124	100.00%	$ 51,926,124
Overlapping:			
Texarkana Independent School District	39,032,461	66.97%	26,140,039
Texarkana College		45.08%	-
Bowie County	19,200,000	46.48%	8,924,160
Liberty-Eylau Independent School District	22,600,000	38.14%	8,619,640
Pleasant Grove School District	43,210,000	79.08%	34,170,468
Red Lick Independent School District	4,170,000	10.11%	421,587
Subtotal - Overlapping debt			78,275,894
Total direct and overlapping			$ 130,202,018
Per capita overlapping debt			$ 3,545

Source - City and County tax records

Note - Overlapping governments are those that coincide, at least in part, with geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the property taxpayers of the City of Texarkana, Texas. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the property taxpayers should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Legal Debt Margin
Last Ten Fiscal Years
Schedule 18

	2011	2012	2013	2014
Assessed value of real property	$ 2,020,757,448	$ 2,048,746,535	$ 2,046,730,722	$ 2,081,673,471
Debt limit - 25% of assessed value of real property	$ 505,189,362	$ 512,186,634	$ 511,682,681	$ 520,418,368
Total general obligation bonded debt	15,108,573	15,808,814	27,636,147	27,290,448
Less amount available in Debt Service Fund	(670,992)	(318,397)	-	-
Total amount of debt applicable to debt limit	14,437,581	15,490,417	27,636,147	27,290,448
Legal debt margin	$ 490,751,781	$ 496,696,217	$ 484,046,534	$ 493,127,920

Notes:

There is a rate limitation of $2.50 per $100 of assessed value imposed by the Texas Constitution and City Charter.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Legal Debt Margin

Last Ten Fiscal Years

Schedule 18 (Continued)

2015	2016	2017	2018	2019	2020
$ 2,089,129,528	$ 2,089,714,475	$ 2,117,305,243	$ 2,150,060,844	$ 2,200,563,940	$ 2,240,086,326
$ 522,282,382	$ 522,428,619	$ 529,326,311	$ 537,515,211	$ 550,140,985	$ 560,021,582
25,298,564	22,741,680	29,249,798	24,395,000	18,335,000	23,690,000
-	(76,937)	(22,502)	(206,784)	(391,806)	(335,941)
25,298,564	22,664,743	29,227,296	24,188,216	17,943,194	23,354,059
$ 496,983,818	$ 499,763,876	$ 500,099,014	$ 513,326,995	$ 532,197,791	$ 536,667,523

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Pledged Revenue Coverage (1)
Last Ten Fiscal Years
Schedule 19

Fiscal Year	Gross Revenue(2)	Operating Expenses (3)	Net Revenue Available For Debt Service	Debt Service Requirements (4)	Coverage
2011	$ 16,204,481	$ 11,025,853	$ 5,178,628	$ 698,252	7.42
2012	16,311,709	11,314,900	4,996,809	1,457,656	3.43
2013	15,847,484	11,418,138	4,429,346	492,840	8.99
2014	15,269,056	11,064,894	4,204,162	559,088	7.52
2015	15,767,506	11,261,328	4,506,178	562,188	8.02
2016	16,864,947	11,262,109	5,602,838	560,647	9.99
2017	17,313,475	11,650,159	5,663,316	566,159	10.00
2018	17,930,971	11,279,978	6,650,993	360,819	18.43
2019	17,174,995	12,434,904	4,740,091	357,663	13.25
2020	19,342,744	14,363,353	4,979,391	353,634	14.08

Notes:

(1) Exclusive of Lake Texarkana Water Supply Corporation and International Paper Company utility operations and obligations.

(2) Total revenue includes interest income on investments and payments received from Texarkana, Arkansas Utilities for debt service on revenue bonds issued for construction on direct financing lease facilities.

(3) Operating expenses exclude depreciation and amortization.

(4) Principal and interest on revenue bonds only. Amounts do not include payments on obligations under capital leases.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Demographic and Economic Statistics
Last Ten Fiscal Years
Schedule 20

Fiscal Year	Population (1)	Median Age (1)	Per Capita Income (1)	Unemployment Rate (1)	Personal Income (2)
2011	36,411	38	$ 23,007	7.9	$ 837,707,877
2012	36,411	36.5	23,297	5.7	848,267,067
2013	36,998	36.5	23,297	6.8	861,942,406
2014	37,332	37	24,118	5.8	900,373,176
2015	37,857	37	24,095	4.8	912,164,415
2016	37,831	37	24,285	4.6	918,725,835
2017	37,887	37.4	25,491	4.1	965,777,517
2018	37,818	37.5	25,425	5.2	961,522,650
2019	37,544	37.8	25,202	4.0	946,183,888
2020	36,733	37.8	29,292	8.0	1,075,983,036

Notes:

(1) Information obtained from ESRI reports provided by the Texarkana, Texas Economic Development Manager
(2) Personal income calculated by multiplying estimated population by per capita income.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Principal Employers, Metropolitan Statistical Area (MSA) – Texarkana, Texas and Texarkana, Arkansas

Current Year and Nine Years Ago

Schedule 21

	2020			2011		
Employer	Employees	Rank	Percentage of Total MSA Employ-ment (1)	Employees	Rank	Percentage of Total MSA Employ-ment (2)
Red River Army Depot and Tenants	2,403	1	4.10%	6,000	1	10.42%
Christus St. Michael Health Care	1,940	2	3.31%	1,900	3	3.30%
Cooper Tire & Rubber	1,807	3	3.08%	1,860	2	3.23%
Wal-Mart/Sam's	875	4	1.49%	1,100	5	1.91%
Texarkana Texas ISD	834	5	1.42%	795	8	1.38%
Graphic Packaging (International Paper)	829	6	1.42%	925	6	1.61%
Domtar (Georgia Pacific)	800	7	1.37%	1,150	4	2.00%
Wadley Regional Medical Ctr	607	8	1.04%	850	7	1.48%
Texarkana Arkansas School District	384	9	0.66%	785	9	1.36%
City of Texarkana, Texas	361	10	0.62%	615		1.07%
Southern Refrigerated Transport				750	10	1.30%
Total	10,840		18.51%	16,730		29.06%

Source:
Chamber of Commerce, Texas Workforce Commission LMI Tracer

Notes:
(1) MSA employment for 2020 is 58,575.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

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Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Full-Time-Equivalents City Government Employees by Function/Program

Last Ten Fiscal Years

Schedule 22

	2011	2012	2013	2014	2015
General government					
Purchasing- General Services	3	3	0	0	0
Finance / Accounting	6	6	8	8	8
Building Maintenance	3	3	3	2	0
City Manager	1	1	1	2	9
City Secretary	2	2	2	3	0
Research and Vital Statistics	2	2	2	3	0
Human Resources	4	4	4	4	4
City Attorney	0	0	0	0	0
Municipal Court	9	8	8.5	7.5	9.5
Quality Assurance	1	1	1	0	0
Marketing	2	2	1.5	1	0
Public safety					
Police Administration	5	11	9	8	6
Uniform Services- Patrol	72	66	63	62	61
Support Services	31.5	31.5	32	31	31
Criminal Investigation	0	0	0	0	0
CMV Enforcement Unit	2	2	0	0	0
Narcotics	3	0	0	0	0
Fire Administration	3	2	3	4	81
Fire Operations	72	73	72	70	0
Fire Prevention	4	0	5	6	0
Fire Training	2	0	0	0	0
Emergency Management	2	2	0	0	0
Public works					
Public Works Administration	0	0	0	0	0
Engineering	7	7	4	4	3
Engineering & Infrastructure Administration	2	2	2	2	2
Street Maintenance	38	38	32	30	36
Building Inspection	7	7	7	6	13
Sign and Signal	6	6	6	5	6
P&Z/Comm & PW Administration	2	2	1.5	0	0
Code Enforcement	3	3	3	3	0
Stormwater Management	0	2	2	2	2
Health and welfare					
Community Development	3	3.5	5	5	5.5
Environmental Services	2	2	2	2	0
Environmental Health Services	1	1	1	1	0
Demolition	1	0	0	0	0
Animal Control	2	2	2	2	0

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Full-Time-Equivalents City Government Employees by Function/Program

Last Ten Fiscal Years

Schedule 22 (Continued)

2016	2017	2018	2019	2020
0	0	0	0	0
8	8	8	7	5
0	0	0	0	0
10	11	9	7.5	9
0	0	0	0	0
0	0	0	0	0
4	5	5	5	4
0	0	0	0	0
8.5	8.5	8.5	7.5	8.5
0	0	0	0	0
0	0	0	0	0
2	2	2	2	2
59	62	66	61	58
39	37	37	36	36
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
78	79	81	81	78
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
2	7	5	7	6
1	1	2	2	2
36	39	42	43	38
12	13	11	12	12
6	0	0	0	0
0	0	0	0	0
0	0	0	0	0
2	0	0	0	0
5.5	6	6	4.5	4.5
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Full-Time-Equivalents City Government Employees by Function/Program

Last Ten Fiscal Years

Schedule 22 (Continued)

	2011	2012	2013	2014	2015
Economic Development	0	0	0	0	0
Parks and recreation					
Parks Administration	2	2	2	2	2
Parks Maintenance	19	19	20	21	17
Recreational Programs	3.5	3.5	3	3	4
Senior Citizen Programs	1	1	1	1	0
Community Center / Weed & Seed	1	1	1	1	0
Library	16	16	16	12.5	13.5
Teen Court	0	0	0	0	0
Veterans Affairs	1	1	0.5	0.5	0.5
Family Health Center					
Administration	3.15	3	4	4	3
Community	1.5	2	1	1	1
Employee Health	0	0	0	0	0
WIC	7	7	6	7	7
Reproductive	10.95	8	5	4	5
TB	0	0	0	0	0
Public Health Response	0	0	0	0	0
Tobacco	0	0	0	0	0
Diabetes	0	1	2	1	0
Central Records - Dispatch	53	54	41	38	41
MPO	3	3	1.5	3	3
Fleet	6	6	6	4	6
Total	431.6	422.5	392.5	376.5	380.0

Source: Various City Departments, employee count for last September payroll

Notes: Full-time equivalent of non-civil service employees and civil service police is 2,080 hours per year and 2,904 hours per year for civil service firefighters.

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Full-Time-Equivalents City Government Employees by Function/Program

Last Ten Fiscal Years

Schedule 22 (Continued)

2016	2017	2018	2019	2020
0	0	1	0.5	0
2	2	3	3	3
16	17	19	21	18
5	5	4	4	4
0	0	0	0	0
0	0	0	0	0
11	10.5	12.5	12.5	12.5
0	0	0	0	0
0	0	0	0	0
3	3	3	3	2
1	1	1	1	1
0	0	0	0	2
6	7.5	6.5	6	6.5
4	5	4	4	4
0	0	0	0	0
0	0	0	0	1
0	0	0	0	0
0	0	0	0	0
			0	0
40	39	36	35	36
2	2	2	2	2
6	6	5	6	6
369.0	376.5	379.5	373.5	361.0

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Operating Indicators by Function/Program
Last Ten Fiscal Years
Schedule 23

Function/Program	2011	2012	2013	2014
General government				
Birth certificate requests	5,937	5,832	5,758	6,056
Public safety				
Police				
Commissioned officers	99	99	96	95
Calls for service	42,407	42,625	38,712	41,556
Total citations issued	11,003	12,993	10,558	12,507
Custody arrests	4,105	4,125	3,243	2,383
Fire				
Firefighters	78	78	77	78
Responses- Fire	306	258	259	220
Responses- EMS/Rescue	1,478	1,770	1,753	1,871
Responses- Other	1,062	1,088	1,109	1,022
Inspections	2,867	3,910	3,950	3,950
Public works				
Street resurfacing (miles)	2	(1)	(1)	(1)
Building permits issued	591	559	577	443
Building permits ($)	63,049,176	43,348,566	40,844,204	37,317,875
Water				
Average daily consumption (millions of gallons)	9.518	11.201	12.368	11.467
Raw water production (millions of gallons)	10.61	11.74	12.997	12.062
Wastewater				
Average daily sewage treatment (millions of gallons)				
South Regional Plant	8.328	7.514	6.642	8.062
Wagner Creek Plant	0.747	1.116	1.3	1.7
Airlines				
Scheduled airline arrivals and departures per day	(1)	4	6	6
Passengers enplaning and deplaning per year		60,000	66,338	68,674

Source: Various City Departments

Notes:

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Operating Indicators by Function/Program

Last Ten Fiscal Years

Schedule 23 (Continued)

2015	2016	2017	2018	2019	2020
6,257	6,718	7,137	6,836	7,426	3,509
90	91	91	91	91	85
38,622	39,562	38,878	37,387	40,716	33,458
11,012	9,244	9,594	8,234	7,627	2,741
3,488	3,429	4,059	3,885	4,477	2,418
78	78	78	78	78	78
264	250	246	287	230	189
1,761	1,748	1,770	2,175	2,267	2,317
1,005	1,096	1,010	1,031	1,084	1,091
4,032	4,028	3,445	3,336	3,377	1,127
(1)	2	1	14	4	3
481	544	580	625	698	100
58,075,585	38,254,996	57,433,786	60,555,822	71,055,822	10,180,000
10.677	8.815	10.395	11.742	11.034	11.516
11.545	9.888	11.134	12.463	12.152	9.075
8.890	10.130	8.009	7.616	9.967	9.333
1.673	1.730	1.422	1.513	1.880	1.741
6	6	6	8	7	4
71,500	67,642	70,031	76,524	76,364	36,430

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years
Schedule 24

Function/Program	2011	2012	2013	2014
General Government				
Buildings	4	4	4	4
Public safety				
Police Stations	1	1	1	1
Number of vehicles	62	80	80	72
Fire Stations	5	5	5	5
Fire Apparatus	10	10	10	7
Other motorized vehicles	10	16	16	8
Public works				
Buildings	2	2	4	4
Streets (miles)	(1)	257	259	260
Paved alleys	(1)	8	8	8
Unpaved alleys	(1)	15	15	15
Storm sewers	(1)	30	31	31
Streetlights	(1)	3,150	3,200	3,200
Parks and recreation				
Parks	12	12	12	12
Park acreage developed	500	587	587	587
Park acreage partially developed	1,330	1,330	1,330	1,330
Playgrounds	26	27	26	24
Swimming pools	0	0	0	0
Tennis courts	4	4	4	4
Baseball diamonds	8	8	8	8
Softball diamonds	10	10	10	10
Recreation centers	2	2	2	1
Senior citizens centers	1	1	1	1
Cemetery acreage	19	19	19	19
Landscaped island/ historical markers	8	8	8	8
Landscaped medians	5	10	10	10
Soccer fields	13	13	12	10
Restroom facilities	17	17	17	18
Boat ramp	2	2	2	2
Splash pad	0	1	1	1
Perot Theatre	1	1	1	1

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Capital Asset Statistics by Function/Program

Last Ten Fiscal Years

Schedule 24 (Continued)

2015	2016	2017	2018	2019	2020
4	4	4	4	4	4
1	1	1	1	1	1
80	72	74	74	69	70
5	5	5	5	5	5
9	9	9	9	9	9
8	9	8	11	9	9
4	4	4	4	4	4
261	262	262	262	262	262
8	8	8	8	8	8
15	15	15	15	15	15
32	33	33	33	33	33
3,200	3,250	3,250	3,250	3,250	3,250
12	12	12	12	12	12
587	587	587	587	587	587
1,330	1,330	1,330	1,330	1,330	1,330
26	25	25	25	27	28
0	0	0	0	0	0
4	4	4	4	4	4
8	8	8	8	8	8
10	10	10	10	10	10
1	1	1	1	1	1
1	1	1	1	1	1
19	19	19	19	19	19
8	8	8	8	8	8
10	9	9	9	9	9
12	13	13	13	13	13
18	18	18	18	18	18
2	2	2	2	2	2
1	1	1	1	1	1
1	1	1	1	1	1

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas
Statistical Section
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years
Schedule 24 (Continued)

Function/Program	2011	2012	2013	2014	2015
Health and Welfare					
Buildings	1	1	1	1	1
Water					
Water mains (miles)	473	479	484	504	479
Water connections	12,951	12,937	12,962	13,119	13,133
Fire hydrants	2,013	2,051	2,079	2,172	2,115
Plant capacity (million gallons per day)	18	18	18	18	18
Wastewater					
Sanitary sewer mains (miles)	330	328	340	343	340
Sewer connections	12,418	12,436	12,435	12,518	12,584
Sewer plant capacity (millions gallons per day)	20	20	20	20	20
Airports					
Number of airports	1	1	1	1	1
Acres	1,200	1,200	1,200	1,200	1,200
Length of main runways	6,601	6,601	6,601	6,601	6,601

Source: Various City of Texarkana, Texas departments

Notes:

(1) No information available

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

City of Texarkana, Texas

Statistical Section

Capital Asset Statistics by Function/Program

Last Ten Fiscal Years

Schedule 24 (Continued)

2016	2017	2018	2019	2020
1	1	1	1	1
483	486	473	498	465
13,170	13,224	13,285	13,377	12,946
2,139	2,169	2,183	2,188	2,088
18	18	18	18	18
337	342	336	357	349
12,622	12,677	12,719	12,774	10,626
20	20	20	20	20
1	1	1	1	1
1,200	1,200	1,200	1,200	1,200
6,601	6,601	6,601	6,601	6,601

Attachment: City of Texarkana TX ACFR 2020 (3833 : Annual Comprehensive Financial Report 2020)

CITY OF TEXARKANA

CITY COUNCIL

MINUTES • SEPTEMBER 26, 2022

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

220 TEXAS BLVD., TEXARKANA, TX 75501

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

ee Name	Title	Status	Arrived
ggeman	Mayor	Present	
Matlock	Ward 1	Present	
art	Ward 2	Present	
illiams	Ward 3	Present	
Page	Ward 4	Present	
p	Ward 5	Present	
is	Ward 6	Present	

Staff Present: City Manager David Orr, Jennifer Evans, Gary Smith, Brandon Uselton, Karey Parker, Dusty Henslee, Kristin Peeples, Sherry Jackson Hawkins, Mashell Daniel, Vashil Fernandez, and Tricia Briggs.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE LED BY COUNCIL MEMBER MARY HART

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Monday, October 10, 2022 at 6:00 p.m.
Monday, October 24, 2022 at 6:00 p.m.

Parks & Recreation Events:

October 1st	Cast for Kids	Bringle Lake Park West
October 6th	Dierksen Hospice Senior Day Out	Spring Lake Park
October 13th	Movies in the Park- "The Lost City"**	Spring Lake Park
October 15th	Alzheimer's Awareness Walk	Spring Lake Park

Movies in the Park will have concessions and will start at dusk

Minutes Acceptance: Minutes of Sep 26, 2022 6:00 PM (Consent Items)

Additional Parks & Recreation information can be found on the city's website at <http://www.ci.texarkana.tx.us> or by contacting staff at (903) 798-3978.

The Mayor was pleased to announce the annual **National Night Out** is kicking off again, on Tuesday, October 4th! The event was postponed for the lat two years due to the COVID pandemic. This is a great opportunity to get together and visit with neighbors and friends.

It is also a good time to receive helpful information from the city's Police and Fire departments as well as Waste Management staff, as they will all be participating in activities among the various block parties being hosted this year.

***

The Callaway & Patterson families were recognized for a major donation through the city's **Adopt-a-Spot** program. They generously sponsored the new landscaping around City Hall. This project was made possible by Bryan Callaway, owner of Studio 230.

Mr. Callaway and his family were thanked not only for promoting beautification at City Hall, but also throughout the entire community.

IV. OPEN FORUM: COMMENTS FROM THE PUBLIC

Per Council rules, comment time is limited to five minutes, or ten minutes if using a translator. Before comments are made, a speaker must complete an information sheet and give to the City Secretary. If your comment pertains to an agenda item with a scheduled public hearing or public comment, the Council requires that you make your comment at that time; you do not need to complete an information sheet.

There were no public comments made at Open Forum.

V. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

Council Member Davis made the recommendation of Brad Bailey to move from an alternate position to a regular position on the Planning and Zoning Commission. This appointment would fill the vacancy created by George Merrill who relocated to outside of the city limits.

Mayor Bruggeman thanked Mr. Merrill for his many years of service on the commission.

Council Member Davis also made the recommendation of David Watkins, as a new appointment, to the Community Healthcore board.

Motion to make appointments to various boards, commissions, and committees.

(6:11 p.m.)

Minutes Acceptance: Minutes of Sep 26, 2022 6:00 PM (Consent Items)

RESULT:	**ADOPTED [5 TO 0]**
MOVER:	Betty Williams, Ward 3
SECONDER:	Bill Harp, Ward 5
AYES:	Hart, Williams, Page, Harp, Davis
ABSTAIN:	Matlock
EXCUSED:	Bruggeman

VI. ITEMS FOR CONSIDERATION

Consent Items

(6:12 p.m.)

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

1. Consider approval of the minutes of the Regular Meeting of the City Council held on September 12, 2022 at 6:00 PM.

2. Consider approval of the minutes of the Special Joint Meeting of the City Council held on September 13, 2022 at 5:30 PM.

3. Resolution No. 2022-091 authorizing the City Manager to execute a one-time agreement with Halff Associates, Inc. of Shreveport, Louisiana, in an amount not to exceed $154,900, with funds budgeted from a 2019 SRTS/TA Call for Projects grant, to supply the design, surveying, and drawings for the Kennedy Lane Sidewalk Project with the Texas Department of Transportation (TxDOT).

   Public Hearing:
   Council Vote: September 26, 2022

Action Items

[There were no action items considered at this meeting.]

VII. FIRST BRIEFINGS

1. Ordinance No. 2022-103 granting a Specific Use Permit to allow a tattoo studio and art gallery on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466, located at 3427 New Boston Road. Alfred Smith, owner and Kara May, agent.

Minutes Acceptance: Minutes of Sep 26, 2022 6:00 PM (Consent Items)

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 10/10/2022 6:00 PM

2. Ordinance No. 2022-104 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley. Sandra Carroll, owner.

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 10/10/2022 6:00 PM

3. Ordinance No. 2022-105 rezoning and amending PD-79-8 (C) on an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466, located at 2315 North Robison Road requesting the Planned Development be removed at this location and rezoned from Commercial to Single Family-2. Veronica Hernandez, owner.

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 10/10/2022 6:00 PM

4. Ordinance No. 2022-106 granting a Specific Use Permit to allow permanent cosmetic procedures/tattooing on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision located at 4401 Corporate Drive. Timothy Reynolds, Domination Properties, owner, and Tammy Wroten, agent.

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 10/10/2022 6:00 PM

5. Ordinance No. 2022-107 rezoning the west 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Charles Antwine, owner.

Minutes Acceptance: Minutes of Sep 26, 2022 6:00 PM (Consent Items)

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 10/10/2022 6:00 PM

6. Ordinance No. 2022-108 granting a Specific Use Permit to allow a HUD code manufactured home on the west 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden. Charles Antwine, owner.

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 10/10/2022 6:00 PM

7. Ordinance No. 2022-109 rezoning Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Mary Antwine, owner, and Termaine Richardson, agent.

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 10/10/2022 6:00 PM

8. Ordinance No. 2022-110 granting a Specific Use Permit to allow a HUD code manufactured home on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden. Mary Antwine, owner, and Termaine Richardson, agent.

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 10/10/2022 6:00 PM

9. Ordinance No. 2022-111 rezoning Lot 3, Block 19, Rose Acres Annex, located in the 500 block of South Bishop Road from Single Family-2 to Industrial-1. Alex Scott Tipton, owner.

Minutes Acceptance: Minutes of Sep 26, 2022 6:00 PM (Consent Items)

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 10/10/2022 6:00 PM

10. Ordinance No. 2022-112 amending PD-99-1(C) for site plan approval to allow the construction of a metal building on Lots 19C and 19D, Carrie D. Harts 1st Addition, located at 704 Piney Road. Eddie Stephens, owner.

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

Mashell Daniel briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 10/10/2022 6:00 PM

11. Resolution No. 2022-114 declaring certain City property acquired for construction of City roads along University Avenue as surplus or excess, and approving an agreement with Pruett Realty, LLC, for exchange of this City surplus property and purchase of property rented by the City located at 903 Elm Street.

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

Dusty Henslee briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 10/10/2022 6:00 PM

12. Ordinance No. 2022-115 amending the City's Traffic Register to establish changes in school zone speed limits on certain sections of SH 93 [Summerhill Road].

Public Hearing: October 10, 2022
Council Vote: October 10, 2022

Dusty Henslee briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 10/10/2022 6:00 PM

VIII. PUBLIC HEARINGS

1. Ordinance No. 2022-100 adopting and approving a ten-year water and sewer rate structure and scheduled increases of water and sewer rates [per NewGen Strategies & Solutions water and sewer rate study].

Minutes Acceptance: Minutes of Sep 26, 2022 6:00 PM (Consent Items)

Public Hearing: September 26, 2022
Council Vote: September 26, 2022

Gary Smith said the proposed ordinance also includes authorizing the City Manager to renegotiate the 11 wholesale water supply contracts based on the rate study.

There were no public comments made at this hearing.

After the ordinance was adopted, Mr. Smith said he knew it was not an easy decision with today's rising costs, but he graciously thanked the council for passing this ordinance.

He also thanked city staff and the Budget Advisory Committee for all the hours they spent working on the water and sewer rate study.
(6:30 p.m.)

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

2. Ordinance No. 2022-101 amending the Code of Ordinances of the City of Texarkana, Texas, Land Development Code, Chapter 140 "Zoning", Article VIII - Parking and Loading Regulations, Section 140-203, "Parking Space Schedule".

Public Hearing: September 26, 2022
Council Vote: September 26, 2022

There were no public comments made at this hearing.
(6:31 p.m.)

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

IX. CITY MANAGER'S REPORT

Public Works & Fire Office Transition
The Public Works and Fire Department Admin teams will be swapping office locations over the next few weeks. Public Works admin will be located on the 4th floor of City Hall to better assist with all development services. Fire Admin will be located at 919 Elm Street to be closer to Fleet Services. Phone extensions and other contact information will remain the same for both Dusty Henslee and Eric Schlotter as well as their staffs.

Recap for Lake Wright Patman Meeting - Saturday, September 17th

Minutes Acceptance: Minutes of Sep 26, 2022 6:00 PM (Consent Items)

As part of the City and Riverbend's ongoing efforts to secure our water rights under the Ultimate Rule Curve agreement, staff met with officials from the U.S. Corp of Engineers and Texas State Historic Preservation Office (SHPO) at Lake Wright Patman. Overall, the meeting was productive in discussing the SHPO concerns regarding the Corp's proposed cultural resources plan and working with the Caddo Nation to address ongoing looting issues at the lake.

Airport Topping Out Ceremony - Thursday, September 29th
The airport has confirmed September 29th at 10:30 a.m. as the time for the topping out ceremony at the terminal building, which will mark the last structural beam being set.

Perot Theatre - Fall 2022 Season
The Perot Theatre's Fall 2022 Season was recently released that includes several entertaining acts coming to town. For ticket information, please call the Perot box office at 903.792.4992 or visit Perottheatre.org to purchase tickets.

SAVE THE DATE: National Night Out, Tuesday October 4. Currently, 17 block parties are registered. There is still time to sign up. Citizens can call the Police Department at (903) 798.3114 to register.

X. ADMINISTRATIVE COMMENTS

1. City Council

   Council had no administrative comments for staff.

2. City Staff

   Staff had no administrative comments for council.

XI. CLOSED SESSION

The City Council convened into closed session pursuant to Texas Government Code Section 551.074 (Personnel Matters) to discuss or deliberate the City Manager's annual evaluation, duties, and goals.

XII. RECONVENED INTO OPEN SESSION

XIII. ADJOURNMENT

A motion was made to adjourn the meeting.
(7:09 p.m.)

Minutes Acceptance: Minutes of Sep 26, 2022 6:00 PM (Consent Items)

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

Minutes Acceptance: Minutes of Sep 26, 2022 6:00 PM (Consent Items)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 10/7/2022 10:15 AM

Lead Department: Public Works Department **Action Officer:** Amanda Freeland,

Subject: Resolution No. 2022-119 authorizing the City Manager to execute a contract with 3 Bar S Construction (Paul Stewart) of Texarkana, Texas, for demolition and removal services of substandard ("red tag") structures, in an amount not to exceed $150,000 from budgeted funds in the FY 2023 demolition and revitalization general fund.

Briefing: 10/10/2022 **Public Hearing:** **Council Vote:** 10/10/2022

Item Schedule
Schedule 3: No briefing required (one week)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Date of Invitation for Bid (IFB 22-1906-01) posted on website: August 26, 2022
Dates published in Texarkana Gazette: August 28, 2022, and September 4, 2022
Opened Bids: September 14, 2022
Bids received: 3 Bar S Construction
Lowest Responsive Bidder: 3 Bar S Construction (Paul Stewart)
Budget: FY 23 Demolition and Revitalization General Fund
Policy Exceptions: None
Scope of Work: Providing Demolition for our Inspection Department for the purpose of tearing down and hauling away red tag properties. (1) one-year renewal up to (5) five years.

Potential Options:

- Approve CM to enter into Contract
- Not Approve CM to enter into Contract

Fiscal Implications:

FY 23 Demolition and Revitalization General Fund

Staff Recommendation:

Staff recommends approval

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NONE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2022-119 EXH 'A' Proposal (PDF)
b. 2022-119 RES City Demolition Projects Contract (DOCX)
c. 2022-119 Goals & Perspectives (DOCX)

Staff Coordination

Public Works Department		Amanda Freeland	Department Head Review	Completed 09/22/2022 11:02 AM
Public Works Department		Dusty Henslee	Review	Completed 09/28/2022 3:51 PM
Building Code Administration		Mashell Daniel	Review	Completed 09/30/2022 11:56 AM
Finance Department	Kristin Peeples	Finance Review	Completed	09/30/2022 12:08 PM
City Manager	David Orr	City Manager Review	Completed	09/30/2022 2:42 PM
City Council	Vicky Coopwood	Meeting	Pending	10/10/2022 6:00 PM

Meeting History

SUBMIT BID TO: CITY OF TEXARKANA, TEXAS PUBLIC WORKS AND CONTRACTS DEPARTMENT MAIL/ PHYSICAL ADDRESS: 919 ELM STREET TEXARKANA, TEXAS 75501	**CITY OF TEXARKANA, TEXAS** **INVITATION FOR BID**
CONTACT PERSON: **Amanda Freeland** TEL: 903–798-3942 amanda.freeland@txkusa.org	

TITLE: **City Demolition Contract**	IFB NUMBER: **22-1906-01**	SUBMITTAL DEADLINE: **TUESDAY** **Wednesday, September 14th, 2022 @ 10:00 AM**
PRE-BID DATE, TIME, AND LOCATION: **None**		**BID F.O.B. DESTINATION**

Enter Respondent Name:
Paul Stewart

Enter Business Name:
3 Bar S Construction

Enter Mailing Address:
497 Will Smith Road Texarkana, TX 75501

Enter the following information:

Telephone Number: (903) 277-5582

Email Address: PaulStewart301@yahoo.com

IN COMPLIANCE WITH THIS SOLICITATION, THE UNDERSIGNED BIDDER HAVING EXAMINED THE INVITATION FOR BID AND SPECIFICATIONS, AND BEING FAMILIAR WITH THE CONDITIONS TO BE MET, HEREBY SUBMITS THE FOLLOWING BID FOR FURNISHING THE MATERIAL, EQUIPMENT, LABOR AND EVERYTHING NECESSARY FOR PROVIDING THE ITEMS LISTED ON THE ATTACHED BID FORM AND AGREES TO DELIVER SAID ITEMS AT THE LOCATIONS AND FOR THE PRICES SET FORTH ON THE BID FORM. AN INDIVIDUAL AUTHORIZED TO BIND THE COMPANY MUST SIGN THE FOLLOWING SECTION. FAILURE TO EXECUTE AND SIGN THIS PORTION MAY RESULT IN BID REJECTION.

Authorized Signature	Owner **Title**
Paul Stewart **Print/Type Name**	9-6-2022 **Date**

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR RESPONSE.
ELECTRONIC RESPONSES SHALL NOT BE ACCEPTED

Attachment: 2022-119 EXH 'A' Proposal (3816 : 2022-119 RES City Demolition Projects Contract)

Bid opening will be at 10:00 a.m. CST, Wednesday, September 14th, 2022, in the Public Works and Contract Office, 919 Elm St, Texarkana, Texas. Solicitation Documents and Plans will be available on the City's Website https://www.ci.texarkana.tx.us/346/Purchasing, Current Bidding Opportunities or email amanda.freeland@txkusa.org.

PART I
BID FORM
THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR RESPONSE

	Description SLAB FOUNDATION	Unit	Total
1	Per Square Foot 0 - 1,000	Per Sq Ft	$ 3.90
2	Per Square Foot 1,001 - 1,500	Per Sq Ft	$ 3.50
3	Per Square Foot 1,501 - 2,000	Per Sq Ft	$ 3.00
4	Per Square Foot 2,001 - 3,000	Per Sq Ft	$ 2.98
5	Per Square Foot 3,001 - 4,000	Per Sq Ft	$ 3.00
6	Per Square Foot 4,000 and UP	Per Sq Ft	$ 3.10

	Description PIER AND BEAM FOUNDATION	Unit	Total
1	Per Square Foot 0 - 1,000	Per Sq Ft	$ 3.80
2	Per Square Foot 1,001 - 1,500	Per Sq Ft	$ 3.60
3	Per Square Foot 1,501 - 2,000	Per Sq Ft	$ 3.00
4	Per Square Foot 2,001 - 3,000	Per Sq Ft	$ 2.20
5	Per Square Foot 3,001 - 4,000	Per Sq Ft	$ 2.35
6	Per Square Foot 4,000 and UP	Per Sq Ft	$ 2.50

******INCLUDED IN DEMOLITION PER EACH PROPERTY - demolish, remove, and haul off all structures, debris, trash, limbs, and other waste: cleaning of all underbrush, leveling of lot, and mowing to a height of no more than 3 inches******

_____ Bidder's Initials

Attachment: 2022-119 EXH 'A' Proposal (3816 : 2022-119 RES City Demolition Projects Contract)

**City shall provide all needed Demolition Permits. All utilities will be disconnected prior to Contractor starting Demolition. All Demolition properties listed are STRICTLY RESIDENTAL PROPERTIES ONLY (NO Commercial structures will be included in this Contract) **

Contractor shall be responsible for providing tools needed to complete Demolition: INCLUDING BUT NOT LIMITED TO - vehicle, haul off, scrapping and/ or dumping, and any damage that is incurred due to demo. If Contractor does not have means of hauling off demo, Waste Management Company is the sole waste provider, due to the active City Contract

Bidder's Initials

Attachment: 2022-119 EXH 'A' Proposal (3816 : 2022-119 RES City Demolition Projects Contract)

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR RESPONSE

Best Value Questionnaire

In accordance with the enclosed terms and conditions the City will award this contract based on "Best Value" criteria. Bidders shall answer the following questions and submit with their bid. Failure to do so may result in disqualification.

1. How long has your company been in business? 17 Years.

2. Attach a list of your helpers (**if applicable)

3. List any special skills, qualifications, experience, or equipment that uniquely qualifies your company for this contract.

We have variety

4. List any special skills, qualifications, experience, or equipment that uniquely qualifies your company for this contract.

We have Demo a variety of structures

_____ Bidder's Initials

Attachment: 2022-119 EXH 'A' Proposal (3816 : 2022-119 RES City Demolition Projects Contract)

deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Contract.

I understand that the indemnification and Independent Contractor provisions are requirement of all City of Texarkana, Texas Contracts. I have read the provisions agree to the terms of these provisions.

3 Bar S Construction
Company Name

Title

Signature

9-6-22
Date

Attachment: 2022-119 EXH 'A' Proposal (3816 : 2022-119 RES City Demolition Projects Contract)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/26/22 11:46AM

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Gaslamp Insurance Services, LLC
Bruce Carlile
2244 Faraday Avenue #125 Carlsbad, CA 92008

INSURED
3-BAR-S Construction

497 Will Smith Road,
Texarkana, TX 75501

CONTACT NAME: Customer Service Department
PHONE (A/C, No, Ext): (800) 920-4125 FAX (A/C, No): (800) 920-4107
E-MAIL ADDRESS: certificates@premieragencyservices.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Third Coast Insurance Company	10713
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			GLSISTC001497322	02/25/2022	02/25/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $50,000 $5,000 $1,000,000 $2,000,000 $1,000,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Verification of Coverage

Subject to all policy terms, exclusions and conditions

CERTIFICATE HOLDER

Verification of Coverage

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Bruce Carlile

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Attachment: 2022-119 EXH 'A' Proposal (3816 : 2022-119 RES City Demolition Projects Contract)

City of Texarkana, TX
Chapter 2270 Prohibition on Contracts with Companies Boycotting Israel

House Bill 89, adopted by the 85th Legislature, created §2270.001, Texas Government Code, Section Subtitle F, Title 10, requires a company entering to a contract with a governmental entity or state agency to verify that the company: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract. (Effective September 1, 2017)
I, the undersigned agent for the company named below, certify that the Company does not boycott Israel and will not boycott Israel during the term of the contract.

COMPANY NAME: 3 Bar S Construction

Signature of Company Official: _____

Date Signed: 9-6-2022

Printed name of company official signing above: _____

Attachment: 2022-119 EXH 'A' Proposal (3816 : 2022-119 RES City Demolition Projects Contract)

6. List of 5 Reference's and phone numbers.

Texarkana City
Texarkana AR - Shawn - 903-276-7958
Alter Jason 903 276-3862
Roger's Const. 903 278-4244

7. List of any completed City of Texarkana, Texas projects (if any/ or N/A).

We have Demo Approxmately
80 Structer's for the City

5. Attach a copy of your current liability and workers' compensation insurance certificate of coverage to your bid submittal. In the event bidder is a sole proprietorship or individual that by law is not required to carry workers compensation, bidder shall provide proof of self-insurance to City in lieu thereof. If you are an "Independent Contractor" please complete next page with your submittal. ***(pages 6 & 7)***

PS Bidder's Initials

Attachment: 2022-119 EXH 'A' Proposal (3816 : 2022-119 RES City Demolition Projects Contract)

Stewart

Z-Bar-S Const.

#22-19060-01

9/14/22

Attachment: 2022-119 EXH 'A' Proposal (3816 : 2022-119 RES City Demolition Projects Contract)

RESOLUTION NO. 2022-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH 3 BAR S CONSTRUCTION (PAUL STEWART) OF TEXARKANA, TEXAS, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY THOUSAND DOLLARS ($150,000), TO BE PAID FROM THE DEMOLITION AND REVITALIZATION GENERAL FUND; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City uses funds for demolition, through the Inspection Department, for the purpose of tearing down and hauling away red tag properties; and

WHEREAS, on September 14, 2022, one (1) bid was received from 3 Bar S Construction (Paul Stewart) of Texarkana, Texas, submitting the lowest and most responsible bid summarized in the attached proposal **(Exhibit 'A')**; and

WHEREAS, the bidder met the specifications for a one (1) year contract with four (4) additional one (1) year renewal options; and

WHEREAS, funds are available in the Demolition and Revitalization General Fund FY 2023 budget.

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

SECTION 1: The lowest most responsible bidder for demolition and removal for the City is hereby declared to be 3 Bar S Construction (Paul Stewart) of Texarkana, Texas.

SECTION 2: The City Manager be and is hereby authorized to execute a one (1) year contract with four (4) additional one (1) year renewal options with 3 Bar S Construction (Paul Stewart) of Texarkana, Texas.

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

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022**.

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2022-119 RES City Demolition Projects Contract (3816 : 2022-119 RES City Demolition Projects Contract)

City of Texarkana, Texas 2022-052

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: 2022-119 Goals & Perspectives (3816 : 2022-119 RES City Demolition Projects Contract)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 10/7/2022 9:59 AM

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

Subject: Ordinance No. 2022-120 adopting and approving conforming amendments to Chapter 42 ("Water and Sewers") of the Code of Ordinances to conform with the ten-year water and sewer rate structure adopted and approved by the City Council in Ordinance No. 2022-100.

Briefing: 10/10/2022 **Public Hearing:** **Council Vote:** 10/10/2022

Item Schedule

Updates/History of Briefing:

On September 26, 2022, the City Council adopted and approved a ten-year water and sewer rate structure in Ordinance No. 2022-100, effective October 1, 2022.

Executive Summary and Background Information:

By function of the repealer clause in Ordinance No. 2022-100 [section 4], the ten-year water and sewer rate structure approved by the City Council supersedes rates and fees set out in Chapter 42 of the codified city ordinances which covers water and sewers. The proposed amendments remove the superseded rates and fees and substitute wording used throughout the Code to refer to " … amounts as established by the city council from time to time and are on file in the city secretary's office or city website", augmented to also refer to the TWU website. In this manner, future Council decisions on water and sewer rates and fees will not necessarily prompt amendments to the codified ordinances.

In recent years, the City's vendor for maintaining the codified ordinances and online version places hyperlinks to the full-text versions of mayoral-signed ordinances in the history updates of corresponding code sections. City staff and city attorney will coordinate with CivicPlus to confirm the placement of hyperlinks to Ordinance No. 2022-100 (which includes the ten-year water and sewer rate structure set out in Exhibit A to that ordinance) together with the conforming changes in the proposed ordinance (if approved by the City Council) in the appropriate history sections of Chapter 42.

Potential Options:

- None
-

Fiscal Implications:

Typical Municode service fees for code updates.

Staff Recommendation:

Staff recommends adoption of this ordinance.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2022-120 ORD conform. amend. Ch 42 10-yr water sewer rates (v4 FINAL) (DOCX)
b. 2022-120 Goals & Perspectives (DOCX)

Staff Coordination

City Manager	Jennifer Evans 10/07/2022 9:59 AM	Department Head Review	Completed	
City Manager		City Manager Review	Pending	
City Council 6:00 PM	Vicky Coopwood	Meeting	Pending	10/10/2022

Meeting History

Attachment: 2022-120 ORD conform. amend. Ch 42 10-yr water sewer rates (v4 FINAL) (3818 : 2022-120 ORD Conforming amendments to Ch 42

ORDINANCE NO. 2022-120

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, ADOPTING AND APPROVING CONFORMING AMENDMENTS TO CHAPTER 42 ("WATER AND SEWERS") OF THE CODE OF ORDINANCES TO CONFORM WITH THE TEN-YEAR WATER AND SEWER RATE STRUCTURE ADOPTED AND APPROVED BY THE CITY COUNCIL IN ORDINANCE NO. 2022-100; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council, in its regular meeting held on September 26, 2022, adopted and approved a ten-year water and sewer rate structure in Ordinance No. 2022-100, effective October 1, 2022, prompting the following conforming amendments to Chapter 42 of the Code of Ordinances pertaining to water and sewers.

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

SECTION 1: Section 42-42 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety as follows:

Sec. 42-42. Water rates specified—Generally.

(a) *Treated water rates; infrastructure fees; wholesale contracts.*

(1) For residential and commercial users within the corporate limits of the city, the rates and charges for treated water services rendered by the department of water utilities of the city shall be in amounts as established by the city council from time to time and are on file in the city secretary's office or city and TWU website; these rates shall apply to all water connections within the corporate limits of the city. Treated water services rendered to residential and commercial water connections outside the corporate limits of the city shall be at a rate 1.5 times higher than the rates within said corporate limits.

(2) Infrastructure fees shall be in amounts as established by the city council from time to time and are on file in the city secretary's office or city and TWU website.

(3) For wholesale customers, rates shall be determined by contract as approved by the city council.

(b) *Raw water rates.* For raw water connections within the corporate limits of the city, the rates for raw water services rendered by the department of water utilities of the city shall be per 1,000 gallons, and shall be in amounts as established by the city council from time to time and on file in the city secretary's office or city and TWU website. Raw water services rendered to water connections outside the corporate limits of the city shall be at a rate 1.5 times higher than the rate within said corporate limits.

(c) *Standby fire protection service rates.* Customers having treated water service to their fire protection systems shall be charged for standby service within the city limits in amounts as

established by the city council from time to time and are on file in the city secretary's office or city or TWU website.

(d) The rates and fees established by the city council are to be paid by each subscriber whose premises are connected with and are serviced by or through any part of the water utilities system of the city.

SECTION 2: Section 42-44 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety as follows:

Sec. 42-44. Sewer rates specified.

(a) *Sewer rates; infrastructure fees; wholesale contracts; extra strength charges.*

(1) For residential and commercial users within the corporate limits of the city, the sewer charges for services rendered by the department of water utilities of the city shall be in amounts as established by the city council from time to time and are on file in the city secretary's office or city and TWU website; these rates shall apply to all sewer connections within the corporate limits of the city. Sewer services rendered to residential and commercial connections outside the corporate limits of the city shall be at a rate 1.5 times higher than the rates within said corporate limits.

(2) Infrastructure fees shall be in amounts as established by the city council from time to time, and are on file in the city secretary's office or city and TWU website.

(3) For wholesale customers, rates shall be determined by contract as approved by the city council.

(4) Extra strength charges or surcharge rates within or outside the corporate limits of the city shall be in amounts as established by the city council from time to time, and are on file in the city secretary's office or city and TWU website; such fees shall be calculated on a per pound basis based on the following volumes:

a. CBOD (over 200 to 450 mg/l); CBOD (over 450 mg/l)
b. TSS (over 200 mg/l)
c. NH3 (over 20 mg/l)
d. COD (over 450 to 1,500 mg/l); COD (over 1,500 mg/l)

(b) *Septic tank cleaning.* The fee for septic tank cleaning truck discharges shall be in an amount as established by the city council from time to time and on file in the city secretary's office or city or TWU website; such fees shall be calculated per 1,000 gallons based on tank size.

(c) The rates and fees established per this section are to be paid by each subscriber whose premises are connected with and are serviced by or through any part of the water utilities sewer system of the city.

(d) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Family means any number of individuals living together as a single housekeeping unit.

Attachment: 2022-120 ORD conform. amend. Ch 42 10-yr water sewer rates (v4 FINAL) (3818 : 2022-120 ORD Conforming amendments to Ch 42

Industrial user means a user engaged in manufacturing or producing the products of industry or labor, excluding specifically cafes, restaurants and any business engaged in serving food for consumption.

Residence means any building used exclusively as living quarters for a family. Any building occupied by two families shall be considered as two residences. Any building occupied by three or more families shall be considered to be as many residences as there are families assigned to different sections in the same structure.

SECTION 3: Section 42-55 of the Code of Ordinances of the City of Texarkana, Texas, is hereby amended in its entirety as follows:

Sec. 42-55. Charges for sewer and industrial pretreatment services.

(a) The sewer surcharge for excessive strength wastes (including but not limited to TSS and BOD) as provided for in article IV of this chapter shall be in an amount as established by the city council from time to time and on file in the city secretary's office or city or TWU website.

(b) Industrial wastewater discharge permit fees, as provided for in article IV of this chapter, shall be charged based on the type of industrial discharger. The discharge permit fees shall be in an amount as established by the city council from time to time and on file in the city secretary's office or city or TWU website.

(c) The fee for leachate processing shall be in an amount as established by the city council from time to time and on file in the city secretary's office or city or TWU website.

SECTION 4: The following sections from Chapter 42 of the Code of Ordinances of the City of Texarkana, Texas, are hereby amended to replace the words “city website” with the words “city or TWU website”:

42-7	42-114(a)(2)
42-43(a)(6)	42-137(e)(1)2
42-43(b)	42-139(b)(1)a, (c)(1)e, and (c)(1)f
42-45(a) and (b)	42-195(i)
42-51(m)	42-347(a)

SECTION 5: This Ordinance shall be in full force and effect retroactive to October 1, 2022.

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022**.

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2022-120 ORD conform. amend. Ch 42 10-yr water sewer rates (v4 FINAL) (3818 : 2022-120 ORD Conforming amendments to Ch 42

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:	

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

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: 2022-120 Goals & Perspectives (3818 : 2022-120 ORD Conforming amendments to Ch 42 water-sewer rates)

City of Texarkana, Texas

Version: A

Briefing Sheet

Update Date: 10/5/2022 3:47 PM

Lead Department: Water Utilities **Action Officer:** Pam White,

Subject: Resolution No. 2022-121 authorizing the City Manager to enter into a contract with Kampco, Inc of Texarkana, Arkansas, for the Waco Street and Falvey Avenue Proposed 10" Sewer Relocation project in an amount not to exceed $232,384.55. Funds are available in the Utility's 2022-23 budget in the Texas Infrastructure Fund.

Briefing: 10/10/2022 **Public Hearing:** **Council Vote:** 10/10/2022

Item Schedule

Schedule 3: No briefing required (one week)

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Bids were received Tuesday, September 27, 2022 for the Waco Street and Falvey Avenue Proposed 10” Sewer Relocation project. Three (3) contractors picked up bid packages for the project and two (2) contractors bid on the project. Kampco, Inc. of Texarkana, Arkansas, was the apparent low bidder with a bid of $232,384.55. This project consists of the placement of approximately 883 linear feet of ten-inch (10”) sewer main, seven concrete manholes, and all associated appurtenances.

Potential Options:

- None
-

Fiscal Implications:

Funds are available for this project in the Utility’s 2022-2023 Budget in the Texas Infrastructure Fund in the amount of $232,384.55.

Staff Recommendation:

Utility 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. 2022-121 RES Waco St Falvey Ave Proposed 10 Sewer Relocation (DOCX)
b. 2022-121 ATTH01 Bid Summary (DOCX)
c. 2022-121 ATTH 02 Bid Tab (PDF)
d. 2022-121 Goals and Perspectives (DOCX)

Staff Coordination

Water Utilities	Gary Smith 09/29/2022 4:36 PM	Department Head Review	Completed	
TWU Finance 4:40 PM	Tricia Briggs	Review	Completed	09/29/2022
City Manager 3:20 PM	David Orr	City Manager Review	Completed	10/03/2022
City Council 6:00 PM	Vicky Coopwood	Meeting	Pending	10/10/2022

Meeting History

RESOLUTION NO. 2022-121

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID AND ENTER INTO A CONTRACT WITH KAMPCO, INC. OF TEXARKANA, ARKANSAS, IN AN AMOUNT NOT TO EXCEED $232,384.55 FOR THE WACO STREET AND FALVEY AVENUE PROPOSED 10" SEWER RELOCATION PROJECT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on September 27, 2022, Texarkana Water Utilities received two (2) bids, a copy of the bid summary attached hereto as **ATTH 01**, for the Waco Street & Falvey Avenue Proposed 10" Sewer Relocation Project; and

WHEREAS, the project will consist of installing approximately 883 linear feet of ten-inch (10") sewer mains, seven concrete manholes, and related appurtenances; and

WHEREAS, the lowest and best bid by a responsible vendor for this project was submitted by Kampco, Inc. of Texarkana, Arkansas, a copy of which is attached hereto as **ATTH 02**, in an amount not to exceed $232,384.55; and

WHEREAS, funds currently in the Texarkana Water Utilities 2022-2023 budget, in the Texas Infrastructure Fund, are available in the amount of $232,384.55.

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

SECTION 1: The lowest and best bid by a responsible vendor, submitted by Kampco, Inc.of Texarkana, Arkansas, a copy of which is attached hereto as **ATTH 02,** be and is hereby approved in an amount not to exceed $232,384.55 for the installation of sewer mains and related appurtenances for the Waco Street and Falvey Avenue Proposed 10" Sewer Relocation Project.

SECTION 2: The City Manager be and is hereby authorized to contract with Kampco, Inc. of Texarkana, Arkansas, for the above described services.

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 **10th day of October, 2022**.

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2022-121 RES Waco St Falvey Ave Proposed 10 Sewer Relocation (3830 : 2022-121 RES Waco St & Falvey Ave Sewer Relocation)

Bid Summary

Waco St. & Falvey Ave.
Proposed 10" Sewer Relocation

2:00 P.M. Tuesday, September 27, 2022

		Base Bid
1.	**RBIS, LLC** **Texarkana, Arkansas**	**$ 456,614.20**
2.	**Kampco, Inc.** **Texarkana, Arkansas**	**$ 232,384.55**
3.	**Pulley Construction** **Benton, LA**	**NO BID**

Time First Bid Opened: **2:00 P.M**

Number of Bidders: **2**

Apparent Low Bidder: **Kampco, Inc.**

Attachment: 2022-121 ATTH01 Bid Summary (3830 : 2022-121 RES Waco St & Falvey Ave Sewer Relocation)

Bid Tabulation
Waco St & Falvey Ave
Proposed 10" Sewer Relocation
Project No. 62-000-135157-T152305
September 27, 2022

RES 2022-121
ATTH02

BASE BID:							
				RBIS, LLC		KAMPCO, Inc	
				Texarkana, AR		Texarkana, TX	
Item	**Quantity**	**Unit**	**Description**	**Unit Price**	**Total Bid**	**Unit Price**	**Total Bid**
1	1	LS	Mobilization, Bonds, & Submittals	$21,600.00	$21,600.00	$14,494.98	$14,494.98
2	8.82	STA	Right of Way Preparation	$1,800.00	$15,876.00	$965.31	$8,514.03
3	838.45	LF	10" PVC SDR-26 Sewer Pipe by Open Cut	$200.00	$167,690.00	$99.82	$83,694.08
4	43.85	LF	10" Ductile Iron Sewer Pipe by Open Cut	$232.00	$10,173.20	$137.72	$6,039.02
5	3	EA	Re-connect 4" sewer service to proposed Sewer Main	$1,265.00	$3,795.00	$1,137.78	$3,413.34
6	1	EA	Concrete Manhole #545	$7,800.00	$7,800.00	$5,960.56	$5,960.56
7	1	EA	Concrete Manhole #1	$7,800.00	$7,800.00	$4,995.25	$4,995.25
8	1	EA	Concrete Manhole #2	$9,600.00	$9,600.00	$4,995.25	$4,995.25
9	1	EA	Concrete Manhole #3	$9,600.00	$9,600.00	$4,995.25	$4,995.25
10	1	EA	Concrete Manhole #4	$7,800.00	$7,800.00	$4,995.25	$4,995.25
11	1	EA	Concrete Manhole #5	$7,200.00	$7,200.00	$4,995.25	$4,995.25
12	1	EA	Concrete Manhole #6	$7,200.00	$7,200.00	$4,995.25	$4,995.25
13	456	SF	Remove and Reconstruct concrete street, curbs, and gutters	$120.00	$54,720.00	$59.34	$27,059.04
14	436	SF	Remove and Reconstruct Asphalt Driveway	$120.00	$52,320.00	$53.24	$23,212.64
15	3	EA	Remove Exist Manholes	$3,240.00	$9,720.00	$1,447.96	$4,343.88
16	5	EA	Abandon Exist 10" Sewer Main	$1,800.00	$9,000.00	$2,895.92	$14,479.60
17	1	EA	Abandon Exist 6" Sewer Main	$1,500.00	$1,500.00	$2,413.27	$2,413.27
18	1	LS	Clean and Test Manholes	$6,600.00	$6,600.00	$1,447.96	$1,447.96
19	1	LS	Clean and Test Sewer Mains	$16,200.00	$16,200.00	$1,447.96	$1,447.96
20	1	LS	Traffic Control, Signage, & Barricades	$2,400.00	$2,400.00	$3,861.23	$3,861.23
21	1401	SY	Bermuda Broadcast Seeding	$20.00	$28,020.00	$1.45	$2,031.45
			TOTAL BASE BID		**$456,614.20**		**$232,384.55**

Prepared by Kenneth L. Icenhower, P.E.
Certified Correct

_____
Kenneth L. Icenhower, Design Engineer, TWU

Attachment: 2022-121 ATTH 02 Bid Tab (3830 : 2022-121 RES Waco St & Falvey Ave Sewer Relocation)

Bid Tabulation
Ledwell Sewer Relocation
Proposed Sewer Extension
Project No. 62-000-135157-T152305
September 28, 2022

RES 2022-121

Attachment: 2022-121 ATTH 02 Bid Tab (3830 : 2022-121 RES Waco St & Falvey Ave Sewer Relocation)

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: 2022-121 Goals and Perspectives (3830 : 2022-121 RES Waco St & Falvey Ave Sewer Relocation)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/19/2022 12:52 PM

Lead Department: Finance Department **Action Officer:** Kristin Peeples,

Subject: Resolution No. 2022-116 adopting the City's investment policy.

Briefing: 10/10/2022 **Public Hearing:** **Council Vote:** 10/10/2022

Item Schedule

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The Public Funds Investment Act, as amended, requires the City to annually adopt an investment policy and investment strategies. The attached Exhibit A complies with the Public Funds Investment Act and authorizes investment of City funds in safe and prudent investments. The City's investment consultant, Valley View Consulting, LLC, has assisted staff with this policy and verified that it complies with state requirements. The policy has the following proposed changes:

1. Change in section C.1. Investment Committee:
    a. Removal of Senior Accountant position. Correct title is Accounting/Human Resources Manager based on current staffing at the water department.
2. Change in section C.3. Internal Controls:
    a. Change wording from "Control of Collusion" to "Avoidance of Collusion"
    b. Removal of "Avoidance of Physical Delivery Securities" from listing
3. Change in section E.3. Investments to reflect current authorized investments under the Public Fund Investment Act (PFIA).
4. Change in section G.1. Insurance or Collateral to include deposits secured by irrevocable letters of credit shall have 100% principal plus anticipated interest on the deposit less any amount insured by the FDIC. Minimum marketable security collateralization will be 102%.

Potential Options:

- Approve the policy as recommended
- Reject the policy and recommend an alternative policy

Fiscal Implications:

Allows placement of available funds in safe and prudent investments, providing additional usable resources to the City.

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

Investment Committee consisting of the Mayor, City CFO, City ACFO, TWU Finance Director, and TWU Accounting/Human Resources Manager.

Board/Committee Recommendation:

Investment Committee recommends approval.

Advisory Board/Committee Meeting Date and Minutes:

August 10, 2022

Attachments

a. 2022-116 RES Adopting Investment Policy (DOC)
b. 2022-116 EXH 'A' Investment Policy(DOC)
c. 2022-116 Goals and Perspectives (DOCX)

Staff Coordination

Finance Department	Kristin Peeples 09/19/2022 12:52 PM	Department Head Review	Completed	
City Manager	David Orr	City Manager Review	Completed	09/19/2022 1:20 PM
City Council	Vicky Coopwood	Meeting	Pending	10/10/2022 6:00 PM

Meeting History

RESOLUTION NO. 2022-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE CITY'S INVESTMENT POLICY; RECORDING THE ANNUAL REVIEW; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Public Funds Investment Act, as amended, requires the City to annually adopt an investment policy and investment strategies by rule, order, ordinance, or resolution; and

WHEREAS, the attached **Exhibit "A"** investment policy complies with the current Public Funds Investment Act, as amended, and authorizes the investment of City funds in safe and prudent investments.

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

SECTION 1: The facts and recitations contained in the above preamble of this Resolution are hereby incorporated herein for all purposes.

SECTION 2: The City Council of the City of Texarkana, Texas, approves the investment policy and investment strategy **(Exhibit "A")**.

SECTION 3: The City Council of the City of Texarkana, Texas, has performed an annual review of the investment policy and strategies and adopts its statements in the minutes recording that review.

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

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2022-116 RES Adopting Investment Policy (3813 : 2022-116 RES Adopting the City's Investment Policy)

CITY OF TEXARKANA, TEXAS

INVESTMENT POLICY

Attachment: 2022-116 EXH 'A' Investment Policy (3813 : 2022-116 RES Adopting the City's Investment Policy)

CITY OF TEXARKANA, TEXAS

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Attachment: 2022-116 EXH 'A' Investment Policy (3813 : 2022-116 RES Adopting the City's Investment Policy)

INTRODUCTION

The purpose of this document is to set forth specific investment policy and strategy guidelines for the City of Texarkana, Texas (the "City") in order to achieve the goals of safety, liquidity, public trust, and yield for all investment activity. The City Council of the City shall review and adopt, by resolution, its investment strategies and policy not less than annually. The resolution shall include a record of changes made to either the Investment Policy or strategy. This Policy serves to satisfy the statutory requirement, specifically the Public Funds Investment Act and Public Funds Collateral Act, Texas Government Code Chapter 2256 and Chapter 2257 (the "PFIA" and "PFCA" respectively) to define, adopt, and review a formal investment strategy and policy.

INVESTMENT STRATEGY

The City maintains two distinct portfolios (the City and the Water Utilities Department), which independently utilize four specific investment strategy considerations, designed to address the unique characteristics of the fund groups represented in the portfolios:

A. Investment strategies for operating funds and combined pools containing operating funds have as their primary objectives to preserve principal and assure that anticipated cash flows are matched with adequate investment liquidity. The secondary objective is to create a portfolio structure, which will experience minimal volatility during economic cycles. This may be accomplished by maintaining adequate liquid balances and utilizing high quality, short-to-medium term investments, which will complement each other in a laddered or barbell maturity structure, and can be easily liquidated if the need arises. Any investment authorized by this Policy is suitable for these funds. The dollar weighted average maturity of 365 days or less will be calculated using the stated final maturity date of each investment. The maximum stated final maturity shall

Attachment: 2022-116 EXH 'A' Investment Policy (3813 : 2022-116 RES Adopting the City's Investment Policy)

be three years. The yield objective shall be a comparable maturity rolling Treasury portfolio.

B. Investment strategies for debt service funds shall have as the primary objectives the preservation of principal and the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. Investments purchased shall not have a stated final maturity date which exceeds the next unfunded debt service payment date. Any investment authorized by this Policy is suitable for these funds. The yield objective shall be a short-term, government portfolio local government pool.

C. Investment strategies for debt service reserve funds shall have as the primary objectives to preserve principal and to generate a dependable revenue stream to the appropriate debt service fund from investments with a low degree of volatility. Investments shall be of high quality and, except as may be required by the bond ordinance specific to an individual issue, of short-to-intermediate term maturities. Maximum maturity shall be the shorter of the first call date or five years. Volatility shall be further controlled through the purchase of securities carrying the highest coupon available, within the desired maturity and quality range, without paying a premium, if at all possible. Any investment authorized by this Policy is suitable for these funds. The yield objective shall be a comparable maturity rolling Treasury portfolio.

D. Investment strategies for special projects or special purpose fund portfolios will have as their primary objectives to preserve principal and to assure that anticipated cash flows are matched with adequate investment liquidity. These portfolios should include at least 10% in cash equivalent investments to allow for flexibility and unanticipated project outlays, and by utilizing high quality, short-to-medium term investments, which will complement each other in a laddered or barbell maturity structure, and can be easily liquidated if the need arises. Any investment authorized by this Policy is suitable for these funds. The stated final

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maturity dates of securities held should not exceed the estimated project completion date. The yield objective shall be a comparable maturity rolling Treasury portfolio.

INVESTMENT POLICY

A. SCOPE

This Investment Policy applies to all financial assets of the City including the Water Utilities Department. These funds are accounted for in the City's Comprehensive Annual Financial Report and include:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Projects Funds
- Proprietary Funds
- All Other Funds

This Policy shall not govern the Firemen's Relief and Pension Fund which is under the management and supervision of the City of Texarkana, Texas Firemen's Relief and Pension Fund Board of Trustees.

B. OBJECTIVES

The City shall manage and invest its cash with four objectives, listed in order of priority: Safety, Liquidity, Public Trust, and Yield. The safety of the principal invested always remains the primary objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with State and Local law.

The City shall maintain a comprehensive cash management program which includes collection of accounts receivable, vendor payment in accordance with invoice terms, and prudent investment of available cash. Cash management is defined as the process of managing monies in order to ensure maximum cash availability and maximum yield on short-term investment of pooled idle cash.

Attachment: 2022-116 EXH 'A' Investment Policy (3813 : 2022-116 RES Adopting the City's Investment Policy)

1. Safety

The primary objective of the City's investment activity is the preservation of principal in the overall portfolio. Each investment transaction shall be conducted in a manner to avoid principal losses, whether from investment defaults or erosion of market value.

2. Liquidity

The City's investment portfolio shall be structured such that the City is able to meet all obligations in a timely manner. This shall be achieved by maintaining adequate cash equivalent balances, matching investment maturities with forecasted cash flow requirements, and by investing in securities with active secondary markets.

3. Public Trust

All participants in the City's investment process shall seek to act responsibly as custodians of the public trust. Investment Officers shall avoid any transaction which might impair public confidence in the City's ability to govern effectively.

4. Yield

The City's cash management portfolio shall seek to augment returns above this threshold consistent with risk limitations identified herein and prudent investment policies.

C. RESPONSIBILITY AND CONTROL

1. Investment Committee

An Investment Committee, consisting of one City Council Member appointed by the Mayor, Chief Financial Officer (City), Finance Director (Water Utilities Department), Accounting/Human Resources Manager (Water Utilities Department), and Assistant Chief Financial Officer (City) shall meet as needed to determine operational strategies and to monitor results. The Investment Committee shall include in its deliberation such topics as: performance reports, economic outlook, portfolio diversification, maturity

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structure, potential risk to the City's funds, authorized broker/dealers, eligible investment training sources, and the target rate of return on the investment portfolio.

2. Delegation of Authority and Training

Authority to manage the City's investment program is derived from the City Charter. The Chief Financial Officer and Assistant Chief Financial Officer are designated as Investment Officers and are responsible for investment decisions and activities for the City portfolio. The Finance Director and Accounting/Human Resources Manager are designated as Investment Officers and are responsible for investment decisions and activities for the Water Utilities Department portfolio. The Chief Financial Officer and Finance Director shall establish written procedures for the operation of their respective investment program, consistent with this Investment Policy. In order to ensure qualified and capable investment management, the Investment Officers shall attend training sessions relating to the Officer's responsibility under the PFIA within 12 months after assuming duties and receive at least 10 hours of training, and additional training sessions not less than once every two year period that begins on the first day of the City's fiscal year and consists of the two consecutive fiscal years after that date and receive at least 8 hours of training. Independent sources for such training shall be approved by the Investment Committee.

3. Internal Controls

The Chief Financial Officer and Finance Director, or their respective designee, are responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Accordingly, the Chief Financial Officer and Finance Director shall establish a process for annual independent review by an external auditor in conjunction with the

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annual audit, to assure compliance with policies and procedures. The internal controls shall address the following points:

A. Avoidance of collusion.
B. Separation of transaction authority from accounting and record keeping.
C. Custodial safekeeping.
D. Clear delegation of authority to subordinate staff members.
E. Written confirmation for telephone (voice) transactions for investments and wire transfers.

4. Prudence

The standard of prudence to be applied by the Investment Officers shall be the "prudent person" rule, which states: "Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital, as well as the probable income to be derived." In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

A. The investment of all funds, or funds under the City's control, over which the Officer had responsibility rather than a consideration as to the prudence of a single investment.

B. Whether the investment decision was consistent with the written Investment Policy of the City.

An Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific investment's credit risk or market price changes, provided that these deviations

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are reported immediately and that appropriate action is taken to control adverse developments.

5. Ethics and Conflicts of Interest

Investment Officers shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair the ability to make impartial investment decisions. Investment Officers shall disclose to the City Manager any material financial interest in financial institutions that conduct business with the City and they shall further disclose positions that could be related to the performance of the City's portfolio. Investment Officers shall subordinate their personal financial transactions to those of the City, particularly with regard to timing of purchases and sales.

An Investment Officer of the City who has a personal business relationship with an organization seeking to sell an investment to the City shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the City Council.

D. REPORTING

1. Quarterly Reporting

The Chief Financial Officer shall submit a quarterly investment report in compliance with the PFIA and signed by all Investment Officers.

2. Annual Report

Within a reasonable time after the end of the fiscal year, the Chief Financial Officer shall present an annual report on the investment program and investment activity. This report may be presented as a component of the fourth quarter report to the City Manager and City Council.

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3. Methods

The quarterly investment report shall include a succinct management summary that provides a clear picture of the status of the current investment portfolio and transactions made over the last quarter. This management summary will be prepared in a manner which will allow the City to ascertain whether investment activities during the reporting period have conformed to the Investment Policy. The report will be prepared in compliance with the PFIA. The report will be provided to the City Manager and City Council. The report will include the following:

A. A listing of individual investments held at the end of the reporting period. This list will include the name of the fund or pooled group fund for which each individual investment was acquired.

B. Unrealized gains or losses resulting from appreciation or depreciation by listing the beginning and ending book and market value of securities for the period. Market values shall be obtained from financial institutions or portfolio reporting services independent from the investment provider.

C. Additions and changes to the market value during the period.

D. Fully accrued interest for the reporting period.

E. Average weighted yield to maturity of portfolio on City investments as compared to applicable benchmarks.

F. Listing of investments by maturity date.

G. The percentage of the total portfolio which each type of investment represents.

H. Statement of compliance of the City's investment portfolio with State Law and the Investment Strategy and Policy approved by the City Council.

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In conjunction with the annual audit, a formal annual review of these reports will be performed by an independent auditor with the results reported to the City Council as part of the overall audit report.

E. INVESTMENT PORTFOLIO

1. Active Portfolio Management

The City shall pursue an active versus a passive portfolio management philosophy. That is, investments may be sold or redeemed before they mature if market conditions present an opportunity for the City to benefit from the trade. The Investment Officers will routinely monitor the contents of the portfolio, the available markets, and the relative value of competing instruments, and will adjust the portfolio accordingly.

2. Performance

It is the City's policy to purchase investments with maturity dates coinciding with cash flow requirements. Using this strategy, the City attempts to purchase the highest yielding allowable investments available at the time of purchase. The City shall encourage a competitive environment for all investment activities including investment pool and mutual fund selections, financial institution deposit placements, securities transactions, and other investment-related proceedings. Weighted-average-yield-to-maturity shall be the portfolio's performance measurement standard.

3. Investments

Assets of the City may be invested in the following instruments; provided, however, that at no time shall assets of the City be invested in any instrument or security not authorized at the time of purchase for investment under the PFIA, as the PFIA may from time to time be amended. The City is not required to liquidate investments that were authorized investments at the time of purchase. All prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating.

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a). Authorized

1. Obligations issued, guaranteed, or insured by the United States of America, its agencies and instrumentalities, including the Federal Home Loan Banks.

2. Direct obligations of the State of Texas, its agencies and instrumentalities.

3. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of this State or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States.

4. Obligations of the States, agencies thereof, Counties, Cities, and other political subdivision of any state having been rated as investment quality by a nationally recognized investment rating firm, and having received a rating of not less than "A" or its equivalent.

5. Certificates of Deposit, and other forms of deposit, of state and national banks, savings banks, or state or federal credit unions that has a main or branch office in Texas, guaranteed or insured by the Federal Deposit Insurance Corporation (or its successor) or the National Credit Union Share Insurance Fund (or its successor), or secured by obligations described in G. 3. Collateral Defined, or as authorized by the PFIA. Bids/quotes for certificates of deposit may be solicited in the following ways: orally, in writing, electronically, or in any combination of the above methods.

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6. Fully collateralized direct repurchase agreements with a defined termination date secured by cash or obligations of the United States or its agencies and instrumentalities. Securities purchased must be pledged to the City, held in the City's account, and deposited at the time of the investment with the City, and placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in Texas. Such agreements may include direct security repurchase agreements and reverse security repurchase agreements with terms of 90 days or less after the delivery date. Funds received by the City under a reverse security agreement shall be used to acquire additional authorized investments, but those investments must mature no later than the expiration date stated in the reverse security repurchase agreement.

7. Local Government Investment Pools, if the pool is specifically approved by the Council and the pool invests only in investments authorized by the PFIA. A pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service. In order to be eligible to receive City funds a pool must comply with all PFIA requirements.

8. "Money Market" mutual funds that have a rating of AAA by at least one nationally recognized rating firm and are "no-load" funds. A "money market" mutual fund must seek to maintain a $1.0000 share value and include only short-term, highly liquid, and relatively low risk debt instruments. Must be registered with and regulated by the Securities and Exchange Commission. The City cannot own more than 10% of the mutual fund's total assets.

9. Guaranteed Investment contracts are allowed investments for bond proceeds only, if such contracts have a defined termination date, are

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secured by U.S. Government direct or agency obligations approved by the PFIA, in an amount equal to the bond proceeds, if security is pledged to the City and deposited with the City or a third party, and if the investment term is limited to five years from the date of bond issuance. In addition, specific provisions under PFIA Section 2256.015(c) 1-5 must be met to allow investment in these contracts.

b. Not Authorized

The City's authorized investment options are more restrictive than those allowed by State law. State law specifically prohibits investment in the following investment securities, or investment in specific instruments at levels higher than those listed below:

1) Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.

2) Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.

3) Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years.

4) Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

4. Holding Period

The City intends to match the holding periods of investment funds with liquidity needs of the City.

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5. Risk and Diversification

The City recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Risk is controlled through portfolio diversification which shall be achieved by the following general guidelines:

a) Risk of issuer default is controlled by limiting investments to those instruments allowed by the PFIA, which are described herein.

b) Risk of market price changes shall be controlled by avoiding over-concentration of assets in a specific maturity sector, maintenance of adequate liquidity, and limitation of appropriate average maturity.

c) Risk of temporary illiquidity shall be controlled by monitoring the rating of each issuer, as applicable, at least quarterly, and taking all prudent measures that are consistent with this Policy to liquidate an investment that does not have the minimum rating.

F. SELECTION OF FINANCIAL INSTITUTIONS AND BROKER/DEALERS

1. Depository

In compliance with State legislation, a Primary Depository shall be selected through the City's banking services procurement process, which shall include a formal request for application (RFA). In selecting a Primary Depository, the credit worthiness of institutions shall be considered, and the Chief Financial Officer shall conduct a comprehensive review of prospective depositories' credit characteristics and financial history. In addition, the City may establish non-primary banking relationships based on deposit and unique service capabilities.

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Institutions seeking to establish eligibility for the City's depository shall submit for review financial statements, evidence of federal insurance and other information as required by the Chief Financial Officer.

Any institution designated as a depository by the City will provide collateral in accordance with this Policy and applicable State law. The City reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization pledged towards depository deposits. Institutions serving as a depository will be required to sign a Depository/Collateral Agreement with the City. The collateralized deposit portion of the Agreement shall define the City's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
- The agreement has to be executed by the Depository and the City contemporaneously with the acquisition of the asset;
- The agreement must be approved by the Board of Directors or designated committee of the Depository and a copy of the meeting minutes must be delivered to the City; and
- The agreement must be part of the Depository's "official record" continuously since its execution.

2. Broker/Dealers

For broker/dealers, the City shall select only those dealers reporting to the Market Reports Division of the Federal Reserve Board of New York, also known as the "Primary Government Security Dealers", unless analysis reveals that other firms are adequately financed to conduct public business. All broker/dealers shall provide the City with references from public entities which they are currently serving. The Investment Committee shall adopt and annually review a list of

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qualified broker/dealers authorized to engage in investment transactions with the City.

All investment providers, financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the following, as appropriate:

- audited financial statements
- proof of Financial Industry Regulatory Authority (FINRA) certification
- proof of state registration

Additionally, the qualified representative or equivalent of the Local Government Investment Pool or discretionary Investment Advisor firm (i.e. business organization) shall execute a Certificate to the effect that the qualified representative has:

1.) Received and thoroughly reviewed this Investment Policy, and

2.) Acknowledged that their business organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment transactions between itself and the City that are not authorized by this Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio, requires and interpretation of subjective investment standards or relates to investment transactions of the City that are not made through accounts, or other contractual arrangements over which the business organization has accepted discretionary investment authority.

The City may not engage in an investment transaction with a business organization prior to receiving this written acknowledgment completed by the organization.

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G. SAFEKEEPING AND CUSTODY

1. Insurance or Collateral

All non-insured deposits and repurchase agreement investments of City funds shall be secured as required by State legislation. Deposits secured with irrevocable letters of credit shall have 100% of principal plus anticipated interest of the deposit, less any amount insured by the FDIC. In order to anticipate market changes and provide a level of security for all funds, the minimum marketable security collateralization level will be 102% of market value of principal plus accrued interest on the deposits or repurchase agreement investments less any amount insured. Evidence of the pledged collateral shall be maintained by the Chief Financial Officer or Finance Director (for their respective portfolios), or a third party financial institution. Repurchase agreements shall be documented by a specific agreement noting the eligible collateral pledge in each agreement. Collateral shall be reviewed at least monthly to assure that the market value of the pledged securities is adequate.

2. Custodial Agreement

Collateral pledged to secure deposits of the City shall be held by a custodian institution in accordance with a Custodial Agreement which clearly defines the procedural steps for gaining access to the collateral should the City determine that the City's funds are in jeopardy. The custodian institution shall be the Federal Reserve Bank or an institution not affiliated with the firm pledging the collateral.

3. Collateral Defined

The City shall accept only the following as collateral:

a) FDIC and NCUSIF insurance coverage.

b) A bond, certificate of indebtedness, or note of the United States or its agencies and instrumentalities, or other evidence of

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indebtedness that is guaranteed as to the principal and interest by the United States or its agencies and instrumentalities.

c) Obligations, the principal and interest on which are unconditionally guaranteed or insured by the State of Texas or its agencies and instrumentalities.

d) A bond of a county, city or other political subdivision of the State of Texas having been rated as investment grade (investment rating no less than "A" or its equivalent) by a nationally recognized rating agency, with a remaining maturity of ten (10) years or less.

The use of a letter of credit issued to the City by a Federal Home Loan Bank may be considered by the City to meet the required bank depository collateral requirements.

4. Subject to Audit

All collateral shall be subject to inspection and audit by the City or the City's independent auditors.

5. Delivery vs. Payment

Securities shall be purchased using the delivery versus payment method. That is, funds shall not be wired or paid until verification has been made that the correct security was received by the City or its safekeeping agent. The security shall be held in the name of the City or held on behalf of the City. The safekeeping agent's records shall assure the notation of the City's ownership of or explicit claim on the securities. The original copy of all safekeeping receipts shall be delivered to the City.

Attachment: 2022-116 EXH 'A' Investment Policy (3813 : 2022-116 RES Adopting the City's Investment Policy)

H. INVESTMENT POLICY ADOPTION

The City Investment Policy shall be adopted by resolution of the City Council. The Investment Committee shall review the Policy for effectiveness on an annual basis and any modifications will be recommended for approval to the City Council. The City Council shall review and approve these investment policies and strategies not less than annually.

Attachment: 2022-116 EXH 'A' Investment Policy (3813 : 2022-116 RES Adopting the City's Investment Policy)

APPENDIX A

SAMPLE INVESTMENT POLICY CERTIFICATION FORM

As required by Texas Government Code 2256.005(k)

CITY OF TEXARKANA, TEXAS

THE STATE OF TEXAS

COUNTY OF BOWIE

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed below, who, being by me first duly sworn, upon oath deposed and said:

My name is _____. I am a Qualified Representative of _____ (the "Business Organization"). This Statement is provided to meet the requirements of the Public Funds Investment Act.

I hereby certify that:

1. I have reviewed the City's Investment Policy;

2. The Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City of Texarkana and the Business Organization that are not authorized by the City's Investment Policy, except to the extent that the Business Organization has not made an analysis of the make-up of the City's entire portfolio or has not engaged in any interpretation of subjective investment standards or requires and interpretation of subjective investment standards or relates to investment transactions of the City that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority; and

3. The statements, representations and declarations made in this document are true and correct.

_____
Qualified Representative

Attachment: 2022-116 EXH 'A' Investment Policy (3813 : 2022-116 RES Adopting the City's Investment Policy)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	Medium

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

Attachment: 2022-116 Goals and Perspectives (3813 : 2022-116 RES Adopting the City's Investment Policy)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 10/6/2022 9:06 AM

Lead Department: Finance Department **Action Officer:** Kristin Peeples,

Subject: Resolution No. 2022-117 approving the bank depository contract with Farmers Bank & Trust for a two (2) year period beginning on February 1, 2023, with three (3) one-year renewal options.

Briefing: 10/10/2022 **Public Hearing:** **Council Vote:** 10/24/2022

Item Schedule

Updates/History of Briefing:

Not applicable

Executive Summary and Background Information:

The City of Texarkana, Texas sent out a Request for Application for primary bank depository services for the City of Texarkana, Texas and Texarkana Water Utilities on July 15, 2022. On August 18, 2022 the city received applications from Bank OZK, BancorpSouth, and Farmers Bank & Trust. An analysis of the responses is included in Exhibit "A". Based on the results of the analysis, staff recommends entering into a contract with Farmers Bank & Trust for primary bank depository services for the City of Texarkana, Texas and Texarkana Water Utilities for a two (2) year period beginning on February 1, 2023, with three (3) one-year renewal options.

Potential Options:

- Approve
- Deny

Fiscal Implications:

The proposed contract with Farmers Bank & Trust offers the best overall benefit to the city when considering service provided, fees charged, and income generated.

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

Not applicable

Board/Committee Recommendation:

Not applicable

Advisory Board/Committee Meeting Date and Minutes:

Not applicable

Attachments

a. 2022-117 RES Bank Depository Services Contract (DOC)
b. 2022-117 Goals and Perspectives (DOCX)
c. 2022-117 ATTH 01 Texarkana and TWU RFA Project Recap (PDF)
d. 2022-117 EXH 'A' Texarkana - Depository RFA Response Analysis (PDF)

Staff Coordination

Finance Department	Kristin Peeples 10/03/2022 4:43 PM	Department Head Review	Completed	
Public Works Department		Amanda Freeland	Reviewer	Completed 10/06/2022 9:19 AM
City Manager	David Orr	City Manager Review	Completed	10/06/2022 1:45 PM
City Council	Vicky Coopwood	Meeting	Pending	10/10/2022 6:00 PM

Meeting History

RESOLUTION NO. 2022-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH FARMERS BANK & TRUST OF TEXARKANA, TEXAS, FOR PRIMARY BANK DEPOSITORY SERVICES FOR THE CITY OF TEXARKANA, TEXAS, AND TEXARKANA WATER UTILITIES FOR A TWO (2) YEAR PERIOD BEGINNING ON FEBRUARY 1, 2023, WITH THREE (3) ONE-YEAR RENEWAL OPTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas, sent out a Request for Application for primary bank depository services for the City of Texarkana, Texas, and Texarkana Water Utilities on July 15, 2022; and

WHEREAS, on August 18, 2022, three (3) applications were received and Farmer's Bank & Trust submitted the most advantageous application summarized on the Response Analysis as **Exhibit "A"**; and

WHEREAS, based on the results of the analysis, staff recommends entering into a contract with Farmers Bank & Trust of Texarkana, Texas, for primary bank depository services for both the City of Texarkana, Texas, and Texarkana Water Utilities for a two (2) year period beginning on February 1, 2023, with three (3) one-year renewal options.

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

SECTION 1: The City Manager is hereby authorized to enter into a contract with Farmers Bank & Trust of Texarkana, Texas, for primary bank depository services for both the City of Texarkana, Texas, and Texarkana Water Utilities for a two (2) year period beginning February 1, 2023, with three (3) one-year renewal options.

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

PASSED AND APPROVED in Regular Council Session on this the **24th day of October, 2022**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2022-117 RES Bank Depository Services Contract (3814 : 2022-117 RES Bank Depository Contract)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	Medium

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

Attachment: 2022-117 Goals and Perspectives (3814 : 2022-117 RES Bank Depository Contract)

September 29, 2022

Ms. Kristin Peeples
Chief Financial Officer
City of Texarkana
220 Texas Blvd
Texarkana, TX 75501

Dear Ms. Peeples:

Thank you for the opportunity to assist the City of Texarkana and Texarkana Water Utilities, (collectively, the "City") with this Depository Services Request for Applications (the "RFA") project. Our assistance was provided at no additional cost to the City as a service included in the Investment Advisory Services agreement.

The objective of this engagement was to assist the City in selecting a primary depository following the expiration/termination of the current contract which ends January 31, 2023. The new contract period will be an initial term of two-years commencing February 1, 2023 and with provisions for three (3) optional one-year extensions based on the same terms and conditions.

Procedure

The project began with the establishment of a Calendar of Events to ensure that the required project steps were performed in a timely and sequential manner.

The process for selecting a primary depository bank is governed by the State of Texas Local Government Codes: Chapter 105 Municipal Depository Act; Chapter 176 Conflict of Interest Act; Chapter 2256 Public Funds Investment Act; and Chapter 2257 Public Funds Collateral Act.

In addition to complying with these State statutory requirements, it was necessary to comply with the City's financial and purchasing policies, and Investment Policy.

The RFA procedure was conducted as follows:

1. Analyzed bank service usage and balance records.
2. Reviewed bank accounts and statements.
3. Established the minimum required banking services and potential additional services.

2428 Carters Mill Road, Huddleston, VA 24104-4003
540.297.3419

Attachment: 2022-117 ATTH 01 Texarkana and TWU RFA Project Recap (3814 : 2022-117 RES Bank Depository Contract)

Valley View Consulting, L.L.C.

4. Developed a list of eligible financial institutions within the City's municipal boundaries:

    a. Bank OZK
    b. Bodcaw Bank
    c. Cadence Bank (former BancorpSouth Bank)
    d. CapitalOne, N.A.
    e. Commercial National Bank of Texarkana
    f. Diamond Bank
    g. Farmers Bank & Trust Company (Incumbent)
    h. Guaranty Bank & Trust, N.A.
    i. Regions Bank
    j. State Bank of DeKalb
    k. Texana Bank, N.A.
    l. Wells Fargo Bank, N.A.
    m. Woodforest National Bank

5. Contacted each of the identified financial institutions.
6. Drafted the RFA for review and approval.
7. Advertised as required.
8. Posted the RFA documents on the City's website.
9. Hosted a Pre-Application Conference that was attended by representatives from:
    a. Bank OZK
    b. Bodcaw Bank
    c. Cadence Bank (former BancorpSouth Bank)
    d. Farmers Bank & Trust (Incumbent)
10. No additional RFA requests were received as a result of the required advertisement.
11. By the deadline, three applications were received:

    a. Bank OZK
    b. Cadence Bank
    c. Farmers Bank & Trust (Incumbent)

This process created a competitive environment with three banks submitting applications. The evaluation of the applications was based on, but not limited to, the following considerations, in no particular order of priority:

1. Ability to perform and provide the required and requested services.
2. References provided and quality of services;
3. Cost of services;
4. Transition cost, retention and transition offers and incentives;
5. Interest rates on interest bearing accounts and deposits;
6. Earnings credit rate on compensating balances;
7. Previous service relationship with the City;
8. Convenience of location(s);

Attachment: 2022-117 ATTH 01 Texarkana and TWU RFA Project Recap (3814 : 2022-117 RES Bank Depository Contract)

Valley View Consulting, L.L.C.

9. Completeness of application; and
10. Financial strength and stability of the institution.

In addition to the considerations listed above, the following categories of financial and operational elements were considered:

Fees - Depository Services

Farmers Bank & Trust offered a waiver of fees for all five years. Bank OZK offered to waive fees for at least the first two years, and potentially for all five years. Bancorp South proposed a schedule of fees based on the monthly volumes of specific services to be provided to the City. The terms offered by the financial institutions were the same for the City and TWU.

Interest Rate Options

All three banks offered very attractive indexed rates, meaning that rates will automatically move with changes as set by the Federal Reserve. The table below compares the adjustments, maximum rates, floor rate, and current rate based on the indexes as of August 1, 2022:

Rates as of August 1, 2022	Bank OZK	Cadence Bank	Farmers Bank & Trust
Rate Basis	Upper Range of Fed Funds Target	Upper Range of Fed Funds Target	90 Day T-Bill Rate
Adjustment to Basis	Less 95 bps	Less 100 bps	No adjustment
Maximum Rate	2.50%	2.25%	3.00%
Floor Rate	No Floor	No Floor	1.00%
Interest Rate	1.55%	1.50%	2.48%

The following table summarizes the financial analysis of the applications considered for the City for the two-year term, based on rates as of August 1, 2022:

Summary Financial Comparison for the City			
	Bank OZK	**Cadence Bank**	**Farmers Bank & Trust**
Average Bank Balance	$37,200,913	$37,200,913	$37,200,913
Fees for Two Year Term	Waived	($149,421)	Waived
Two Year Investment Income	1,153,228	1,116,027	1,845,165
Net Two Year Income	**$1,153,228**	**$966,606**	**$1,845,165**

Attachment: 2022-117 ATTH 01 Texarkana and TWU RFA Project Recap (3814 : 2022-117 RES Bank Depository Contract)

Valley View Consulting, L.L.C.

The following table summarizes the financial analysis of the applications considered for TWU for the two-year term, based on rates as of August 1, 2022:

Summary Financial Comparison for TWU			
	Bank OZK	**Cadence Bank**	**Farmers Bank & Trust**
Average Bank Balance	$10,026,201	$10,026,201	$10,026,201
Fees for Two Year Term	Waived	($56,469)	Waived
Two Year Investment Income	310,812	300,786	497,300
Net Two Year Income	**$310,812**	**$244,317**	**$497,300**

Conclusion

The banking relationship is a critical component of the City's financial operations and Farmers Bank & Trust has demonstrated over the last five years that they have the ability to provide the services that the City requires in an efficient and effective manner; they have also submitted an application that is the most advantageous to the City in terms of overall ability to service the City and provide an attractive interest rate on the City's balances held at the bank.

As the City's consultants we concur with the City staff's recommendation that the City Council award the Primary Depository Bank Services contract to Farmers Bank & Trust, subject to execution of all related documentation. The initial contract term is proposed to be two years commencing February 1, 2023 with the option to renew for three (3) additional one-year extensions under the original terms and conditions.

Please contact E.K. Hufstedler, Tom Ross, Richard Long, or me to discuss any questions or additional information needs. Thank you for this opportunity to serve the City of Texarkana.

Sincerely,

Tim Pinon

Timothy Pinon
Valley View Consulting, L.L.C.

2428 Carters Mill Road, Huddleston, VA 24104-4003
540.297.3419

Attachment: 2022-117 ATTH 01 Texarkana and TWU RFA Project Recap (3814 : 2022-117 RES Bank Depository Contract)

City of Texarkana, Texas

Valley View Consulting, L.L.C.

Primary Depository Services - RFA# 22-1601-06

September 7, 2022		Bank OZK - City	Bank OZK - TWU	BancorpSouth - Cadence - City Opt. 2	BancorpSouth - Cadence - TWU Opt 2	Farmers Bank & Trust - City (Incumbent)	Farmers Bank & Trust - TWU (Incumbent)
Evaluation Criteria							
1	Ability of applicant to perform and provide the required and requested services;						
2	References provided and quality of services;						
3	Cost of services;						
4	Transition cost, retention and transition offers and incentives;						
5	Interest rates on interest bearing accounts and deposits;						
6	Earnings credit rate on compensating balances;						
7	Previous service relationship with the City;						
8	Convenience of location(s);						
9	Completeness of application; and						
10	Financial strength and stability of the institution.						
DETAIL RESPONSE ANALYSIS OF DEPOSITORY SERVICES							
Expected Depository Services							
	Online Banking Portal						
1	Online Reporting Services	Yes		Yes		Yes	
2	Wire Transfers	Yes		Yes		Yes	
3	ACH	Yes		Yes		Yes	
4	Stop Payments						
	Term of Initial Stop	182 Days		182 Days		6 Months	
	Automatic Renewal Offered (Y/N)	No		No		No	
5	Does Stop Payment remove item from Positive Pay?	No		No		No	
6	Online Banking Historical Information Retention (90 days, 180, 12 Months. 19 Months, Other)	24 Months		18 Months		18 Months	
7	Online Banking Administration	Request to Bank		Customer Preference		Self Admin	
8	Alert/Messaging System						
	Messaging provided at no cost	Yes		Yes		Yes	
9	Electronic Data Interchange (EDI)	Yes		Yes		Yes	

Attachment: 2022-117 EXH 'A' Texarkana - Depository RFA Response Analysis (3814 : 2022-117 RES

	September 7, 2022	Bank OZK - City	Bank OZK - TWU	BancorpSouth - Cadence - City Opt. 2	BancorpSouth - Cadence - TWU Opt 2	Farmers Bank & Trust - City (Incumbent)	Farmers Bank & Trust - TWU (Incumbent)
10	Paid Check Image Options						
	Printed with Statements	Yes		Yes		Yes	
	Printed in online version of statements	Yes		Yes		Yes	
	Downloadable PDF file monthly	Yes		Yes		Yes	
	Online InquirySearch	Yes		Yes		Yes	
	Collections						
1	Lockbox Processing	Yes		Yes		No	
	Disbursements						
1	Employee Check Cashing Without Service Charges of Fees	Yes		Yes		Yes	
	Fraud Protection Services						
1	Positive Pay and Account Reconciliation	Yes		Yes		Yes	
2	Automatic Stale Dating of Checks	Yes		Yes		No	
3	ACH Positive Pay / ACH Fraud Filter	Yes		Yes		Yes	
	Miscellaneous						
1	Account Statements	Yes		Yes		Yes	
2	Account Analysis	Yes		Yes		Yes	
3	Payment For Services and Quarterly Account Settlement	Yes		Yes		Fees Waived	
4	Overdraft Policy - Account or Collective Level	Account		Collective		Collective	
5	Balance Assessment						
	Fee to be waived	Yes		n/a		Yes	
	Fee to be passed in full to City	n/a		Yes		n/a	
6	Reserve Requirement	Yes - 10% (n/a)		Yes - 12%		Yes - 10% (n/a)	
7	Earnings Credit Rate	All TM fees waived (24 Month Initial term)				n/a	
	ECR%	n/a		0.20%		0.10% (n/a)	
	Rate Formula/Index	n/a		Bank Managed		Bank Managed	
	Frequency of adjustment if not indexed	n/a		Bank Managed		Bank Managed	
	ECR Floor%	n/a		0.05%		0.00%	

Attachment: 2022-117 EXH 'A' Texarkana - Depository RFA Response Analysis (3814 : 2022-117 RES

	September 7, 2022	Bank OZK - City	Bank OZK - TWU	BancorpSouth - Cadence - City Opt. 2	BancorpSouth - Cadence - TWU Opt 2	Farmers Bank & Trust - City (Incumbent)	Farmers Bank & Trust - TWU (Incumbent)
8	Interest Rate Option / Formula / Rate Floor						
	Rate %	1.55%		1.50%		2.48%	
	Rate Formula/Index	Upper Range of Fed Funds Target - 95 bps; CAP of 2.50%		Upper Range of Fed Funds Target - 1.00%; CAP of (2.00% or 2.25%?)		90 DayT-bill asked rate in WSJ on first day of each month	
	Floor %	0.20%		0.05% / Cap??		1.00% / Cap 3.00%	
	Type of Account (MMF, Interest Bearing DDA, Sweep, etc)	IB Checking		IB Checking		IB Checking	
	Fees associated with recommended option	None		None		None	
Safekeeping of City Owned Securities							
1	Provide Safekeeping Services to the City	Yes		Yes		Yes	
Services Under Consideration							
1	Remote Deposit Capture	Yes		Yes		Yes	
2	Cash Vault	No		Yes		No	
3	Smart Safe	No		Yes - thru Loomis		No	
Incentives/Enhancements Offered							
1	Tamperproof Deposit Bags at No Cost	Yes		Yes		No	
2	Endorsement Stamps & Deposit Slips	Yes		Yes		No	
3	Remote Deposit Scanners - Offered at No Cost						
	Number provided	2 (1 for City; 1 for TWU)		Minimum 1 for City; 1 for TWU		Unlimited	
	Brand of Scanner	TBD		Panini		Panini Vision X	
	Single or multi-feed	TBD		Multi (50)		Multi (50)	
4	Courier or Armored Car Services	Not Offered		Not Offered		Not Offered	
5	Incentive Fee Waiver			No Waiver			
	Zero pricing waiver:			n/a		Yes	
	Number of Months	24 months (Initial Term of Contract)		n/a		60 Months	
	Maximum Amount (if applicable)	n/a		n/a		n/a	

Attachment: 2022-117 EXH 'A' Texarkana - Depository RFA Response Analysis (3814 : 2022-117 RES

	September 7, 2022	Bank OZK - City	Bank OZK - TWU	BancorpSouth - Cadence - City Opt. 2	BancorpSouth - Cadence - TWU Opt 2	Farmers Bank & Trust - City (Incumbent)	Farmers Bank & Trust - TWU (Incumbent)
Other Stipulations							
1	Right to Cancel Under Federal or State Law Rulings	Agreed		Agreed		Agreed	
2	Right to Open and Maintain Other Accounts	Agreed		Agreed		Agreed	
3	Certificates of Deposit	Agreed		Agreed		Agreed	
4	Right To Terminate	Agreed		Agreed		Agreed	
5	Terms Fixed	Agreed (24 Months w/ mutual option to renew)		Agreed (24 Months)		Agreed	
6	Semi-Annual Meeting	Agreed		Agreed		Agreed	
7	Formal Contract Required	Agreed		Agreed		Agreed	
8	Net Overdraft Defined	Agreed		Agreed		Agreed	
9	Overdraft Notification	Agreed		Agreed		Agreed	
10	Research	Agreed		Agreed		Agreed	
11	Bank Errors	Agreed		Agreed		Agreed	
12	Audit Confirmations Provided to City Auditors at No Cost	Agreed		Agreed		Agreed	
13	One Relationship Officer	Toney Livingston, Market President, 903.255.6300		George Merrill, Market President, 903.233.2205		Leigh A. Cheek, VP-Treasury Management, 903.255.1803	
Collateral Requirements							
1	Collateral Amount	Yes		Yes		Yes	
2	Collateral Custody	Yes		Yes		Yes	
	Proposed Custodian	FHLB		First Horizon Bank		FHLB	
3	Letters of Credit or Pledged Securities	Both		Securities		LOC	
	If Pledging Securities:					n/a	
4	Ledger Balance - Same Day v Prior Day Balances	Prior Day ending Balance		Prior Day ending Balance		n/a	
5	Collateral Substitution	w/prior written auth.		Without prior Auth		n/a	
6	Collateral Reductions	w/prior written auth.		w/prior written auth.		n/a	
7	Collateral Report	Yes		Yes		n/a	
8	Online Reporting	No		No		n/a	
9	Board Resolution	Yes		Yes		Yes	

Attachment: 2022-117 EXH 'A' Texarkana - Depository RFA Response Analysis (3814 : 2022-117 RES

	September 7, 2022	Bank OZK - City	Bank OZK - TWU	BancorpSouth - Cadence - City Opt. 2	BancorpSouth - Cadence - TWU Opt 2	Farmers Bank & Trust - City (Incumbent)	Farmers Bank & Trust - TWU (Incumbent)
Complete Application Checklist							
1	Account Analysis - pro-forma	Provided		Provided		Provided	
2	Sample Collateral Agreement	Provided		Provided		Provided	
3	Sample Safekeeping Agreement	Provided		Provided		Provided	
4	Sample Safekeeping Report	Provided		Provided		Provided	
5	Securities Safekeeping Fees	Provided		Provided		Provided	
6	References	All Arkansas		Did not Find		Provided	
7	Sample FIRREA Compliant Document	Provided		Did not Find		Provided	
8	Completed and Signed Disclosures	Provided		Provided		Provided	
9	Completed and Signed Application Submitted By Form	Provided		Provided		Provided	
10	Exceptions To RFA Requirements	Not Separate		Not Separate		None	
Other Considerations							
*	VERIBANC Ratings - Source www.veribanc.com Rating Effective Date 8/26/22; Quarter Ending Date 6/30/22; Data Release Date 8/26/22 *VERIBANC rating and or Blue Ribbon designation cannot be republished, redistributed or otherwise made known without VERIBANC'S expressed written permission.	Green / *** / BB		Green / *** / B		Green / ***	
FEE ANALYSIS OF DEPOSITORY SERVICES							
	Projected Bank Balance	$37,200,913	$10,026,201	$37,200,913	$10,026,201	$37,200,913	$10,026,20
Proposed Fees - Banking Services							
	Current Services Fee Estimate	0	0	(6,226)	(2,353)	0	
	MEMO Balance Assessment Fee	Waived 24 Months	Waived 24 Months	5,208	1,404	Waived	Waive
	Safekeeping of City Owned Securities						
	Number of months of **TOTAL** fee waiver	24	24	0	0	0	0
	Fees for Two Year Term	0	0	(149,421)	(56,469)	0	
	Fees for Five Year Term	**0**	**0**	(373,554)	(141,172)	0	
Earnings Credit							
	Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Net Fees for Two Year Term	**0**	**0**	**(149,421)**	**(56,469)**	**0**	
	Net Fees for Five Year Term	**0**	**0**	**(373,554)**	**(141,172)**	**0**	

Attachment: 2022-117 EXH 'A' Texarkana - Depository RFA Response Analysis (3814 : 2022-117 RES

September 7, 2022	Bank OZK - City	Bank OZK - TWU	BancorpSouth - Cadence - City Opt. 2	BancorpSouth - Cadence - TWU Opt 2	Farmers Bank & Trust - City (Incumbent)	Farmers Bank & Trust - TWU (Incumbent)
Interest Income Estimate						
Investment Option	IB Checking	IB Checking	IB Checking	IB Checking	IB Checking	IB Checking
Rate Basis	Upper Range of Fed Funds Target - 95 bps; CAP of 2.50%	Upper Range of Fed Funds Target - 95 bps; CAP of 2.50%	Upper Range of Fed Funds Target - 100 bps; CAP of 2.25% MAX bal of $50M	Upper Range of Fed Funds Target - 100 bps; CAP of 2.25% MAX bal of $50M	90 Day T-Bill asked rate quoted in WSJ. Max 3.00% Floor of 1.00%	90 Day T-Bill aske rate quoted in WS. Max 3.00% Floor c 1.00%
			Reserves right to quote separate rates on bond proceeds and legal settlments		Rate as of 8/1/22:	Rate as of 8/1/2
Interest Rate	1.55%	1.55%	1.50%	1.50%	2.48%	2.48%
Investment Balance Available During Waiver Period	37,200,913	10,026,201	0	0	0	
Number of months	24	24	0	0	0	
Monthly Investment fees if applicable	0	0	0	0	0	
"Bonus Interest" earned during waiver period	1,153,228	310,812	0	0	0	
Investment Balance			37,200,913	10,026,201	37,200,913	10,026,2(
Monthly Investment Income	48,051	12,951	46,501	12,533	76,882	20,7
Two Year Investment Income	1,153,228	310,812	1,116,027	300,786	1,845,165	497,3(
Five Year Investment Income	0	0	2,790,068	751,965	4,612,913	1,243,2
Two Year Income/(Cost)	**1,153,228**	**310,812**	**966,606**	**244,317**	**1,845,165**	**497,3(**
Five Year Income/(Cost)	**0**	**0**	**2,416,515**	**610,793**	**4,612,913**	**1,243,2**
Contract Incentives						
Tamperproof Deposit Bags at No Cost	yes		yes			
Endorsement Stamps & Other Supplies at No Cost	yes		Yes			
Remote Deposit Scanners	500	500	1,000	1,000	1,000	1,0(
Two Year Income/(Cost) with Contract Incentives	**1,153,728**	**311,312**	**967,606**	**245,317**	**1,846,165**	**498,3(**
Five Year Income/(Cost) with Contract Incentives	**0**	**0**	**2,417,515**	**611,793**	**4,613,913**	**1,244,2**

Attachment: 2022-117 EXH 'A' Texarkana - Depository RFA Response Analysis (3814 : 2022-117 RES

September 7, 2022	Bank OZK - City	Bank OZK - TWU	BancorpSouth - Cadence - City Opt. 2	BancorpSouth - Cadence - TWU Opt 2	Farmers Bank & Trust - City (Incumbent)	Farmers Bank & Trust - TWU (Incumbent)
Rates As of RFA Due Date:						
August 18, 2022						
Average Historical Bank Balance - City	$37,200,913					
Average Historical Bank Balance - TWU	$10,026,201					
Fed Funds Target Rate	2.25-2.50%					
Fed Funds Effective Rate	2.33%					
91-Day T-Bill Discount Rate	2.61%					
Local Government Investment Pool (TexPool)	2.17%					

Attachment: 2022-117 EXH 'A' Texarkana - Depository RFA Response Analysis (3814 : 2022-117 RES

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 10/7/2022 10:41 AM

Lead Department: City Manager **Action Officer:** David Orr, City Manager

Subject: Resolution No. 2022-122 supporting the Texarkana Metropolitan Planning Organization's adoption of the State Line Avenue Corridor Plan Alternative Two to the Arkansas Department of Transportation (ARDOT) for the design of the State Line Avenue corridor.

Briefing: 10/10/2022 **Public Hearing:** 10/24/2022 **Council Vote:** 10/24/2022

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

The Texarkana Metropolitan Planning Organization (MPO) is responsible for performing transportation planning activities with the Texarkana Study Area Boundary and the Arkansas Department of Transportation (ARDOT) is responsible for the design of the Stateline Avenue Corridor.

The Texarkana Metropolitan Planning Organization (MPO), had a Corridor Study prepared for the Stateline Avenue corridor; and the intent of the Corridor Study is to create a framework for equitable future development and define acceptable levels of access and mobility. The study identified improvements to the corridor consistent with Complete Streets planning concepts, which, when implemented will result in a dynamic and vibrant corridor for use by City residents and visitors.

The Technical Committee and Policy Board of the Texarkana Metropolitan Planning Organization recommended the Stateline Avenue Corridor Plan Alternative Two (no raised median option) to the Arkansas Department of Transportation (ARDOT) for the design of the Stateline Ave Corridor:

- The design shown in these plans are conceptual in nature and that safety modifications may need to be incorporated at various intersections along the corridor.
- That the general scope of the DOT's responsibility for design purposes will include the roadway pavement sections, the 8' shared use paths including pedestrian crossing systems and corridor lighting. All other plan concepts including transit facilities, landscaping and specialty features will be the responsibility of Texarkana, Arkansas, Texarkana, Texas, ATCOG or other MPO designated funding.
- That an MPO work group will be formed including policy board and technical committee members to review design documents at 30%, 60% and 90% plan sets.

Both cities have been asked to consider supporting the Stateline Avenue Corridor Plan Alternative Two for planning purposes and provide direction for ARDOT to begin design work.

Potential Options:

- Approve
- Deny

Fiscal Implications:

To be determined. All other plan concepts including transit facilities, landscaping and specialty features will be the responsibility of Texarkana, Arkansas, Texarkana, Texas, ATCOG or other MPO designated funding.

Staff Recommendation:

Staff recommends for approval.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2022-122 RES State Line Alternative Two (DOCX)
b. 2022-122 Goals and Perspectives (DOCX)
c. 2022-122 ATTH 01 Resolution 23 Stateline Corridor Plan alternative Two (PDF)
d. 2022-122 ATTH 02 Corridor Plan Summary (PDF)

Staff Coordination

City Manager	David Orr	Department Head Review	Completed	10/03/2022 4:43 PM
City Manager	David Orr	City Manager Review	Completed	10/03/2022 4:43 PM
City Council	Vicky Coopwood	Meeting	Pending	10/10/2022 6:00 PM

Meeting History

RESOLUTION NO. 2022 - 122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, SUPPORTING THE TEXARKANA METROPOLITAN PLANNING ORGANIZATION'S ADOPTION OF THE STATE LINE AVENUE CORRIDOR PLAN ALTERNATIVE TWO TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT) FOR THE DESIGN OF THE STATE LINE AVENUE CORRIDOR; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Texarkana Metropolitan Planning Organization (MPO) for the Texarkana metropolitan planning area, is responsible for performing transportation planning activities with the Texarkana Study Area Boundary; and

WHEREAS, the Arkansas Department of Transportation (ARDOT) is responsible for the design of the Stateline Avenue Corridor; and

WHEREAS, the Texarkana Metropolitan Planning Organization (MPO), had a corridor study prepared for the Stateline Avenue corridor; and

WHEREAS, the intent of the corridor study is to create a framework for equitable future development and define acceptable levels of access and mobility; and

WHEREAS, the study identified improvements to the corridor consistent with Complete Streets planning concepts, which, when implemented will result in a dynamic and vibrant corridor for use by city residents and visitors; and

WHEREAS, the Technical Committee and Policy Board of the Texarkana Metropolitan Planning Organization recommended the Stateline Avenue Corridor Plan Alternative Two (no raised median option) to the Arkansas Department of Transportation (ARDOT) for the design of the Stateline Ave Corridor.

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

SECTION 1: The City Council supports the Policy Board of the Texarkana Metropolitan Planning Organization's recommendation for the Stateline Avenue Corridor Plan Alternative Two (no raised median option) to the Arkansas Department of Transportation (ARDOT) for the design of the Stateline Ave Corridor noting the following:

The design shown in these plans are conceptual in nature and that safety modifications may need to be incorporated at various intersections along the corridor.

That the general scope of the DOT's responsibility for design purposes will include the roadway pavement sections, the 8' shared use paths including pedestrian crossing systems and corridor lighting. All other plan concepts including transit facilities, landscaping and specialty features will

Attachment: 2022-122 RES State Line Alternative Two (3831 : 2022-122 RES State Line Alternative Two)

be the responsibility of Texarkana, Arkansas, Texarkana, Texas, ATCOG or other MPO designated funding.

That an MPO work group will be formed including policy board and technical committee members to review design documents at 30%, 60% and 90% plan sets.

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

PASSED AND APPROVED in Regular Council Session on this the **24th day of October, 2022**.

ATTEST:

JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2022-122 RES State Line Alternative Two (3831 : 2022-122 RES State Line Alternative Two)

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: 2022-122 Goals and Perspectives (3831 : 2022-122 RES State Line Alternative Two)

TEXARKANA METROPOLITAN PLANNING ORGANIZATION

RESOLUTION # 23-2022

A RESOLUTION BY THE POLICY BOARD OF THE TEXARKANA METROPOLITAN PLANNING ORGANIZATION RECOMMENDING THE ADOPTION OF THE STATELINE AVENUE CORRIDOR PLAN ALTERNATIVE TWO TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT) FOR THE DESIGN OF THE STATELINE AVENUE CORRIDOR.

WHEREAS, the Texarkana Metropolitan Planning Organization (MPO) for the Texarkana metropolitan planning area is responsible for performing transportation planning activities with the Texarkana Study Area Boundary and

WHEREAS, the Arkansas Department of Transportation (ARDOT) is responsible for the design of the Stateline Avenue Corridor; and

WHEREAS, the Texarkana Metropolitan Planning Organization (MPO), had a Corridor Study prepared for the Stateline Avenue corridor; and

WHEREAS, the intent of the Corridor Study is to create a framework for equitable future development and define acceptable levels of access and mobility; and

WHEREAS, the study identified improvements to the corridor consistent with Complete Streets planning concepts which, when implemented will result in a dynamic and vibrant corridor for use by City residents and visitors.

WHEREAS, the study will assist in determining transportation system needs to support surrounding land uses consolidate, and control access points, and promote operational efficiency and redevelopment of an underperforming corridor; and

WHEREAS, the Technical Advisory Committee recommended submission of the Stateline Corridor Study Plan to the Policy Board.

NOW, THEREFORE, BE IT RESOLVED that the Policy Board of the Texarkana Metropolitan Planning Organization recommends the Stateline Avenue Corridor Plan Alternative Two to the Arkansas Department of Transportation (ARDOT) for the design of the Stateline Ave Corridor:

- The design shown in these plans are conceptual in nature and that safety modification may need to be incorporated at various intersections along the corridor.
- That the general scope of the DOT's responsibility for design purposes will include the roadway pavement sections, the 8' shared use paths including pedestrian crossing systems and corridor lighting. All other plan concepts including transit facilities, landscaping and specialty features will be the responsibility of Texarkana, Arkansas, Texarkana, Texas, ATCOG or other MPO designated funding.
- That an MPO work group will be formed including policy board and technical advisory committee members to review design documents at 30%, 60% and 90% plan sets.

SECTION 1: That the Stateline Avenue Corridor Plan Alternative Two is hereby adopted for planning purposes.

SECTION 2: That the Study Director of the Texarkana Metropolitan Planning Organization is hereby authorized to submit any necessary planning documents to ARDOT to begin design work.

SECTION 3: That this Resolution shall become effective immediately upon adoption.

ADOPTED in Regular Session on the 21st day of September 2022.

Attachment: 2022-122 ATTH 01 Resolution 23 Stateline Corridor Plan alternative Two (3831 : 2022-122 RES State Line Alternative Two)

TEXARKANA METROPOLITAN PLANNING ORGANIZATION (MPO)
STATELINE AVENUE CORRIDOR PLAN ALTERNATIVE TWO

Tom Whitten, Bowie County Commissioner
Policy Board Chairman
Texarkana MPO

I hereby certify the above is a true copy of Resolution #23-2022: Stateline Avenue Corridor Plan Alternative Two.
This resolution was:
Motioned by: Mary Hart, Council Member, City of Texarkana, Texas
Seconded by: William Cheatham, District 3 Engineer, ARDOT
Resolution #23 passed unanimously in regular session on September 21, 2022.

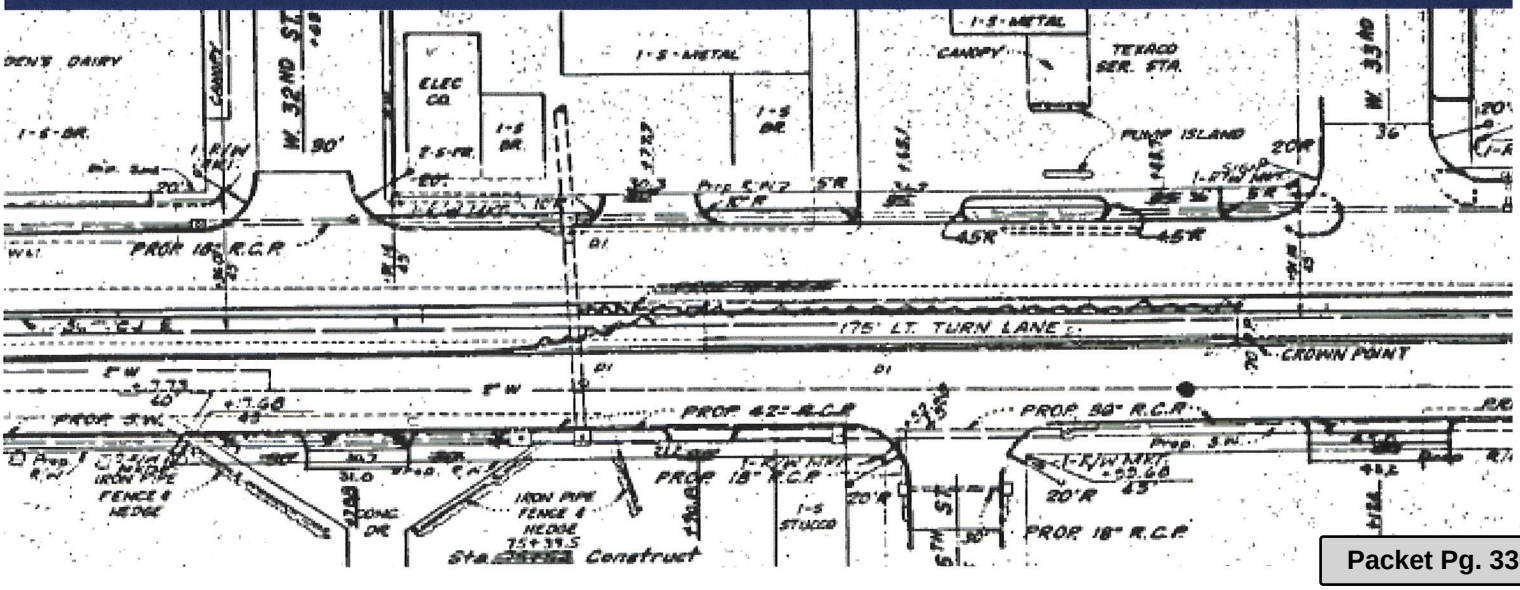
Rea Donna Jones
Director
Texarkana MPO

Attachment: 2022-122 ATTH 01 Resolution 23 Stateline Corridor Plan alternative Two (3831 : 2022-122 RES State Line Alternative Two)

TEXARKANA STATELINE

Corridor Plan

US 71/Stateline Avenue
Corridor Plan | January 2022



Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

TEXARKANA STATELINE

The US 71 / Stateline Avenue Corridor Plan was prepared by MTG Engineers & Surveyors under direct contract with the Texarkana Metropolitan Planning Organization.

Consultant Team

MTG Engineers & Surveyors

Norris Design

Peters & Associates

Special Thanks:

Rea Donna Jones, Texarkana MPO

Jo Anne Grey, Texarkana MPO

Project Advisory Team

Technical Advisory Committee

MPO Policy Board

City of Texarkana, Arkansas

City of Texarkana, Texas

ArDOT

TxDOT

MTG ENGINEERS & SURVEYORS

NORRIS DESIGN

PETERS & ASSOCIATES ENGINEERS, INC.

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Executive Summary

Connecting two separate municipalities and two different states, the Stateline Corridor is a unique roadway. This corridor study directs the Texarkana Metropolitan Planning Organization to future improvements and advancements for Stateline Avenue. Throughout this study, the main emphasis has been centered on safety and efficiency for the proposed multimodal 2.75-mile corridor.

Aesthetic and economic decline along Stateline have contributed to the need for revitalization. This corridor plan will be a guide to future development on Stateline and will serve as a starting point for vital improvements. This plan will outline two potential alternatives that, if implemented along the Stateline Corridor, could greatly improve safety, promote redevelopment, and encourage individuals to utilize this area more frequently.

The first alternative, named the Boulevard Concept, utilizes raised medians, while the second alternative, named the Redevelopment Concept, would focus on an Overlay District that promotes a driveway consolidation plan. Both options would address the primary safety issues experienced on Stateline today, which include pedestrian safety and access management. Similar strategies are included for each alternative to address pedestrian safety. These strategies are centered around an 8-foot-wide mixed-use path on both sides of the corridor and improved connectivity to promote safer roadway crossings.

The addition of softening elements (landscaping, street furniture, etc.) in the Right of Way would provide a more inviting corridor and promote use. Due to limited space, segmentation of landscape areas caused by driveways/side streets, sight visibility for traffic movements, and Department of Transportation (DOT) requirements, some features, such as trees, must be minimized.

Implementation of aspects outlined in this report range from short term, or immediate, to long term redevelopment goals. Since Stateline Avenue is classified as US Highway 71 and is a vital connection between Interstate 30, US Highway 67, and US Highway 82, this corridor is owned and maintained by the Arkansas Department of Transportation and the Texas Department of Transportation. In order to implement many aspects of this plan, approval from these agencies will be required. Additionally, with a roadway reconstruction project slated to begin in the year 2022, this is a prime opportunity for any roadway reconfiguration necessary to accommodate the changes outlined in this plan.

Due to the limited time and scope of this project, further studies will be necessary prior to detailed design. The improvements outlined in this report are general considerations and may not reflect the final design. Additionally, some elements recommended will require further traffic studies and have been noted as such in the plan.

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Projected Alternative #1 -Boulevard Concept Conditions (Raised Medians)

Capacity and level of service analyses were performed for projected Alternative #1 traffic conditions. This analysis included increases of existing traffic volumes in the Stateline Avenue corridor consisting of two percent compounded volume growth for 10 years on Stateline Avenue and one percent compounded volume growth on intersection side streets for 10 years. The lane widths, anticipated driveway closures and median breaks included in analysis for this condition are as described in the previous sections. Traffic controls for the intersections were assumed to be the same as for existing conditions for this analysis condition. Additional pedestrian crossings were conservatively assumed at the rate of 20 conflicting pedestrians per hour at signalized intersections. Operational analysis was done without changes to signal phasing but with corridor coordinated signal timing optimized. Some vehicle movements show improved operation compared to "Existing Conditions" and "Projected Do Nothing Conditions," even with background traffic volume growth, as a result of optimized signal timing. It is noted that higher volumes associated with background volume growth result in some vehicle movements at the intersection of Stateline Avenue and Texas Boulevard / Arkansas Boulevard falling below acceptable levels in the PM peak period. Analysis results are summarized below in Table 3.

PROJECTED TRAFFIC CONDITIONS ALTERNATIVE #1 WITH RAISED MEDIAN AND BACKGROUND GROWTH		Traffic Control	Eastbound Left-Turn	Eastbound Thru	Eastbound Right-Turn	Westbound Left-Turn	Westbound Thru	Westbound Right-Turn	Northbound Left-Turn	Northbound Thru	Northbound Right-Turn	Southbound Left-Turn	Southbound Thru	Southbound Right-Turn	Overall Intersection	Avg. Control Delay Seconds / Vehicle	Intersection Capacity Utilization (%)
INTERSECTION	PEAK HR		PEAK HOUR - LEVEL OF SERVICE														
Stateline Avenue and W. 52nd Street / E. 49th Street	AM	SIGNAL	B			B			A	A		B	A		A	9.7	53.2%
	PM		B			B			A	A		B	A		A	9.1	48.5%
Stateline Avenue and Texas Blvd. / Arkansas Blvd.	AM	SIGNAL	C	B		C	B		C	C		C	C	A	C	20.1	56.3%
	PM		F	F		F	F		F	E		F	D	A	F	96.6	94.3%
Stateline Avenue and E. 37th Street	AM	1-WAY "STOP" SIGN				B		B		A		A	A		n/a	0.2	39.6%
	PM					B		B		A		A	A		n/a	0.3	52.4%
Stateline Avenue and W. 41st Street / E. 35th Street	AM	SIGNAL	B			B			A	A	A	A	A		A	8.5	51.5%
	PM		C			C			A	B	A	B	B		B	14.6	62.0%
Stateline Avenue and College Drive	AM	SIGNAL	C	B		B	B		B	A		A	A		A	9.7	59.3%
	PM		D	B		C	C		C	A		A	B		B	14.7	75.0%
Stateline Avenue and E. 24th Street	AM	SIGNAL				B		B		B		A	A		A	8.6	45.2%
	PM					B		B		B		C	A		B	13.6	69.2%
Stateline Avenue and E. 16th Street	AM	1-WAY "STOP" SIGN				C		C		A		A	A		n/a	1.1	35.2%
	PM					C		C		A		B	A		n/a	0.8	47.3%
Stateline Avenue and W. 19th Street / E. 12th Street	AM	SIGNAL	B			B			A	A		A	A		A	8.2	45.0%
	PM		D			B			B	B		B	A		B	16.8	68.3%
Stateline Avenue and Hazel Street / E. 9th Street	AM	2-WAY "STOP" SIGN	C			C			A	A		A	A		n/a	3.9	50.3%
	PM		F			F			A	A		A	A		n/a	25.8	61.4%
Stateline Avenue and Dr. Martin Luther King Jr. Boulevard	AM	SIGNAL				B			A	A			A		A	9.6	30.6%
	PM					B			A	A			A		A	9.4	42.0%
Stateline Avenue and W. 7th Street / E. 7th Street	AM	SIGNAL	B							A		A	A		B	10.5	34.1%
	PM		B							A		A	A		B	10.2	42.0%

Table 3 – Level of Service Projected Alternative #1 – Raised Median Conditions

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Projected Alternative #2 Conditions
(Two-Way Left Turn Lanes)

Capacity and level of service analysis was performed for projected Alternative #2 traffic conditions. This analysis included increases of existing traffic volumes in the Stateline Avenue corridor consisting of two percent compounded volume growth for 10 years on Stateline Avenue and one percent compounded volume growth on intersection side streets for 10 years. The analysis conditions include a two-way center left turn lane in the corridor, lane widths and anticipated driveway closures as described in the previous sections. Traffic control for the intersections were assumed to be the same as for existing conditions for this analysis condition. Additional pedestrian crossings were conservatively assumed at the rate of 20 conflicting pedestrians per hour at signalized intersections. Operational analysis was done without changes to signal phasing but with corridor coordinated signal timing optimized. Some vehicle movements show improved operation compared to "Existing Conditions" and "Projected Do Nothing Conditions," even with background traffic volume growth, as a result of optimized signal timing. It is noted that higher volumes associated with background volume growth result in some vehicle movements at the intersection of Stateline Avenue and Texas Boulevard / Arkansas Boulevard falling below acceptable levels in the PM peak period. Analysis results are summarized below in Table 4.

PROJECTED TRAFFIC CONDITIONS ALTERNATIVE #2 TWLT WITH GROWTH		Traffic Control	Eastbound Left-Turn	Eastbound Thru	Eastbound Right-Turn	Westbound Left-Turn	Westbound Thru	Westbound Right-Turn	Northbound Left-Turn	Northbound Thru	Northbound Right-Turn	Southbound Left-Turn	Southbound Thru	Southbound Right-Turn	Overall Intersection	Avg. Control Delay Seconds / Vehicle	Intersection Capacity Utilization (%)
INTERSECTION	PEAK HR		PEAK HOUR - LEVEL OF SERVICE														
Stateline Avenue and W. 52nd Street / E. 49th Street	AM	SIGNAL	B			B			A	A		B	A		A	9.7	53.2%
	PM		C			B			A	B		A	B		B	11.8	47.5%
Stateline Avenue and Texas Blvd. / Arkansas Blvd.	AM	SIGNAL	C	B		C	B		C	C		C	C	A	C	20.0	56.3%
	PM		F	D		D	E		E	E		E	D	A	D	52.0	98.1%
Stateline Avenue and E. 37th Street	AM	1-WAY "STOP" SIGN				B		B		A		A	A		n/a	0.2	45.5%
	PM					B		B		A		A	A		n/a	0.4	60.9%
Stateline Avenue and W. 42nd Street / E. 36th Street	AM	2-WAY "STOP" SIGN	C			B			A	A		A	A		n/a	1.6	69.4%
	PM		C			B			A	A		A	A		n/a	0.7	67.0%
Stateline Avenue and W. 41st Street / E. 35th Street	AM	SIGNAL	B			B			A	A	A	A	A		A	8.5	51.5%
	PM		C			C			A	B	A	B	A		B	12.0	60.4%
Stateline Avenue and College Drive	AM	SIGNAL	C	B		B	B		B	A		A	A		A	9.7	59.3%
	PM		D	C		C	D		B	A		A	C		B	17.3	72.9%
Stateline Avenue and E. 24th Street	AM	SIGNAL				B		B		B		A	A		A	8.6	45.2%
	PM					B		B		B		B	A		B	10.9	67.1%
Stateline Avenue and E. 16th Street	AM	1-WAY "STOP" SIGN				B		B		A		A	A		n/a	0.9	35.2%
	PM					B		B		A		B	A		n/a	0.4	45.8%
Stateline Avenue and W. 19th Street / E. 12th Street	AM	SIGNAL	B			B			A	A		A	A		A	8.2	45.0%
	PM		C			B			B	B		B	B		B	14.3	55.6%
Stateline Avenue and W. 12th Street / E. 10th Street	AM	2-WAY "STOP" SIGN	B			B			A	A		A	A		n/a	0.4	31.0%
	PM		B			B			A	A		B	A		n/a	0.3	39.7%
Stateline Avenue and Hazel Street / E. 9th Street	AM	2-WAY "STOP" SIGN	B			B			A	A		A	A		n/a	3.3	50.3%
	PM		C			D			A	A		A	A		n/a	4.9	60.4%
Stateline Avenue and Dr. Martin Luther King Jr. Boulevard	AM	SIGNAL				B			A	A			A		A	9.4	30.6%
	PM					B			A	A			A		A	8.9	43.6%
Stateline Avenue and W. 7th Street / E. 7th Street	AM	SIGNAL	B							A		A	A		B	10.5	34.1%
	PM		B							A		A	A		B	10.6	43.0%

Table 4 – Level of Service Projected Alternative #2 – Two-Way Left Turn Lanes Conditions

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

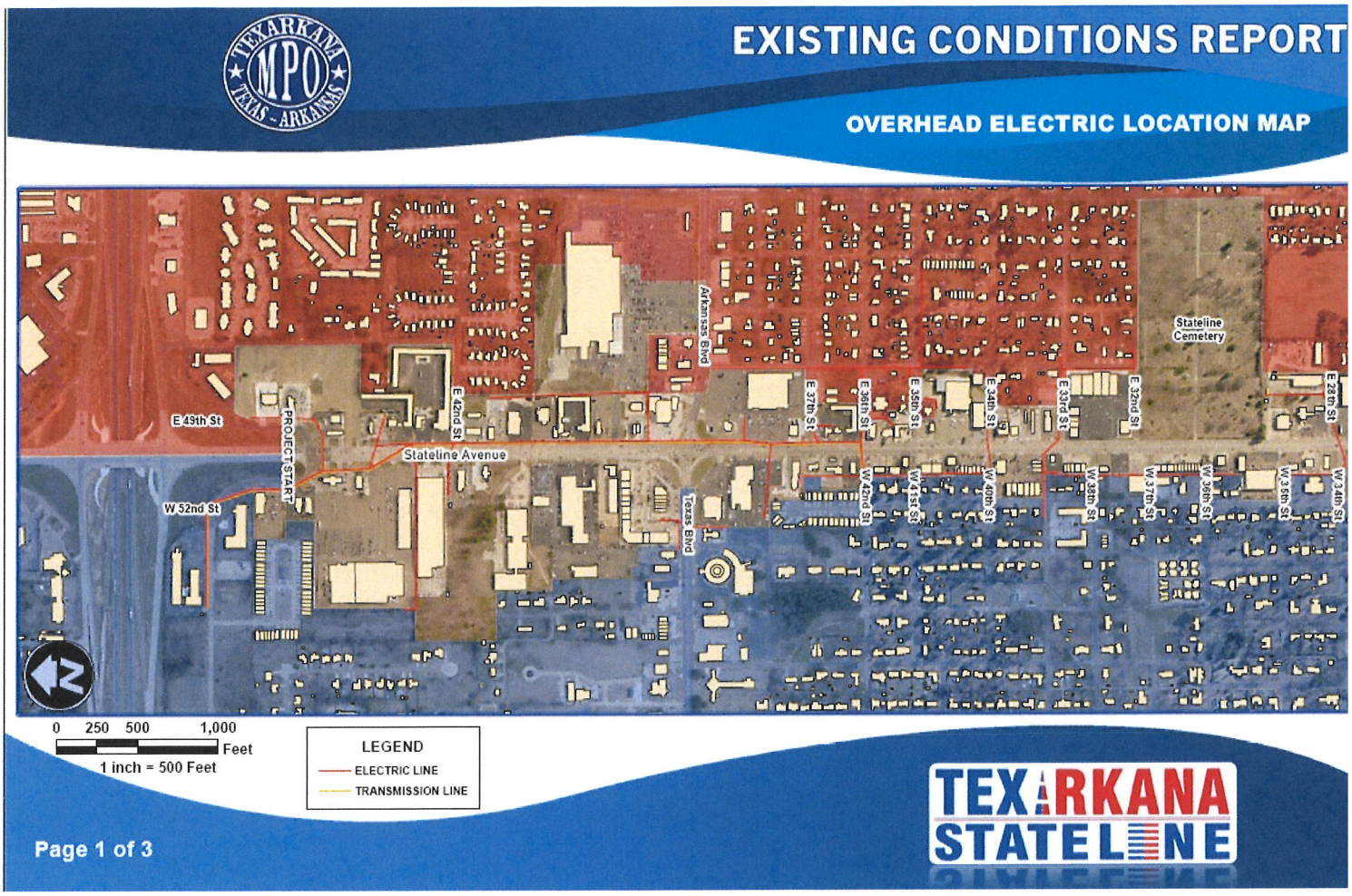
Capacity and Level of Service Summary

Capacity and level of service analysis results indicate all intersections earning a LOS "C" or better for the existing corridor. Only the intersection of Stateline Avenue and Texas Boulevard-Arkansas Boulevard has intersection capacity utilization greater than 80 percent. That intersection has the highest volume of entering traffic volume of any of the Stateline Avenue corridor intersections.

With traffic volume growth assumed over the next ten years, only the intersection of Stateline Avenue and Texas Boulevard-Arkansas Boulevard shows potential intersection capacity deficiency with intersection capacity utilization projected to be approaching 100 percent for the "Do Nothing" alternative as well as for Alternative #1 and Alternative #2. Higher volumes associated with background volume growth result in some vehicle movements at the intersection of Stateline Avenue and Texas Boulevard-Arkansas Boulevard falling below acceptable levels in the PM peak period for all scenarios. The analysis results for that intersection indicate that future capacity improvements at the intersection may become needed as volumes increase. The other study intersections in the Stateline Avenue corridor have projected analysis results of overall intersection LOS "B" or better with projected traffic volume growth for each of the alternatives analyzed.

Except as noted above for the intersection of Stateline Avenue and Texas Boulevard-Arkansas Boulevard, both Alternative #1 (Raised Medians) and Alternative #2 (Two-Way Left Turn Lanes) with planned pedestrian improvements offer acceptable traffic operations while improving safety for pedestrians in the corridor.

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)



Utility Impacts

Per conversations with TxDOT and ArDOT, it is our understanding that the proposed Stateline Reconstruction currently does not include utility modifications. Both design alternatives included in this report propose narrower pavement widths than existing traffic lanes and do not propose any vegetation that would have negative impacts to buried utilities. All above grade utilities, such as communications pedestals, can be incorporated into these designs or avoided completely without the need for costly relocation efforts.

Currently, the only overhead electric is between W. 52nd Street and E. 36th Street. These facilities include distribution and larger transmission lines. Existing developments would not allow for these facilities to be relocated outside of ROW, and proposed improvements within this report can be adjusted to avoid overhead electric facilities.

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Safety Improvements

Alternative #1- Boulevard Concept

Design Considerations in the Boulevard Concept to improve safety include:

- Raised Medians
  - Raised medians would create predictable left turn movements for oncoming traffic. Studies have shown raised medians can reduce accidents by over 15%.

Alternative #2- Redevelopment Concept

Design Considerations in the Boulevard Concept to improve safety include:

- Driveway Reduction Plan
  - The stretch of Stateline included in this study has 210+ driveway connections which create hazardous conditions for vehicles and pedestrians/cyclists traveling the shared use path. Reducing the quantity of drive connections reduces the quantity of possible conflict points and should improve safety.

Common Safety Improvements to both Alternatives

Design Considerations in the Boulevard Concept to improve safety include:

- Shared Use Paths
  - Current cyclists must either use the 4- to 5-foot-wide sidewalk or travel in the main lanes of Stateline. The shared use path would create a safe environment from vehicular traffic, except at driveway and side street intersections. See Bicycle Level of Stress for Further Analysis.
- Mid-Block Crossings
  - Most pedestrian accidents on Stateline have occurred by individuals attempting to cross travel lanes at unsignalized locations. The addition of these new locations could provide additional signalized opportunities to cross, hopefully eliminating future accidents. Additional studies would be required by DOT's to confirm applicability of location.
- Pedestrian Facility Extension from Texas Boulevard to W. 52nd Street
  - This section has the highest number of pedestrian incidents and does not currently have any pedestrian facilities. Adding sidewalks and crosswalks along this section should increase pedestrian awareness for vehicular traffic and provide safer opportunities for pedestrians to reach their desired destinations.
- Narrower Travel Lanes
  - Studies have shown that narrower travel lanes induce lower speeds from drivers and decrease the potential for accidents. Additionally, accidents at higher speeds have a higher fatality rate than the same accidents at lower speeds.

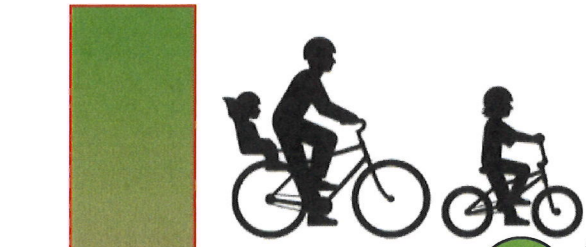
Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Bicycle Level of Stress

As developed by the Mineta Transportation Institute, Bicycle Level of Traffic Stress Analysis is regarded as one of the best practices for assessing a bicycle network.

This is a data driven approach to determine the cyclist level of comfort and stress along any given bicycle corridor.

As outlined in the graphic, the results from this analysis are based on a rating system from one to four.



Level of Stress: 1

Comfortable for all ages & abilities

Examples:

- Bike Path
- Separate Bike Lane

Level of Stress: 2

Comfortable for most ages & abilities

Examples:

- Buffered Bike Lane/Calm Street
- Separate Bike Lane/Busy Street

Level of Stress: 3

Comfortable for confident riders

Examples:

- Shoulder Space/ Busy Street
- Narrow Bike Lane/Busy Street

Level of Stress: 4

Uncomfortable for most riders

Examples:

- No Bike Facility/Busy Street

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Existing Bicycle Facilities

Currently no bicycle facilities exist along the corridor. Cyclists must either utilize main lanes of traffic or portions of the narrow pedestrian sidewalk. To travel Stateline Avenue as a cyclist requires extreme awareness and would be considered very unsafe.

Level of Stress: 4

Boulevard Concept: Alternative #1

This concept would create shared use paths along both sides of the corridor. The eight-foot width shown is the minimum allowable width for TXDOT and does not meet the ten-foot width required by ARDOT to be considered a full shared use path. Since paths will be proposed down both sides of the roadway and current bicycle counts are very low, the proposed width should be adequate to support current level of usage. If use increases dramatically in the coming years, the elements within the ROW may need to be reconfigured to accommodate increased bicycle usage.

Buffers will be provided between shared use path and vehicular traffic, but numerous conflicts will occur at the 210+ driveway crossings and 50+ stop sign regulated, side street crossings.

Level of Stress: 3 → 2

Regional Commercial — Urban

Redevelopment Concept: Alternative #2

This concept would create shared use paths along both sides of the corridor. The eight-foot width shown is the minimum allowable width for TXDOT and does not meet the ten-foot width required by ARDOT to be considered a full shared use path. Since paths will be proposed down both sides of the roadway and current bicycle counts are very low, the proposed width should be adequate to support current level of usage. If use increases dramatically in the coming years, the elements within the ROW may need to be reconfigured to accommodate increase bicycle usage.

Buffers will be provided between shared use path and vehicular traffic, but numerous conflicts will occur at the 210+ driveway crossings and 50+ stop sign regulated, side street crossings.

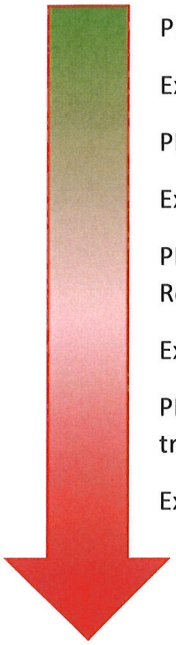
Level of Stress: 3 → 2

Regional Commercial — Urban

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Pedestrian Level of Stress

Like the Bicycle Level of Stress, the pedestrian scale is based on a 1 through 4 rating system:



PLTS 1- Suitable for all users and requires little attention to the traffic situation.

Example: Wooded Trail adjacent to Roadway (large buffer)

PLTS 2- Suitable for teens and adults and requires some attention to the traffic situation.

Example: Lower Speed Roadways with wide sidewalks and buffer zone.

PLTS 3- Able-bodied adults feel uncomfortable but are safe in this environment. Requires moderate attention to traffic situation.

Example: Higher Speed Roadways with smaller buffers zones.

PLTS 4- Only used by confident or trip-purpose users. Requires constant attention to traffic.

Example: High Speed Roadways with narrow sidewalks and little/no buffer.

Segment: Regional Commercial		Existing	Boulevard	Redevelopment
Sidewalk	Condition	Poor	Good	Good
	Width (ft)	4ft	8ft	8ft
Buffer	Width (ft)	None	2ft-9ft	2ft-10ft
	Buffer Type	None	Landscaped	Landscaped
Roadway	# of Lanes	6	6	7
	Speed (mph)	40	40	40
Mid-Block Crossing	Signage	None	PHB	PHB
	Refuge Island	None	Yes	Yes
Land Use	Type	Commercial	Commercial	Commercial

Segment: Regional Commercial	Existing	Boulevard	Redev
Sidewalk Condition	PLTS 4	PLTS 1	PLTS 1
Physical Buffer Type	PLTS 4	PLTS 2	PLTS 2
Total Buffer Width	PLTS 4	PLTS 3	PLTS 3
Intersection Crossing	PLTS 4	PLTS 3	PLTS 3
Mid-Block Crossing	N/A	PLTS 3	PLTS 3
General Land Use	PLTS 3	PLTS 3	PLTS 3
Final Level of Stress	**PLTS 4**	**PLTS 3**	**PLTS 3**

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Segment: Business		Existing	Boulevard	Redevelopment
Sidewalk	Condition	Poor	Good	Good
	Width (ft)	4ft - 5ft	8ft	8ft
Buffer	Width (ft)	None	3ft-9ft	5ft-11ft
	Buffer Type	None	Landscaped	Landscaped
Roadway	# of Lanes	5	4	5
	Speed (mph)	40	40	40
Mid-Block Crossing	Signage	None	PHB	PHB
	Refuge Island	None	Yes	Yes
Land Use	Type	Commercial	Commercial	Commercial

Segment: Business	Existing	Boulevard	Redev
Sidewalk Condition	PLTS 3	PLTS 1	PLTS 1
Physical Buffer Type	PLTS 4	PLTS 2	PLTS 2
Total Buffer Width	PLTS 4	PLTS 3	PLTS 3
Intersection Crossing	PLTS 4	PLTS 3	PLTS 3
Mid-Block Crossing	N/A	PLTS 3	PLTS 3
General Land Use	PLTS 3	PLTS 3	PLTS 3
Final Level of Stress	**PLTS 4**	**PLTS 3**	**PLTS 3**

Segment: Residential	Existing	Boulevard	Redev
Sidewalk Condition	PLTS 3	PLTS 1	PLTS 1
Physical Buffer Type	PLTS 4	PLTS 2	PLTS 2
Total Buffer Width	PLTS 4	PLTS 3	PLTS 3
Intersection Crossing	PLTS 4	PLTS 3	PLTS 3
Mid-Block Crossing	N/A	PLTS 3	PLTS 3
General Land Use	PLTS 2	PLTS 2	PLTS 2
Final Level of Stress	**PLTS 4**	**PLTS 3**	**PLTS 3**

Segment: Residential		Existing	Boulevard	Redevelopment
Sidewalk	Condition	Poor	Good	Good
	Width (ft)	4ft - 5ft	8ft	8ft
Buffer	Width (ft)	None	3ft-9ft	5ft-11ft
	Buffer Type	None	Landscaped	Landscaped
Roadway	# of Lanes	5	4	5
	Speed (mph)	40	40	40
Mid-Block Crossing	Signage	None	PHB	PHB
	Refuge Island	None	Yes	Yes
Land Use	Type	Commercial	Commercial	Commercial

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Segment: Urban		Existing	Boulevard	Redevelopment
Sidewalk	Condition	Poor	Good	Good
	Width (ft)	4ft - 5ft	8ft	8ft
Buffer	Width (ft)	None	3ft-9ft	5ft-11ft
	Buffer Type	None	Landscaped	Landscaped
Roadway	# of Lanes	5	4	5
	Speed (mph)	40	30*	40
Mid-Block Crossing	Signage	None	N	RRFB
	Refuge Island	None	Yes	Yes
Land Use	Type	Commercial	Commercial	Commercial

**To achieve median openings as shown in previous exhibits design speed must be reduced in the urban district to allow for shortened deceleration lanes. This would extend the current 30 mph speed limit that starts just south of the project limits.*

Segment: Urban	Existing	Boulevard	Redev
Sidewalk Condition	PLTS 3	PLTS 1	PLTS 1
Physical Buffer Type	PLTS 4	PLTS 2	PLTS 2
Total Buffer Width	PLTS 4	PLTS 3	PLTS 3
Intersection Crossing	PLTS 4	PLTS 3	PLTS 3
Mid-Block Crossing	N/A	N/A	N/A
General Land Use	PLTS 2	PLTS 2	PLTS 2
Final Level of Stress	**PLTS 4**	**PLTS 3**	**PLTS 3**

Both alternatives offer the same level of stress reduction from existing

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Chapter 7: Implementation

Cost Analysis

Currently, a reconstruction project is slated to begin design next year as a joint project between TxDOT and ArDOT. This scheduled construction project is considered separate from this corridor study, but any modifications to the travel lanes of Stateline for the purpose of this budget is assumed to be covered in the funding set aside for the Stateline Redevelopment. In all alternatives proposed, the overall pavement width is narrower than existing traffic lanes, so no additional cost should be encountered to implement the designs included in this report.

Items shown are assumed to be outside the scope of work for the DOT project and would require additional funding mechanisms to achieve.

The unit prices shown are based on best available information as it relates to current prices. Due to the instability of current prices, no adjustment has been made for future cost inflation or contingencies. Estimates shown are for rough budgeting purposes only, additional refinement will be necessary based upon actual design plans.

Median Costs

Based on an approximate cost comparison of a Two-Way Left Turn (TWLT) and raised median section, the prices are comparable and thus, the cost to install raised medians is not included in the estimate below. The only additional items included for the Boulevard Concept regarding raised medians are:

- Upgrade to a Colored/ Stamped Material
- Landscape Materials (including Sod)
- Irrigation Systems

If medians are to be installed, they should be incorporated into the 2022 DOT project and should require no additional funding unless median hardscape/landscape is upgraded at the time of installation.

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Design Alternative 1: Boulevard Concept

Description	*UNIT*	*QTY*	*UNIT PRICE*	*TOTAL*
Pedestrian/Bike Facilities				
8' Shared Use Path (Both Sides)	LF	14,600	$ 130.00	$ 1,898,000.00
Pedestrian Hybrid Beacon System Crossing	EA	3	$ 65,000.00	$ 195,000.00
Pedestrian Street Lights (2 globe ornamental/18' tall)	EA	150	$ 5,500.00	$ 825,000.00
Street Furniture				
T-Line Bus Shelters & Benchs	EA	15	$ 12,000.00	$ 180,000.00
Trash Receptacle (metal)	EA	60	$ 1,500.00	$ 90,000.00
Bicycle Rack (metal)	EA	10	$ 1,000.00	$ 10,000.00
Pedestrian Bench (metal)	EA	60	$ 3,000.00	$ 180,000.00
Landscaping				
Deciduous Trees (2-3" Cal)	EA	250	$ 1,250.00	$ 312,500.00
Shrubs (5 gal)	EA	2,500	$ 40.00	$ 100,000.00
Sod	SF	53,400	$ 1.25	$ 66,750.00
Bed Prep and Mulch	SF	106,800	$ 5.00	$ 534,000.00
Steel Edger	LF	18,000	$ 2.00	$ 36,000.00
Stamped Concrete (Red Brick Appearance)	SF	46,000	$ 10.00	$ 460,000.00
Shrubs (5 gal, median)	EA	600	$ 40.00	$ 24,000.00
Native Grasses (median)	EA	1,200	$ 40.00	$ 48,000.00
Sod (median)	SF	75,000	$ 1.25	$ 93,750.00
Irrigation Tap and Meter	EA	6	$ 5,000.00	$ 30,000.00
Irrigation	SF	64,000	$ 2.00	$ 128,000.00
Irrigation (median)	SF	80,000	$ 2.00	$ 160,000.00
Backflow Prevention	EA	6	$ 2,500.00	$ 15,000.00
Controller	EA	6	$ 2,500.00	$ 15,000.00
Specialty Features				
Upgraded Stamped Concrete Cross Walks	LF	5,800	$ 125.00	$ 725,000.00
Street Banners & Brackets (heavy vinyl)	EA	450	$ 750.00	$ 337,500.00
Colossal Flag (150' tall)	EA	2	$ 35,000.00	$ 70,000.00
Flag Lighting	EA	2	$ 25,000.00	$ 50,000.00
Columns (16' masonry pair)	EA	2	$ 20,000.00	$ 40,000.00
Twin Parks Concept (Allowance Per Park)	EA	4	$ 45,000.00	$ 180,000.00
Stateline Crossing Experience	EA	1	$ 20,000.00	$ 20,000.00
			Pedestrian/Bike Facilities Total	**$ 2,918,000.00**
			Street Furniture	**$ 460,000.00**
			Landscaping	**$ 2,023,000.00**
			Specialty Features	**$ 1,422,500.00**
			BOULEVARD CONCEPT TOTAL	**$ 6,823,500.00**

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Design Alternative 2: Redevelopment Concept

Description	*UNIT*	*QTY*	*UNIT PRICE*	*TOTAL*
Pedestrian/Bike Facilities				
8' Shared Use Path (Both Sides)	LF	14,600	$ 130.00	$ 1,898,000.00
Pedestrian Hybrid Beacon System Crossing W/ Refuge	EA	3	$ 95,000.00	$ 285,000.00
Pedestrian Street Lights (2 globe ornamental/18' tall)	EA	150	$ 5,500.00	$ 825,000.00
Street Furniture				
T-Line Bus Shelters & Benchs	EA	15	$ 12,000.00	$ 180,000.00
Trash Receptacle (metal)	EA	60	$ 1,500.00	$ 90,000.00
Bicycle Rack (metal)	EA	10	$ 1,000.00	$ 10,000.00
Pedestrian Bench (metal)	EA	60	$ 3,000.00	$ 180,000.00
Landscaping				
Deciduous Trees (2-3" Cal)	EA	250	$ 1,250.00	$ 312,500.00
Shrubs (5 gal)	EA	2,500	$ 40.00	$ 100,000.00
Sod	SF	53,400	$ 1.25	$ 66,750.00
Bed Prep and Mulch	SF	106,800	$ 5.00	$ 534,000.00
Steel Edger	LF	18,000	$ 2.00	$ 36,000.00
Irrigation Tap and Meter	EA	6	$ 5,000.00	$ 30,000.00
Irrigation	SF	64,000	$ 2.00	$ 128,000.00
Backflow Prevention	EA	6	$ 2,500.00	$ 15,000.00
Controller	EA	6	$ 2,500.00	$ 15,000.00
Specialty Features				
Upgraded Stamped Concrete Cross Walks	LF	5,800	$ 125.00	$ 725,000.00
Street Banners & Brackets (heavy vinyl)	EA	450	$ 750.00	$ 337,500.00
Colossal Flag (150' tall)	EA	2	$ 35,000.00	$ 70,000.00
Flag Lighting	EA	2	$ 25,000.00	$ 50,000.00
Columns (16' masonry pair)	EA	2	$ 20,000.00	$ 40,000.00
Twin Parks Concept (Allowance Per Park)	EA	4	$ 45,000.00	$ 180,000.00
Stateline Crossing Experience	EA	1	$ 20,000.00	$ 20,000.00
			Pedestrian/Bike Facilities Total	**$ 3,008,000.00**
			Street Furniture	**$ 460,000.00**
			Landscaping	**$ 1,237,250.00**
			Specialty Features	**$ 1,422,500.00**
			BOULEVARD CONCEPT TOTAL	**$ 6,127,750.00**

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

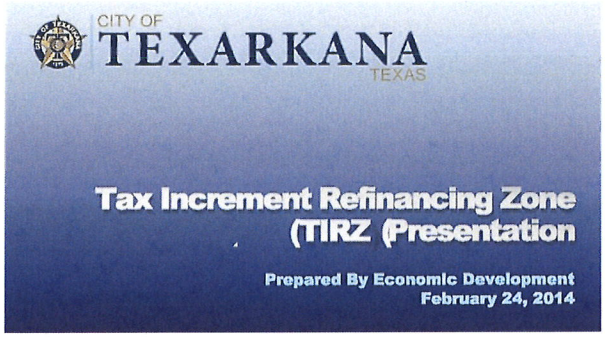
Potential Funding Mechanisms

Public-Private Partnerships

A potential source of funding could be through public-private partnerships with local organizations. Multiple organizations have shown interest in the advancement of Stateline and may be willing to help with funding elements of the design or aiding in the maintenance of landscape improvements.

Tax Increment Financing

Tax Increment Financing (TIF) is a method local governments can use to pay for improvements that will draw private investment to an area. Tax increment financing is not a new tax; instead, it redirects some of the ad valorem tax from properties in a geographic area designated as a Tax Increment Reinvestment Zone (TIRZ) to pay for improvements in the zone.



Grant Funding

Multiple agencies at State and Federal levels have grant funds established for pedestrian improvements and downtown revitalization areas. Portions of the proposed improvements could be funded through the grant process in the coming years.

ARDOT ARKANSAS DEPARTMENT OF TRANSPORTATION

Texas Department of Transportation

U.S. Department of Transportation Federal Highway Administration

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Action Plan

The table below includes action items required to achieve the design alternatives previously detailed. This includes additional action items that would be required to achieve the desired goals. Additional "soft cost" or fees beyond the included construction estimates may be necessary and are not included in the scope of this report.

Implementation in DOT Project

With the reconstruction project slated in the short term, this has a significant impact to the action plan provided below. With the last major improvements to Stateline having been accomplished over 50 years ago, this would be the most opportune time to incorporate some of the elements of this report.

Time Frame Guideline

Time frames depicted on the implementation plan are detailed as:

Short Term Time Frame

Should begin Development & Coordination Immediately.

0 - 5 years to Completion

Mid Term Time Frame

Does not require immediate action but could be pursued alongside DOT project or immediately after.

5 - 10 years to Completion

Long Term Time Frame

Will require additional planning and coordination with local government and state agencies.

5 – 25+ years to Completion, Or Perpetual

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Implementation Plan

Goal	*Action Items*	Time Frame			Approx. Funding	Maintenance Required
		Short Term	Mid Term	Long Term		
Lane Reconfiguration	Coordinate design w/ DOT Additional Studies may be necessary	X			None	None
Median Construction (Alt #1 Only)	Coordinate Design w/ DOT Public Involvement Additional Studies will be necessary Develop Design for median treatment (pavers, landscape, gen. concrete)	X			Varies Depending on Median Treatment	Depends on Landscaping o Medians
Shared Use Path Install	Potentially install as part of DOT Project Develop Design	X			See full cost in Table Above (portions may be covered in DOT Project)	None
Establish Landscape Areas	Coordinate with DOT Project the desire to establish areas for landscape and amenity zones	X			Minimal up to $500,000 depending on install during DOT project	Yes
Pedestrian Lighting	Develop Design based on constructed DOT Project & Pedestrian Facilities in Place Coordinate Improvements with DOTs Maintenance Agreement in place for Cities to Maintain		X		Up to $825,000 Cost could be affected by DOT project	Yes
Street Furniture Installation	Develop Design based on constructed DOT Project & Pedestrian Facilities in Place *Explore funding opportunities (potentially public/private partnerships)*		X		Up to $350,000	Minimal

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Implementation Plan

Goal	*Action Items*	Time Frame			Approx. Funding	Maintenance Required
		Short Term	Mid Term	Long Term		
Upgrade Landscape Areas	Determine Funding Source for implementation and maintenance		X		Varies (See Cost Breakdown)	Yes
Colossal Flag Feature	Permit Placement with DOTs Funding Source and lighting/foundation design		X		$120,000	Minimal
Street Banners & Gateway Features	Funding source, coordinate placement with DOT		X		Up to $360,000	Minimal
Crossing Experience	Draft Designs, receive public input Establish funding and DOT Approval			X	$20,000	Minimal
Twin Green Spaces Construction	Draft Designs, receive public input Establish funding and DOT Approval			X	Varies based on Design	Yes
Stateline Overlay District	Draft Overlay District Guidelines Review and Approval Process Begin Implementation for development projects			X	None	No
Driveway Reduction Plan	Draft Driveway reduction guidelines Additional study to determine driveways that could be targeted for removal Coordinate Agreement with Owners (voluntary, exchange for improvements or compensation for loss of drive) Construction phase to remove driveways			X	Unknown (Based on Owner Agreements)	No

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

Summary

Both alternatives, if implemented per this report, would redefine Stateline as a premiere corridor that promotes all uses and creates a more user-friendly environment that encourages economic development.

Public Input

Of the 270+ participants at the first public meeting 70% agreed that medians could create a safer roadway, based solely on minimal understanding of the design & purpose of a raised median.

At the second public meeting raised medians were depicted for the residential and urban district on large printed medium and traffic impacts among other topics were discussed with the attendees and business owners in breakout groups for each district. Traffic impacts included discussion relating to reroutes onto adjacent side streets. Public input based on 75+ participants showed 87% approved of raised medians in the residential district and 81% wanted the regional commercial concept revised to include raised medians. Questions regarding the Urban and business district were not specifically asked.

At the final public meeting both alternatives outlined in this report were presented to approximately 50 individuals and they selected their preferred option for each of the 4 districts. Based on 28 responses, the Boulevard Alternative was selected in each district with increasing support the closer to downtown the corridor went as the preferred alternative.

MPO Public Meeting #3- Proposed Alternatives Input			
District	Concept	YES	%
Regional Commercial	Boulevard Concept	15	54%
Regional Commercial	Redevelopment Concept	13	46%
Business	Boulevard Concept	16	57%
Business	Redevelopment Concept	12	43%
Residential	Boulevard Concept	17	61%
Residential	Redevelopment Concept	11	39%
Urban	Boulevard Concept	18	64%
Urban	Redevelopment Concept	10	36%

Attachment: 2022-122 ATTH 02 Corridor Plan Summary (3831 : 2022-122 RES State Line Alternative Two)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 9/20/2022 4:11 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Ordinance No. 2022-103 granting a Specific Use Permit to allow a tattoo studio and art gallery on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466, located at 3427 New Boston Road. Alfred Smith, owner and Kara May, agent.		

Briefing: 10/10/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Alfred Smith, owner, and Kara May, agent, for a Specific Use Permit to allow a tattoo studio and art gallery on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466, located at 3427 New Boston Road. This request for a Specific Use Permit is to allow the one additional use of a tattoo studio. Ms. May will also be operating a t-shirt and decorating cup business at this location.

The adjacent zoning is Planned Development-Office to the west, General Retail to the south and east and Commercial to the north. The adjacent land usage is businesses to the north, south, east, and west.

The Future Land Use Map designates this property as “Regional Commercial”.

A Specific Use Permit is required to allow the one additional use of a tattoo studio in this zoning district. The application of permanent cosmetics is also considered a tattoo as well as any inked body art. The State of Texas will regulate this business as to licensing and other health related issues. This request meets all city requirements to allow the one additional use of a tattoo studio on this property. It appears that there is adequate parking for this business.

Staff recommends for approval of this request with the following stipulations:

1. That the owner/or any employee performing the application of 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 if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
3. That the sale of tobacco products or drug paraphernalia is prohibited.

4. That the hours of operation be specified.
5. That any remodeling of the current building must meet all city codes and requires licensed contractors.
6. That no painting of the windows or the building with advertisement or graphic art.
7. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the 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 notifications and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this application with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-103 ORD granting SUP for tattooing at 3427 New Boston Rd(DOCX)
b. 2022-103 EXH 'A' (Legal Description) (PDF)
c. 2022-103 ATTH 01 (Maps) (PDF)
d. 2022-103 ATTH 02 (Letter of Opposition) (PDF)
e. 2022-103 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 8:53 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:46 PM
City Council	Jennifer Evans	Meeting	Completed	09/26/2022 6:00 PM

Meeting History

09/26/22 City Council MOVED FORWARD Next: 10/10/22

Mashell Daniel briefed this agenda item.

S-758

ORDINANCE NO. 2022-103

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-758 TO ALLOW THE LOCATION OF A TATTOO STUDIO IN A TENANT SPACE ON AN APPROXIMATE 0.13-ACRE TRACT OF LAND (BEING TRACT 231), THOMAS PRICE HRS, A-466, LOCATED AT 3427 NEW BOSTON 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 location of a **tattoo studio in a tenant space on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466 (Exhibit 'A'), located at 3427 New Boston 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 have afforded and held full and fair hearings 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 tattoo studio** 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-758** for the location of a **tattoo studio in a tenant space on an approximate 0.13-acre tract of land (being Tract 231), Thomas Price HRS, A-466 (Exhibit 'A'), located at 3427 New Boston Road**, in the City of Texarkana, Bowie County, Texas.

Attachment: 2022-103 ORD granting SUP for tattooing at 3427 New Boston Rd (3803 : 2022-103 ORD granting SUP to allow tattooing at 3427

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 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 if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. That the hours of operation will be Monday – Thursday with hours 12:00 p.m. to 8:00 p.m. and on weekends from 9:00 a.m. to 10:00 p.m.
6. That any remodeling of the current building must meet all city codes and requires licensed contractors.
7. That no painting is allowed of the windows or the building with advertisement or graphic art.

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 **10th day of October, 2022.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2022-103 ORD granting SUP for tattooing at 3427 New Boston Rd (3803 : 2022-103 ORD granting SUP to allow tattooing at 3427

2022-103 EXH 'A'

S-758

EXHIBIT A

All that certain tract or parcel of land situated in the THOMAS PRICE HEADRIGHT SURVEY, Abstract No. 466, Bowie County, Texas, and the herein described tract being a part of the certain 0.25 acre tract conveyed from Regions Bank to Wayne Potts and Edmond Ray Wood, Jr. by deed recorded in Volume 3107, Page 34 of the Real Property Records of Bowie County, Texas, and the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch bolt found for corner being North, 2734.93 feet and West, 2803.92 feet from the southeast corner of said Thomas Price Headright Survey, said Point of Beginning being in the east right-of-way line of a road designated as South Kenwood Road and being in the south boundary line of said Potts tract;

THENCE N 00 deg. 22' 21" E, 116.19 feet with the east right-of-way line of said South Kenwood Road to a ½ inch reinforcing steel rod set for corner;

THENCE N 45 deg. 11' 12" E, 6.87 feet to a right-of-way marker found in a curve to the right in the south right-of-way line of U. S. Highway No. 82 (New Boston Road);

THENCE Southeasterly with said curve to the right having a radius of 5679.58 feet a distance of 56.40 feet through a central angle of 00 deg. 34' 08" (chord being S 56 deg. 18' 20" E, 56.40 feet) to a 1 inch bold found for corner;

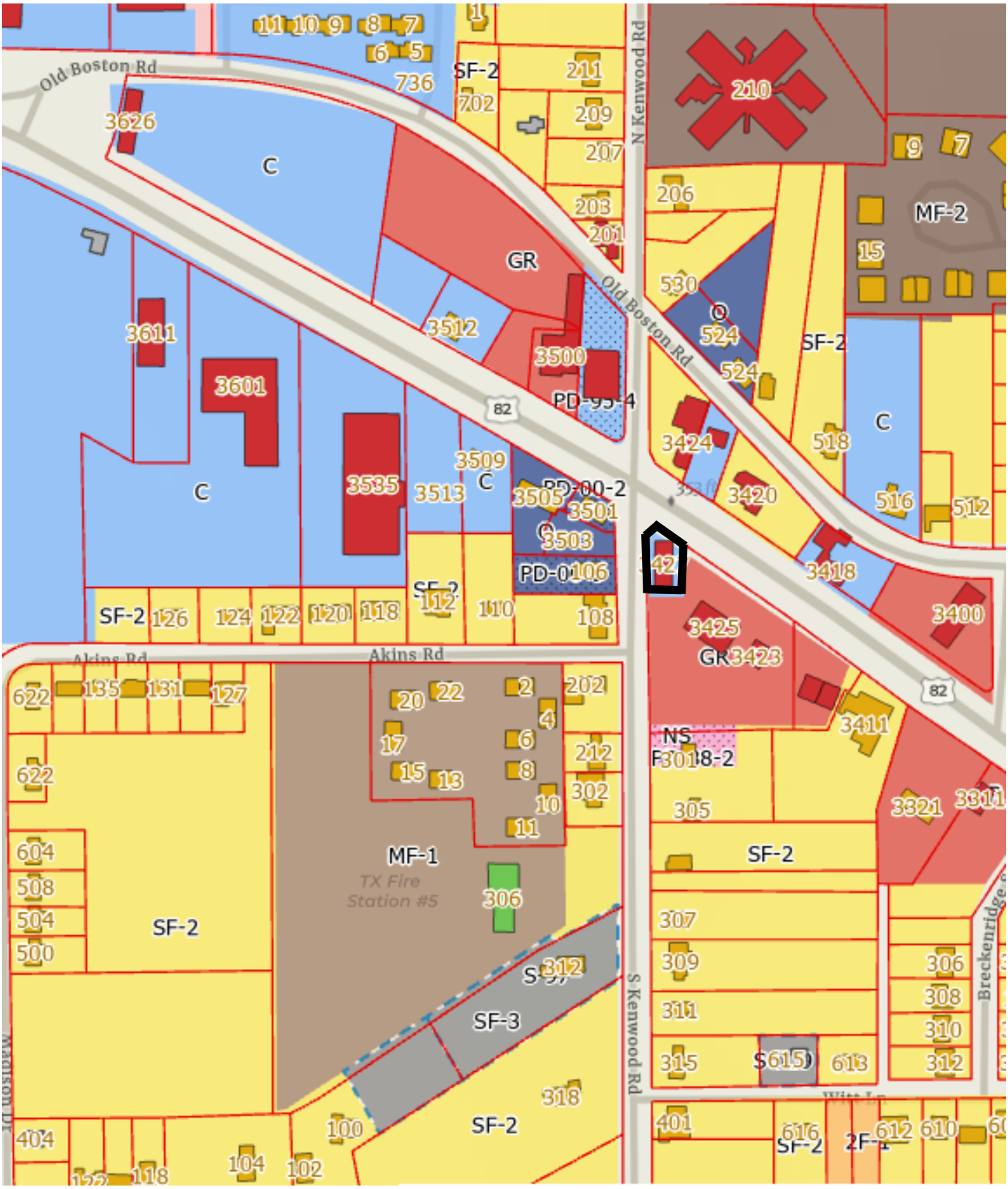
THENCE S 01 deg. 36' 45" W, 91.22 feet along an existing fence line and with the east boundary line of said Potts tract and with a west boundary line of a certain tract conveyed to Bessie Cook by deed recorded in Volume 290, Page 138 of the Deed Records of Bowie County, Texas, to a 1 inch pipe found for corner at the southeast corner of said Potts tract;

THENCE N 88 deg. 20' 34" W, 50.01 feet with the south boundary line of said Potts tract and with a north boundary line of said Cook tract, to the POINT OF BEGINNING and containing 0.126 acres of land, more or less.

2409 Vol 422

Attachment: 2022-103 EXH 'A' (Legal Description) (3803 : 2022-103 ORD granting SUP to allow tattooing at 3427 New Boston Rd)

3427 New Boston Rd



Attachment: 2022-103 ATTH 01 (Maps) (3803 : 2022-103 ORD granting SUP to allow tattooing at 3427 New Boston Rd)

3427 New Boston Rd

Attachment: 2022-103 ATTH 01 (Maps) (3803 : 2022-103 ORD granting SUP to allow tattooing at 3427 New Boston Rd)

TEX-Puckett, Laura

From: richie grant <daveandrichie@gmail.com>
Sent: Tuesday, August 30, 2022 9:06 PM
To: TEX-Puckett, Laura
Subject: zoning Case Number S-758

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council members

For years we have tried to improve the Business face of New Boston Road and have it come to a higher standard. There are several crumbling buildings and business ventures that seem to drive housing out of the area and attract drug dealers and human trafficking. While I greatly appreciate that Mr Smith is attempting to find a tenant for his property, I do not appreciate his choice of a tenant. I personally do not want a Tattoo parlor for a neighbor as a business. I do not want that as a neighbor for my tenant who lives in an adjacent building. The Tattoo studio/ parlor has already asked to use our parking lot for their business- and we felt pressured to allow it. I do NOT want to do this. I do not want their patrons next door to our renter. I do not want to have them in our parking lot. My husband was approached by the new tattoo parlor owner and did not have time to consider these issues. Please mark us down as very much opposed to them being in our neighborhood. There are private residences very close to them and if it were my home I would be very much against it. I stand with the other tenants and the Granary- and vote NO. We would appreciate not having a tattoo parlor as our neighbor.

I would also like information on who supports or rejects this proposal.

thank you

Richie Grant
903-244-4635

Attachment: 2022-103 ATTH 02 (Letter of Opposition) (3803 : 2022-103 ORD granting SUP to allow tattooing at 3427 New Boston 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:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

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: 2022-103 Goals & Perspectives (3803 : 2022-103 ORD granting SUP to allow tattooing at 3427 New Boston Rd)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 9/16/2022 10:59 AM

Lead Department: Planning & Zoning Commission **Action Officer:** Laura Puckett, Administrative Coordinator

Subject: Ordinance No. 2022-104 granting a Specific Use Permit to allow the location of a HUD code manufactured home on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley. Sandra Carroll, owner.

Briefing: 10/10/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Sandra Carroll, owner, for a Specific Use Permit to allow the location of a single wide HUD code manufactured home on Lot 5 and 6, Block 2, Grandview Addition, located at 2809 Findley. This is currently vacant land.

The adjacent zoning is Single Family-3 to the south, east, and west and Single Family-2 to the north. The adjacent land use is vacant land to the south, east, west, and north.

The Future Land Use Map designates this property as “Neighborhood Residential”.

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.

Staff recommends for approval of this request with the following stipulations:

1. That one 2016 or newer single wide HUD code manufactured home be allowed on this property.
2. That the single wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single wide 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, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-104 ORD granting SUP at 2809 Findley (DOCX)
b. 2022-104 ATTH 01 (Maps) (PDF)
c. 2022-104 ATTH 02 (Floorplans) (PDF)
d. 2022-104 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 10:59 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:47 PM
City Council	Jennifer Evans	Meeting	Completed	09/26/2022 6:00 PM

Meeting History

09/26/22 City Council MOVED FORWARD Next: 10/10/22

Mashell Daniel briefed this agenda item.

S-759

ORDINANCE NO. 2022-104

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-759 TO ALLOW THE LOCATION OF A SINGLE-WIDE HUD CODE MANUFACTURED HOME ON LOTS 5 AND 6, BLOCK 2, GRANDVIEW ADDITION, LOCATED AT 2809 FINDLEY 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 location of a single-wide HUD code manufactured home **on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley 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 have afforded and held full and fair hearings 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 single-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-759 for the location of a single-wide HUD code manufactured home on Lots 5 and 6, Block 2, Grandview Addition, located at 2809 Findley Street,** in the City of Texarkana, Bowie County, Texas.

Attachment: 2022-104 ORD granting SUP at 2809 Findley (3804 : 2022-104 ORD SUP to allow HUD code mnfctrd home at 2809 Findley)

SECTION 2: The following stipulations are hereby imposed and made a part of this ordinance:

1. That one 2016 or newer single-wide HUD code manufactured home be allowed on this property.
2. That the single-wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single-wide 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, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must 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: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

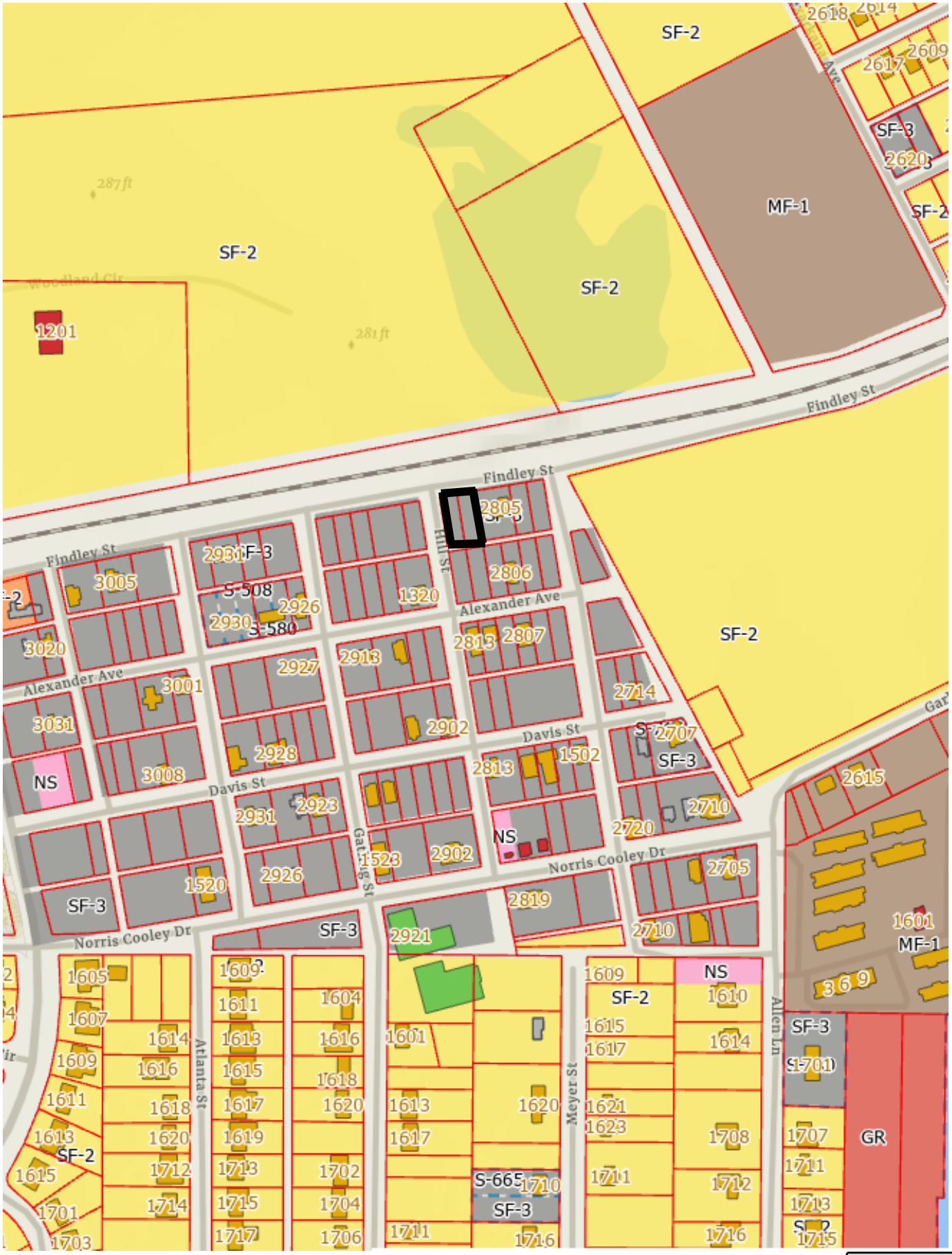
ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2022-104 ORD granting SUP at 2809 Findley (3804 : 2022-104 ORD SUP to allow HUD code mnfctrd home at 2809 Findley)

2809 Findley Street



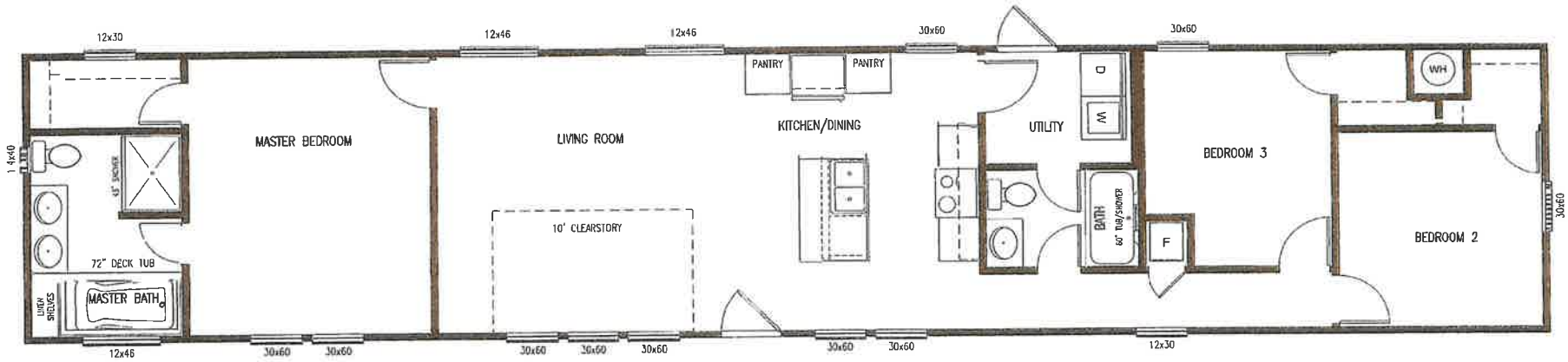
Attachment: 2022-104 ATTH 01 (Maps) (3804 : 2022-104 ORD SUP to allow HUD code mnfctrd home at 2809 Findley)

2809 Findley Street

Attachment: 2022-104 ATTH 01 (Maps) (3804 : 2022-104 ORD SUP to allow HUD code mnfctrd home at 2809 Findley)

Star Homes

"Your Manufactured Housing Specialist"



NEW VISION
ANN MARIE
NV1010
16 x 76
Sq ft 1216

"The ANN MARIE"

Attachment: 2022-104 ATTH 02 (Floorplans) (3804 : 2022-104 ORD SUP to allow HUD code mnfctrd home

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

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: 2022-104 Goals & Perspectives (3804 : 2022-104 ORD SUP to allow HUD code mnfctrd home at 2809 Findley)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 9/19/2022 12:19 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Ordinance No. 2022-105 rezoning and amending PD-79-8 (C) on an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466, located at 2315 North Robison Road requesting the Planned Development be removed at this location and rezoned from Commercial to Single Family-2. Veronica Hernandez, owner.		

Briefing: 10/10/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Veronica Hernandez, owner requesting that the Planned Development be removed from the 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466, located at 2315 North Robison Road and that the zoning be changed from Commercial to Single Family-2. This property was previously a package mailing facility. The applicant proposes to reside at this location.

The adjacent zoning is Planned Development-General Retail to the south, Planned Development-Commercial to the west, Single Family-2 to the east, and Multiple Family-1 to the north. The adjacent land use is post office to the south, office to the west, residential to the north and east.

The Future Land Use Map has designated this property as “Mixed-Use Development.”

Applicant will be bringing the residence up to residential code and using has a home. Staff recommends for approval of this request.

The applicant should also be aware that if the Planned Development is removed and the zoning is changed, 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:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of removing the Planned Development and rezoning from Commercial to Single Family-2.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of removing the Planned Development and rezoning from Commercial to Single Family-2.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-105 ORD rezoning 2315 N Robison Rd (DOCX)
b. 2022-105 EXH 'A' (Legal Description) (PDF)
c. 2022-105 ATTH 01 (Maps) (PDF)
d. 2022-105 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:00 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:47 PM
City Council	Jennifer Evans	Meeting	Completed	09/26/2022 6:00 PM

Meeting History

09/26/22 City Council MOVED FORWARD Next: 10/10/22
Mashell Daniel briefed this agenda item.

Z-22-11
PD-79-8(C)

ORDINANCE NO. 2022-105

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING AN APPROXIMATE 1.01-ACRE TRACT OF LAND (BEING TRACT 219), THOMAS PRICE HRS, A-466, LOCATED AT 2315 NORTH ROBISON ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM PLANNED DEVELOPMENT-COMMERCIAL TO SINGLE FAMILY-2; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466 (Exhibit 'A'), located at 2315 North Robison Road** in the City of Texarkana, Bowie County, Texas, from **Planned Development-Commercial to Single Family-2;** 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 have afforded and held full and fair hearings 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 the application for rezoning from Planned Development-Commercial to Single Family-2 on an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466 (Exhibit 'A'), located at 2315 North Robison Road,** 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 **Planned Development-Commercial to Single Family-2** 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 on **an approximate 1.01-acre tract of land (being Tract 219), Thomas Price HRS, A-466 (Exhibit 'A'), located at 2315 North Robison Road**, in the City of Texarkana, Bowie County, Texas, from **Planned Development-Commercial to Single Family-2.**

Attachment: 2022-105 ORD rezoning 2315 N Robison Rd (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd

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: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2022-105 ORD rezoning 2315 N Robison Rd (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd

2022-00008937 DEED Total Pages: 4

Z-22-11

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.

Warranty Deed with Vendor's Lien

Date: July 20, 2022 Effective July 20, 2022

Grantor: HARRYMAN FAMILY PARTNERSHIP, LTD

2229774 MS

Grantor's Mailing Address:

9927 Hazel Shadow
Tomball, Tx 77377
Harris County

Grantee: VERONICA HERNANDEZ

Grantee's Mailing Address:

2132 N. Robison Rd
Texarkana, Texas 75501
Bowie County

Consideration:

Cash and a note of even date executed by Grantee and referred to as the first-lien note and payable to the order of BANCORPSOUTH, A DIVISION OF CADENCE BANK in the principal amount of SIXTY-EIGHT THOUSAND AND NO/100 DOLLARS ($68,000.00). The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of BANCORPSOUTH, A DIVISION OF CADENCE BANK and is also secured by a first-lien deed of trust of even date from Grantee to Charles J. Pignolo trustee.

Property (including any improvements):

All that certain tract or parcel of land being a part of the THOMAS PRICE HEADRIGHT SURVEY, Abstract No. 466, Bowie County, Texas, the subject tract of land being a part of that called 1.01 acre tract of land as conveyed to Harryman Family Partnership, LTD., by Special Warranty Deed recorded as Instrument No. 2018-00004596 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

Beginning at a ½" iron pin found for corner at the Southwest corner of said called 1.01 acre tract, the Point of Beginning being located on the North line of a certain 4.137 acre tract of land as

Attachment: 2022-105 EXH 'A' (Legal Description) (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd Commercial

conveyed to the United States Postal Service by Warranty Deed recorded in Volume 1724, Page 180 of the Real Property Records of Bowie County, Texas, and located at the Southeast corner of a certain tract of land as conveyed to Robert Carey Bardwell by Special Warranty Deed recorded in Volume 1653, Page 194 of the Real Property Records of Bowie County, Texas;
THENCE: N 00°14'23" W, 113.88 feet with the West line of said called 1.01 acre tract and the East line of said Bardwell tract to a ½" iron pin found for corner at the Northwest corner of said called 1.01 acre tract and the Northeast corner of said Bardwell tract, said corner also located on the South line of a certain tract of land as conveyed to Sandra jean Moore by Special Warranty Deed recorded in Volume 3634, Page 259 of the Real Property Records of Bowie County, Texas;
THENCE: S 88°13'54" E, 366.43 feet with the North line of said called 1.01 acre tract and the South line of said Moore tract to a ½" iron pin found for corner on the West right-of-way line of a street known as Robison Road;
THENCE: S 00°01'12" E, 114.09 feet with the West right-of-way line of Robison Road to a ½" iron pin found for corner on the South line of said called 1.01 acre tract and at the Northeast corner of said 4.137 acre tract;
THENCE: N 88°11'43" W, 366.01 feet with the South line of said called 1.01 acre tract and the North line of said 4.137 acre tract to the Point of Beginning and containing 0.958 acres of land, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Any claim or right of adjoining property owner to that strip of land lying between the fence and the boundary line of the subject property as shown on survey dated May 24, 2022, prepared by Johnny E. Plunk, Jr., Registered Professional Land Surveyor, Texas No. 5080.

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and Grantee assumes real estate taxes for 2022 and subsequent years, subject to proration for the current year of closing, but not for subsequent assessments for a change in land usage or ownership, or both, by Grantor prior to the date of closing, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the

Attachment: 2022-105 EXH 'A' (Legal Description) (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd Commercial

Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

BANCORPSOUTH, A DIVISION OF CADENCE BANK at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of BANCORPSOUTH, A DIVISION OF CADENCE BANK are transferred to BANCORPSOUTH, A DIVISION OF CADENCE BANK without recourse against Grantor.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

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

HARRYMAN FAMILY PARTNERSHIP, LTD

BY: HARRYMAN MANAGEMENT, LLC, GENERAL PARTNER

BY: MARVIN WAYNE HARRYMAN, Manager

STATE OF TEXAS }

COUNTY OF Harris }

Before me, a Notary Public, on this day personally appeared MARVIN WAYNE HARRYMAN known to me, or proved to me through (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as Manager of HARRYMAN MANAGEMENT, LLC, in its capacity as General Partner of HARRYMAN FAMILY PARTNERSHIP, LTD, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21st day of July, 2022.

MORGAN E. CHAMBERS NOTARY PUBLIC STATE OF TEXAS EXPIRES JANUARY 19, 2024 NOTARY ID: 130500411

Notary Public, State of Texas
My commission expires: 01/19/2024

PREPARED IN THE OFFICE OF:
LANGDON ✱ DAVIS
Attorneys at Law
625 Sam Houston
New Boston, TX 75570

AFTER RECORDING, RETURN TO:
TWIN CITY TITLE
3310 Arista Blvd
Texarkana, Texas 75503

Attachment: 2022-105 EXH 'A' (Legal Description) (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd Commercial

THE STATE OF TEXAS

COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2022-00008937 DEED
07/25/2022 04:09:26 PM Total Fees: $34.00

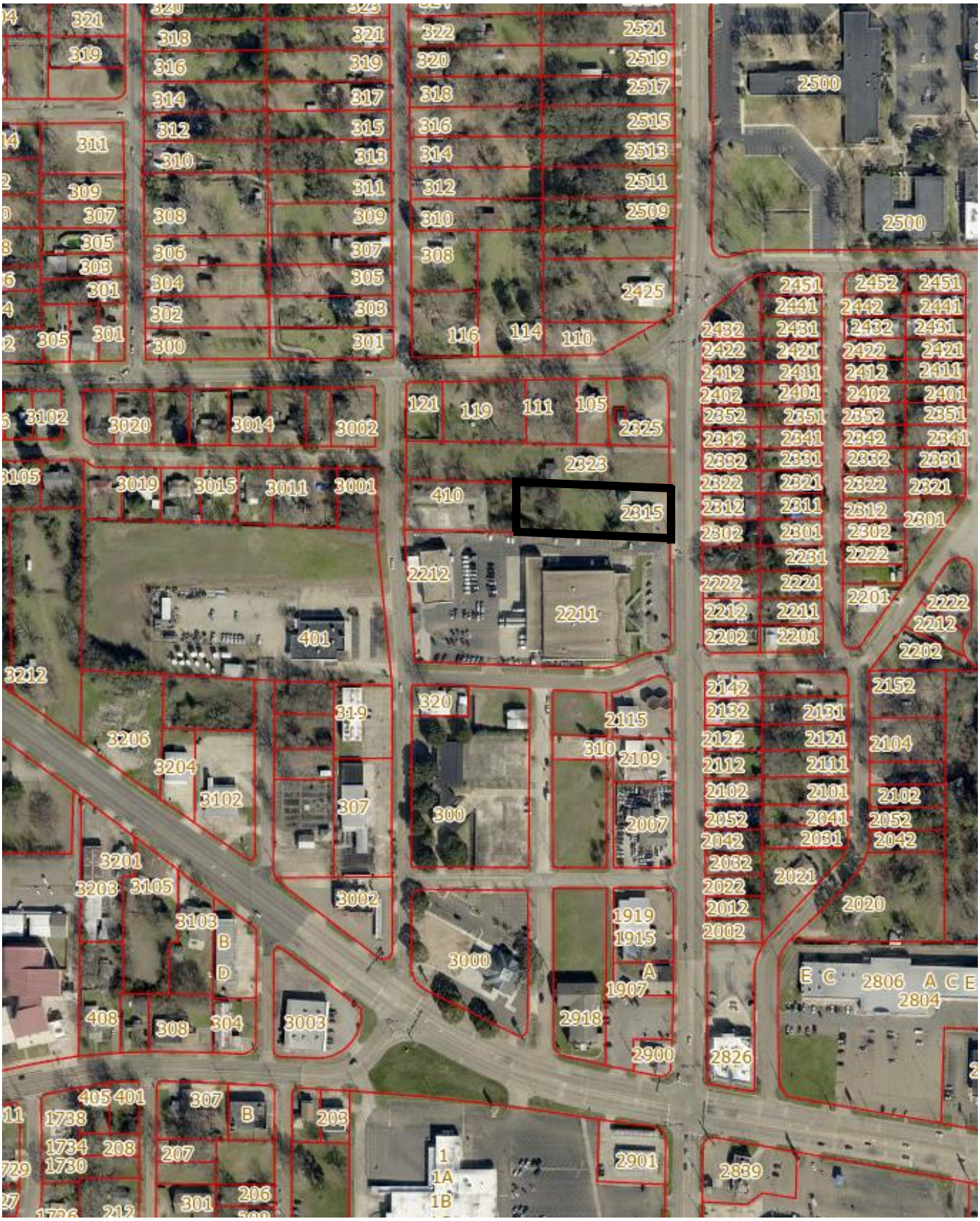
Tina Petty, County Clerk
Bowie County, Texas

Attachment: 2022-105 EXH 'A' (Legal Description) (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd Commercial

2315 N Robison Road

Attachment: 2022-105 ATTH 01 (Maps) (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd Commercial to SF-2)

2315 N Robison Road



Attachment: 2022-105 ATTH 01 (Maps) (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd Commercial to SF-2)

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

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: 2022-105 Goals & Perspectives (3805 : 2022-105 ORD Rezoning and Amending PD-79-8 (C) at 2315 N Robison Rd Commercial to

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 9/23/2022 8:55 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Ordinance No. 2022-106 granting a Specific Use Permit to allow permanent cosmetic procedures/tattooing on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision located at 4401 Corporate Drive. Timothy Reynolds, Domination Properties, owner, and Tammy Wroten, agent.		

Briefing: 10/10/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Timothy Reynolds, Domination Properties, owner, and Tammy Wroten, agent, for a Specific Use Permit to allow one additional use of permanent cosmetic procedures/tattooing on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision, located at 4401 Corporate Drive. This location is currently Healthcare Express Dermatology and Age Management.

The adjacent zoning is Planned Development-General Retail to the north, south, east, and west. The adjacent land usage is businesses to the north, south, and east, and vacant land to the west.

A Specific Use Permit is required to allow the one additional use of a permanent cosmetic procedures/tattooing in this zoning district. The application of permanent cosmetics is also considered a tattoo as well as any inked body art. The State of Texas will regulate this business as to licensing and other health related issues. This request meets all city requirements to allow the one additional use of a tattoo studio on this property. It appears that there is adequate parking for this business.

Staff recommends for approval of this request with the following stipulations:

1. That the owner/or any employee performing the application of 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 if this use ever ceases at this location, the City may revoke the

Specific Use Permit that allows a tattoo studio.

3. That the sale of tobacco products or drug paraphernalia is prohibited.
4. That the hours of operation be specified.
5. That any remodeling of the current building must meet all city codes and requires licensed contractors.
6. That no painting of the windows or the building with advertisement or graphic art.
7. That if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the 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 notifications and application requirements have been met to consider this request.

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-106 ORD granting SUP for tattooing at 4401 Corporate Dr (DOCX)
b. 2022-106 ATTH 01 (Maps) (PDF)
c. 2022-106 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration		Mashell Daniel	Reviewer	Completed
	09/19/2022 11:00 AM			
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:47 PM
City Council	Jennifer Evans	Meeting	Completed	09/26/2022 6:00 PM

Meeting History

09/26/22 City Council MOVED FORWARD Next: 10/10/22
Mashell Daniel briefed this agenda item.

S-760

ORDINANCE NO. 2022-106

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-760 TO ALLOW THE LOCATION OF A PERMANENT COSMETICS/TATTOO STUDIO IN A TENANT SPACE ON LOTS 2 AND 3, BLOCK 5, RICHMOND DEVELOPMENT FOURTH SUBDIVISION, LOCATED AT 4401 CORPORATE DRIVE, 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 **permanent cosmetics/tattoo studio in a tenant space on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision, located at 4401 Corporate Drive**, 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 have afforded and held full and fair hearings 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 permanent cosmetics/tattoo studio** 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-760** for the location of a **permanent cosmetics/tattoo studio in a tenant space on Lots 2 and 3, Block 5, Richmond Development Fourth Subdivision, located at 4401 Corporate Drive**, in the City of Texarkana, Bowie County, Texas.

Attachment: 2022-106 ORD granting SUP for tattooing at 4401 Corporate Dr (3806 : 2022-106 ORD granting SUP permanent cosmetic

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 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 if any complaints concerning minors or any violations of the regulations listed above occur, the City has the right to revoke the Specific Use Permit.
3. That if this use ever ceases at this location, the City may revoke the Specific Use Permit that allows a tattoo studio.
4. That the sale of tobacco products or drug paraphernalia is prohibited.
5. That the days and hours of operation will be Monday – Friday from 8:00 a.m. to 5:00 p.m.
6. That any remodeling of the current building must meet all city codes and requires licensed contractors.
7. That no painting is allowed of the windows or the building with advertisement or graphic art.

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 **10th day of October, 2022.**

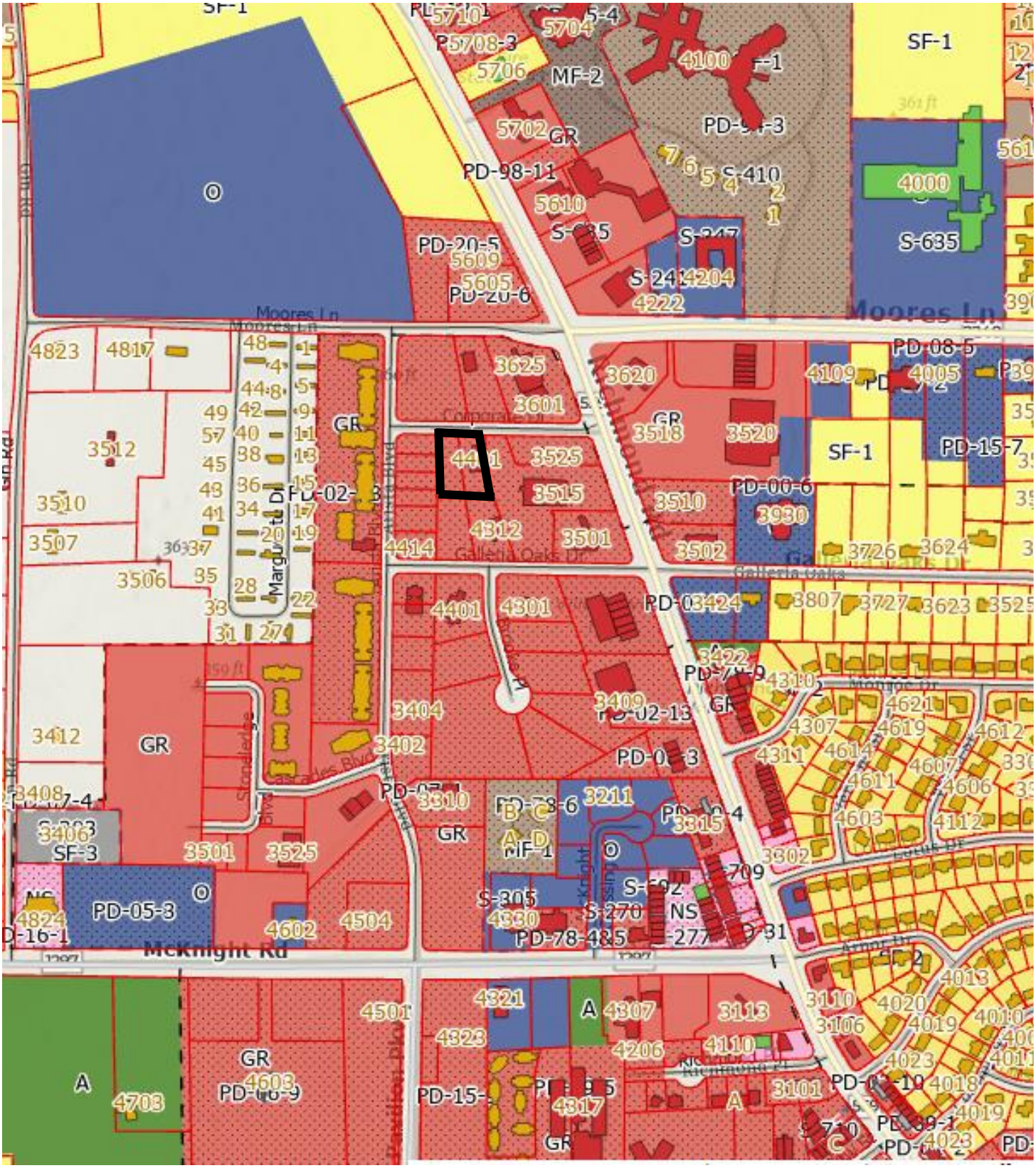
ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2022-106 ORD granting SUP for tattooing at 4401 Corporate Dr (3806 : 2022-106 ORD granting SUP permanent cosmetic

4401 Corporate Drive



Attachment: 2022-106 ATTH 01 (Maps) (3806 : 2022-106 ORD granting SUP permanent cosmetic precedures/tattooing at 4401 Corporate Dr)

4401 Corporate Drive

Attachment: 2022-106 ATTH 01 (Maps) (3806 : 2022-106 ORD granting SUP permanent cosmetic precedures/tattooing at 4401 Corporate Dr)

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

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: 2022-106 Goals & Perspectives (3806 : 2022-106 ORD granting SUP permanent cosmetic precedures/tattooing at 4401 Corporate

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/19/2022 12:20 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Ordinance No. 2022-107 rezoning the west 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Charles Antwine, owner.		

Briefing: 10/10/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Charles Antwine, owner, to rezone the west ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a HUD code manufactured home.

The adjacent zoning is Single Family-2 to the north, south, east, and west. The adjacent land use is vacant land to the north, south, and east, and a residence to the 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 (SF-3) zoning district along with the approval of a Specific Use Permit.

There are other lots in this area that are zoned SF-3 with Specific Use Permits. HUD code 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.

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:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-107 ORD rezoning at 2503 Sugden W half Lot 19 (DOCX)
b. 2022-107 ATTH 01 (Maps) (PDF)
c. 2022-107 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:00 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:47 PM
City Council	Jennifer Evans	Meeting	Completed	09/26/2022 6:00 PM

Meeting History

09/26/22 City Council MOVED FORWARD Next: 10/10/22
Mashell Daniel briefed this agenda item.

Z-22-12

ORDINANCE NO. 2022-107

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING THE WEST ½ OF LOT 19, BLOCK 4, RED CUT HEIGHTS, LOCATED AT 2503 SUGDEN STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 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 the **West ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 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 have afforded and held full and fair hearings 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 the application for rezoning from Single Family-2 to Single Family-3 on the West ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to 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 the **West ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3.**

Attachment: 2022-107 ORD rezoning at 2503 Sugden W half Lot 19 (3807 : 2022-107 ORD rezoning from SF-2 to SF-3 at 2503 Sugden w1/2 Lot

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

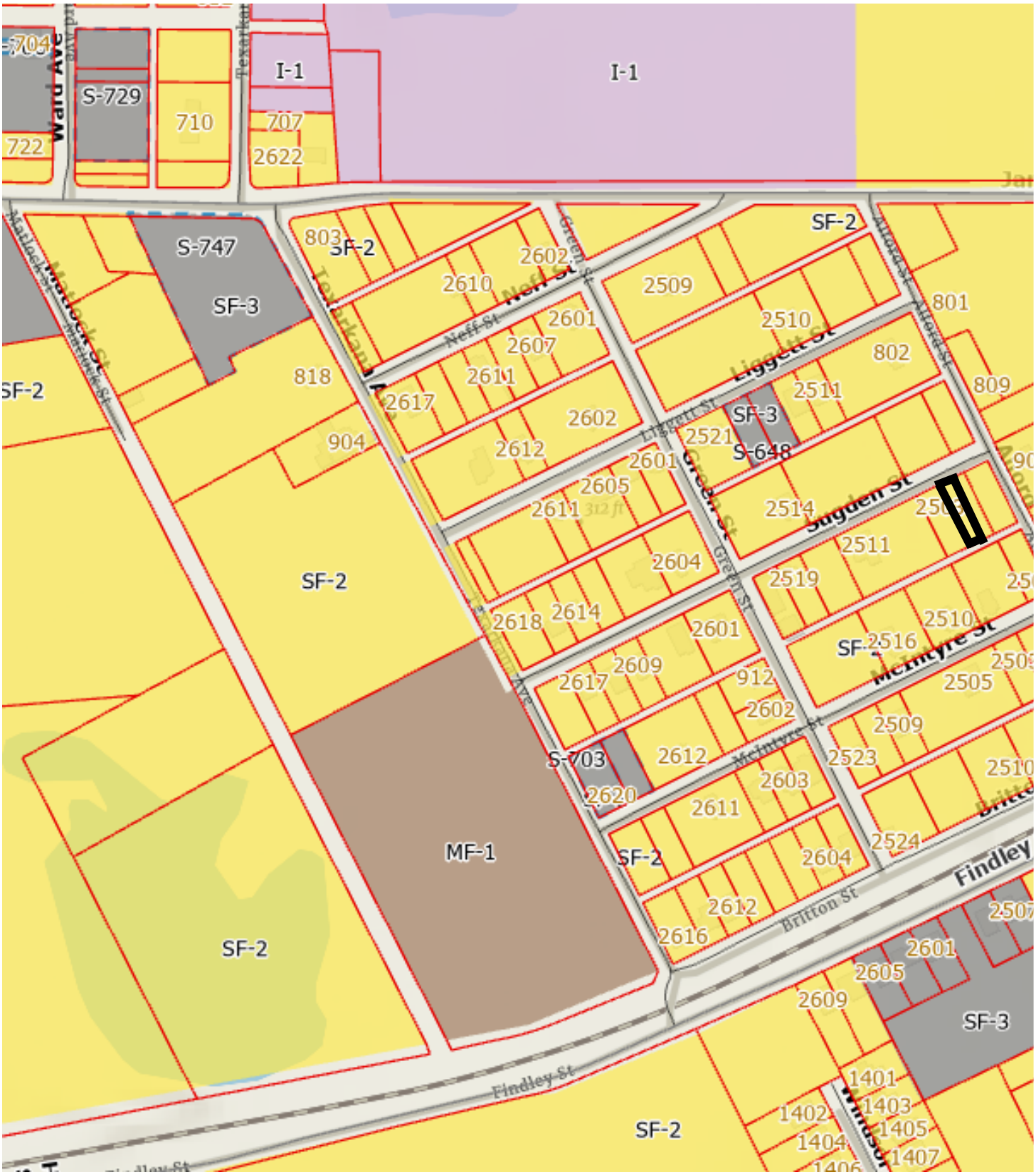
ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2022-107 ORD rezoning at 2503 Sugden W half Lot 19 (3807 : 2022-107 ORD rezoning from SF-2 to SF-3 at 2503 Sugden w1/2 Lot

2503 Sugden Street



Attachment: 2022-107 ATTH 01 (Maps) (3807 : 2022-107 ORD rezoning from SF-2 to SF-3 at 2503 Sugden w1/2 Lot 19)

2503 Sugden Street

Attachment: 2022-107 ATTH 01 (Maps) (3807 : 2022-107 ORD rezoning from SF-2 to SF-3 at 2503 Sugden w1/2 Lot 19)

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:	

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

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: 2022-107 Goals & Perspectives (3807 : 2022-107 ORD rezoning from SF-2 to SF-3 at 2503 Sugden w1/2 Lot 19)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 9/19/2022 12:20 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Ordinance No. 2022-108 granting a Specific Use Permit to allow a HUD code manufactured home on the west 1/2 of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden. Charles Antwine, owner.		

Briefing: 10/10/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Charles Antwine, owner, for a Specific Use Permit to allow the location of a single/double wide HUD code manufactured home on the west ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street. This is currently vacant land.

The adjacent zoning is Single Family-2 to the north, south, east, and west. The adjacent land use is vacant land to the north, south, and east, and a residence to the west.

The Future Land Use Map designates this property as “Industrial”.

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.

Staff recommends for approval of this request with the following stipulations:

1. That one 2016 or newer single/double wide HUD code manufactured home be allowed on this property.
2. That the single/double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single/double wide 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, the Specific Use Permit will automatically be revoked.

6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-108 ORD granting SUP at 2503 Sugden w half Lot 19 (DOCX)
b. 2022-108 ATTH 01 (Maps) (PDF)
c. 2022-108 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:01 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:47 PM
City Council	Jennifer Evans	Meeting	Completed	09/26/2022 6:00 PM

Meeting History

09/26/22 City Council MOVED FORWARD Next: 10/10/22
Mashell Daniel briefed this agenda item.

S-761

ORDINANCE NO. 2022-108

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-761 TO ALLOW THE LOCATION OF A HUD CODE MANUFACTURED HOME ON THE WEST ½ OF LOT 19, BLOCK 4, RED CUT HEIGHTS, LOCATED AT 2503 SUGDEN 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 location of a HUD code manufactured home on **the West ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden 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 have afforded and held full and fair hearings 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 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-761 for the location of a HUD code manufactured home on the West ½ of Lot 19, Block 4, Red Cut Heights, located at 2503 Sugden Street,** in the City of Texarkana, Bowie County, Texas.

Attachment: 2022-108 ORD granting SUP at 2503 Sugden w half Lot 19 (3808 : 2022-108 ORD granting SUP to allow HUD code mnfctrd home at

SECTION 2: The following stipulations are hereby imposed and made a part of this ordinance:

1. That one 2016 or newer HUD code manufactured home be allowed on this property.
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, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must 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: This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

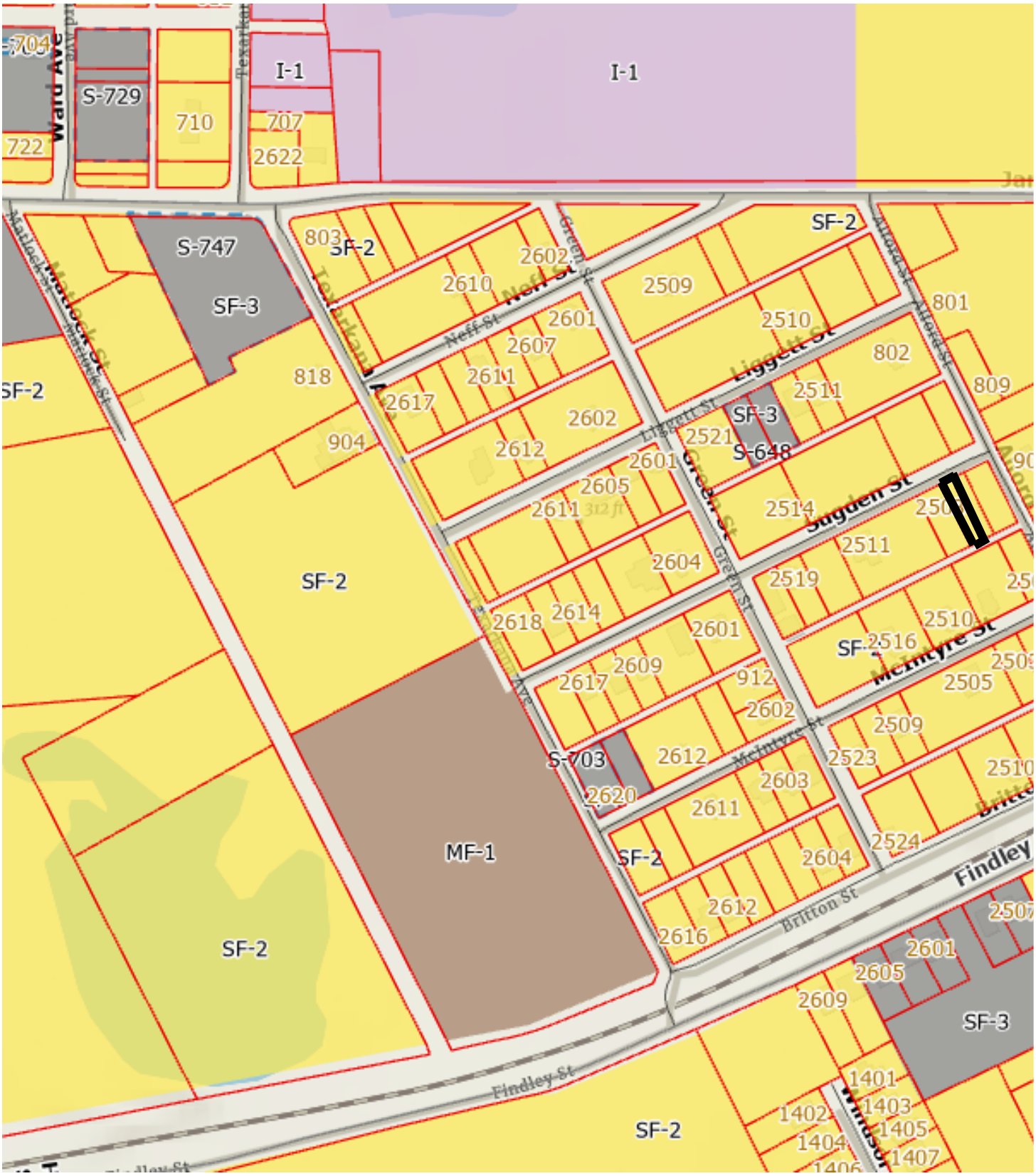
ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2022-108 ORD granting SUP at 2503 Sugden w half Lot 19 (3808 : 2022-108 ORD granting SUP to allow HUD code mnfctrd home at

2503 Sugden Street



Attachment: 2022-108 ATTH 01 (Maps) (3808 : 2022-108 ORD granting SUP to allow HUD code mnfctrd home at 2503 Sugden w1/2 lot 19)

2503 Sugden Street

Attachment: 2022-108 ATTH 01 (Maps) (3808 : 2022-108 ORD granting SUP to allow HUD code mnfctrd home at 2503 Sugden w1/2 lot 19)

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

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: 2022-108 Goals & Perspectives (3808 : 2022-108 ORD granting SUP to allow HUD code mnfctrd home at 2503 Sugden w1/2 lot 19)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/19/2022 12:21 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Ordinance No. 2022-109 rezoning Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden from Single Family-2 to Single Family-3. Mary Antwine, owner, and Termaine Richardson, agent.		

Briefing: 10/10/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Mary Antwine, owner, and Termaine Richardson to rezone Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street from Single Family-2 to Single Family-3. The property is currently vacant land. The proposed use is a single/double wide HUD code manufactured home.

The adjacent zoning is Single Family-2 to the north, south, east, and west. The adjacent land use is vacant land to the north, south, and east, and a residence to the 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 (SF-3) zoning district along with the approval of a Specific Use Permit.

There are other lots in this area that are zoned SF-3 with Specific Use Permits. HUD code single/double 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.

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:

Approve or deny

Fiscal Implications:
NOT APPLICABLE

Staff Recommendation:
Staff recommends for approval of this request.

Advisory Board/Committee Review:
Planning and Zoning Commission

Board/Committee Recommendation:
The Planning and Zoning Commission unanimously recommend for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:
September 6, 2022

Attachments

a. 2022-109 ORD rezoning at 2503 Sugden Lot 18 (DOCX)
b. 2022-109 ATTH 01 (Maps) (PDF)
c. 2022-109 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:01 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:47 PM
City Council	Jennifer Evans	Meeting	Completed	09/26/2022 6:00 PM

Meeting History

09/26/22 City Council MOVED FORWARD Next: 10/10/22
Mashell Daniel briefed this agenda item.

Z-22-13

ORDINANCE NO. 2022-109

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING LOT 18, BLOCK 4, RED CUT HEIGHTS, LOCATED AT 2503 SUGDEN STREET, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM SINGLE FAMILY-2 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 **Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 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 have afforded and held full and fair hearings 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 the application for rezoning from Single Family-2 to Single Family-3 on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, the City Council of the City of Texarkana, Texas, does hereby find that rezoning the property from **Single Family-2 to 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 **Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Single Family-3.**

Attachment: 2022-109 ORD rezoning at 2503 Sugden Lot 18 (3809 : 2022-109 ORD rezoning from SF-2 to SF-3 at 2503 Sugden Lot 18)

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

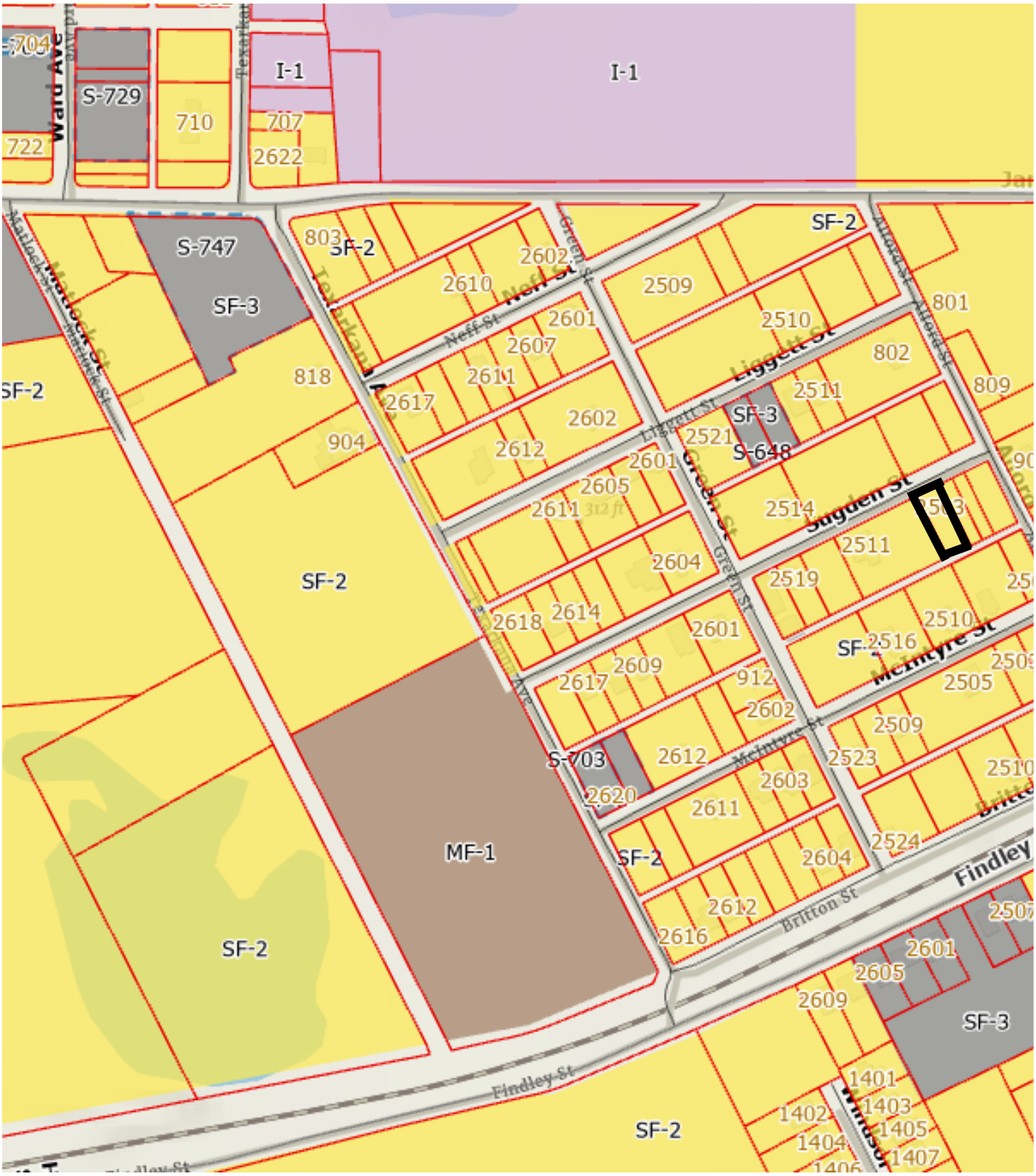
ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

Attachment: 2022-109 ORD rezoning at 2503 Sugden Lot 18 (3809 : 2022-109 ORD rezoning from SF-2 to SF-3 at 2503 Sugden Lot 18)

2503 Sugden Street



Attachment: 2022-109 ATTH 01 (Maps) (3809 : 2022-109 ORD rezoning from SF-2 to SF-3 at 2503 Sugden Lot 18)

2503 Sugden Street

Attachment: 2022-109 ATTH 01 (Maps) (3809 : 2022-109 ORD rezoning from SF-2 to SF-3 at 2503 Sugden Lot 18)

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

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: 2022-109 Goals & Perspectives (3809 : 2022-109 ORD rezoning from SF-2 to SF-3 at 2503 Sugden Lot 18)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 9/16/2022 11:00 AM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Ordinance No. 2022-110 granting a Specific Use Permit to allow a HUD code manufactured home on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden. Mary Antwine, owner, and Termaine Richardson, agent.		

Briefing: 10/10/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Mary Antwine, owner, and Termaine Richardson, agent for a Specific Use Permit to allow the location of a single/double wide HUD code manufactured home on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street. This is currently vacant land.

The adjacent zoning is Single Family-2 to the north, south, east, and west. The adjacent land use is vacant land to the north, south, and east, and a residence to the west.

The Future Land Use Map designates this property as “Industrial”.

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.

Staff recommends for approval of this request with the following stipulations:

1. That one 2016 or newer single/double wide HUD code manufactured home be allowed on this property.
2. That the single/double wide HUD code manufactured home be tied down/skirted/underpinned.
3. That the single/double wide 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, the Specific Use Permit will automatically be revoked.

6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must be in accordance with the City of Texarkana, Texas codes.

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

Potential Options:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends approval of this request with stipulations.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-110 ORD granting SUP at 2503 Sugden Lot 18 (DOCX)
b. 2022-110 ATTH 01 (Maps) (PDF)
c. 2022-110 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:02 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:47 PM
City Council	Jennifer Evans	Meeting	Completed	09/26/2022 6:00 PM

Meeting History

09/26/22 City Council MOVED FORWARD Next: 10/10/22
Mashell Daniel briefed this agenda item.

S-762

ORDINANCE NO. 2022-110

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-762 TO ALLOW THE LOCATION OF A HUD CODE MANUFACTURED HOME ON LOT 18, BLOCK 4, RED CUT HEIGHTS, LOCATED AT 2503 SUGDEN 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 location of a HUD code manufactured home on **Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden 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 have afforded and held full and fair hearings 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 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-762 for the location of a HUD code manufactured home on Lot 18, Block 4, Red Cut Heights, located at 2503 Sugden Street,** in the City of Texarkana, Bowie County, Texas.

SECTION 2: The following stipulations are hereby imposed and made a part of this ordinance:

1. That one 2016 or newer HUD code manufactured home be allowed on this property.
2. That the HUD code manufactured home be tied down/skirted/underpinned.

Attachment: 2022-110 ORD granting SUP at 2503 Sugden Lot 18 (3810 : 2022-110 ORD granting SUP to allow HUD cod mnfctrd home at 2503

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 on 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, the Specific Use Permit will automatically be revoked.
6. That all driveways, parking, building codes/setbacks, engineered foundation, platting and flood plain requirements must 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: This ordinance shall be in full force and effect from and after its passage and approval.

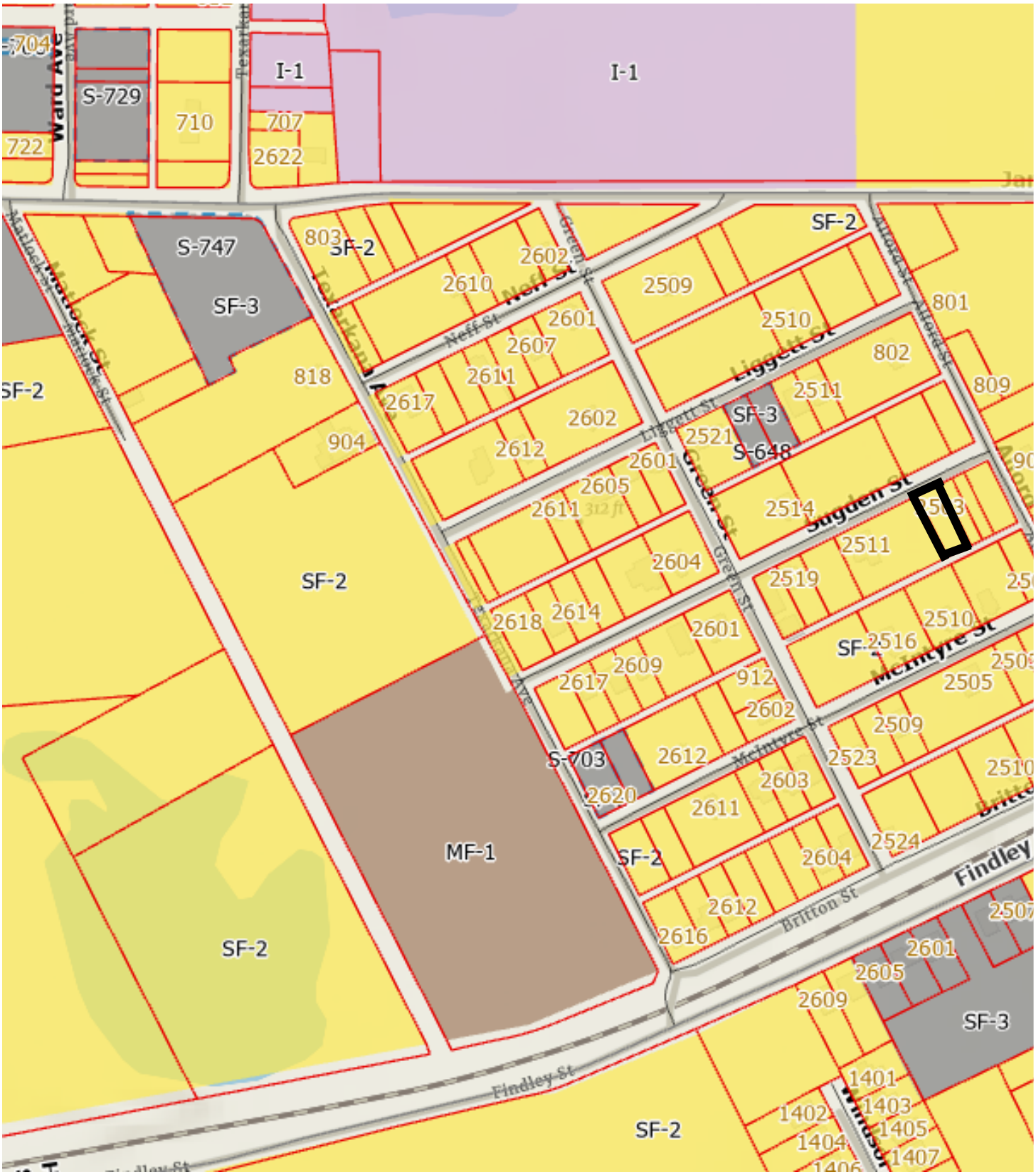
PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2022-110 ORD granting SUP at 2503 Sugden Lot 18 (3810 : 2022-110 ORD granting SUP to allow HUD cod mnfctrd home at 2503

2503 Sugden Street



Attachment: 2022-110 ATTH 01 (Maps) (3810 : 2022-110 ORD granting SUP to allow HUD cod mnfctrd home at 2503 Sugden Lot 18)

2503 Sugden Street

Attachment: 2022-110 ATTH 01 (Maps) (3810 : 2022-110 ORD granting SUP to allow HUD cod mnfctrd home at 2503 Sugden Lot 18)

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

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: 2022-110 Goals & Perspectives (3810 : 2022-110 ORD granting SUP to allow HUD cod mnfctrd home at 2503 Sugden Lot 18)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/19/2022 12:21 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Ordinance No. 2022-111 rezoning Lot 3, Block 19, Rose Acres Annex, located in the 500 block of South Bishop Road from Single Family-2 to Industrial-1. Alex Scott Tipton, owner.		

Briefing: 10/10/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Alex Scott Tipton, owner, to rezone Lot 3, Rose Acres Annex, located in the 500 block of South Bishop Road from Single Family-2 to Industrial-1. The property is currently vacant land. The proposed use is a driveway for overflow parking.

The adjacent zoning is Industrial-1 to the north, east, and west, and Single Family-2 to the south. The adjacent land use is a business to the north, vacant land to the east and west and a residence to the south.

The Future Land Use Map designates this parcel as “Industrial”.

Applicant owns the business located at 4401 Waco Street, which is located at the corner of Waco and South Bishop Road. He proposed to put a privacy fence along the south side of the property adjacent to the residence.

Staff recommends for approval of this request.

Any driveway improvements require TXDOT approval.

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:

Approve or deny

Fiscal Implications:

NOT APPLICABLE

Staff Recommendation:

Staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

The Planning and Zoning Commission unanimously recommend for approval of this request.

Advisory Board/Committee Meeting Date and Minutes:

September 6, 2022

Attachments

a. 2022-111 ORD Rezoning 500 block of S Bishop (DOCX)
b. 2022-111 ATTH 01 (Maps) (PDF)
c. 2022-111 ATTH 02 (Site Plan) (PDF)
d. 2022-111 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:02 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:48 PM
City Council	Jennifer Evans	Meeting	Completed	09/26/2022 6:00 PM

Meeting History

09/26/22 City Council MOVED FORWARD Next: 10/10/22

Mashell Daniel briefed this agenda item.

Z-22-14

ORDINANCE NO. 2022-111

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING LOT 3, BLOCK 19, ROSE ACRES ANNEX, LOCATED IN THE 500 BLOCK OF SOUTH BISHOP ROAD, IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS FROM SINGLE FAMILY-2 TO INDUSTRIAL-1; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone **Lot 3, Block 19, Rose Acres Annex, located in the 500 block of South Bishop Road,** in the City of Texarkana, Bowie County, Texas, from **Single Family-2 to Industrial-1**; and

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings 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 the application for rezoning from Single Family-2 to Industrial-1 on Lot 3, Block 19, Rose Acres Annex, located in the 500 block of South Bishop Road** to the City Council of Texarkana, Texas; and

WHEREAS, after consideration of said application and the recommendation of the Planning and Zoning Commission, applicant agreed to amend the application from **Single Family-2 to Industrial-1**; and

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

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone **Lot 3, Block 19, Rose Acres Annex, located in the 500 block of South Bishop Road** in the City of

Attachment: 2022-111 ORD Rezoning 500 block of S Bishop [Revision 1] (3811 : 2022-111 ORD rezoning from SF-2 to I-1 in 500 block of S

Texarkana, Bowie County, Texas, from **Single Family-2 to Industrial-1.**

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

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

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

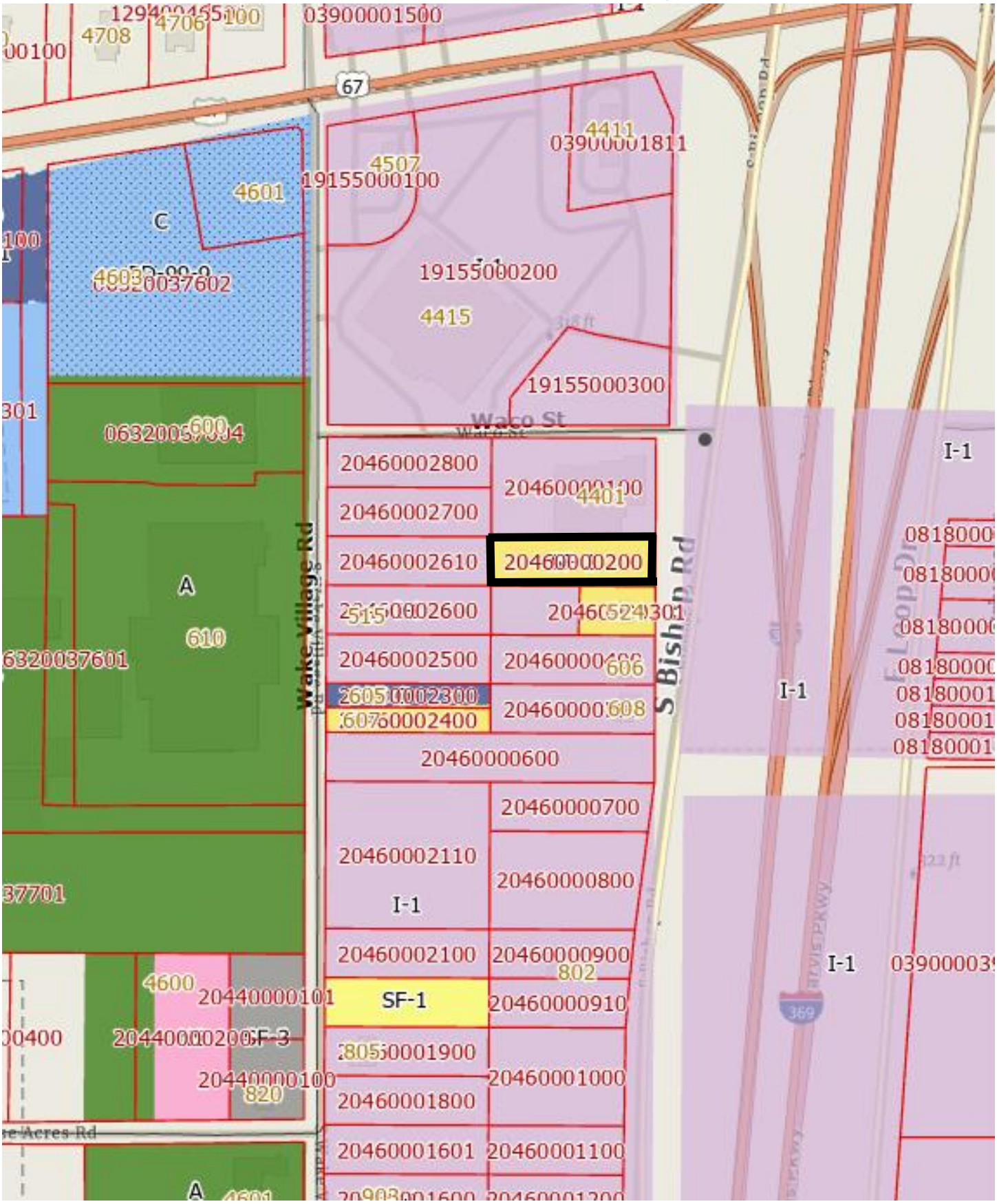
PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

_____	_____
JENNIFER EVANS, CITY SECRETARY	BOB BRUGGEMAN, MAYOR

Attachment: 2022-111 ORD Rezoning 500 block of S Bishop [Revision 1] (3811 : 2022-111 ORD rezoning from SF-2 to I-1 in 500 block of S

500 Block of South Bishop Rd



Attachment: 2022-111 ATTH 01 (Maps) (3811 : 2022-111 ORD rezoning from SF-2 to I-1 in 500 block of S Bishop Rd)

500 Block of South Bishop Rd

Attachment: 2022-111 ATTH 01 (Maps) (3811 : 2022-111 ORD rezoning from SF-2 to I-1 in 500 block of S Bishop Rd)

SITE DATA

LOTS 32 - 36 ROSE ACRES ANNEX
CURRENT ZONING - I1

LOT 3 ROSE ACRES ANNEX
CURRENT ZONING - SF-2

TIPTON STORAGE YARD
PRELIMINARY LAYOUT

0 37.5 75 150 225 300 Feet

Attachment: 2022-111 ATTH 02 (Site Plan) (3811 : 2022-111 ORD rezoning from SF-2 to I-1 in 500 block of S Bishop 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:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

None

Public Information Plan:

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

Other:

Attachment: 2022-111 Goals & Perspectives (3811 : 2022-111 ORD rezoning from SF-2 to I-1 in 500 block of S Bishop Rd)

City of Texarkana, Texas

Version:

Briefing Sheet

Update Date: 9/19/2022 12:22 PM

Lead Department:	Planning & Zoning Commission	**Action Officer:**	Laura Puckett, Administrative Coordinator
Subject:	Ordinance No. 2022-112 amending PD-99-1(C) for site plan approval to allow the construction of a metal building on Lots 19C and 19D, Carrie D. Harts 1st Addition, located at 704 Piney Road. Eddie Stephens, owner.		

Briefing: 10/10/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

This is a request by Eddie Stephens, owner requesting a site plan approval on Lots 19C and 19D, Block 4, Carrie D. Harts 1st Addition, located at 704 Piney Road. The proposed use is storage for building materials for the business located on the property.

The adjacent zoning is Planned Development-Commercial to the north and Single Family-2 to the south, east, and west. The adjacent land use is a business to the north and vacant land south, east, and loop 151 to the west.

The Future Land Use Map has designated this property as "Regional Commercial".

The site plan consists of:

1. Construction of a new 1800 sq. ft. metal building
2. Access will be from Piney Road.
3. A 35' pole sign will be allowed or a wall sign.

Staff recommends for approval of the site plan.

The applicant should also be aware that if this site plan approval item 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:

Approve or deny

Fiscal Implications:
NOT APPLICABLE

Staff Recommendation:
Staff recommends for approval of this request with stipulations.

Advisory Board/Committee Review:
Planning and Zoning Commission

Board/Committee Recommendation:
The Planning and Zoning Commission unanimously recommend for approval of this request with stipulations.

Advisory Board/Committee Meeting Date and Minutes:
September 6, 2022

Attachments

a. 2022-112 ORD Amendment to PD-99-1(C) for site plan approval (DOCX)
b. 2022-112 EXH 'A' Site Plan (PDF)
c. 2022-112 ATTH 01 (Maps) (PDF)
d. 2022-112 Goals & Perspectives (DOCX)

Staff Coordination

Building Code Administration	Mashell Daniel	Reviewer	Completed	09/19/2022 11:02 AM
City Manager	David Orr	Reviewer	Completed	09/22/2022 2:48 PM
City Council	Jennifer Evans	Meeting	Completed	09/26/2022 6:00 PM

Meeting History

09/26/22 City Council MOVED FORWARD Next: 10/10/22
Mashell Daniel briefed this agenda item.

Amendment to
PD-99-1 (C)

ORDINANCE NO. 2022-112

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING PD-99-1(C) FOR SITE PLAN APPROVAL ON LOTS 19C AND 19D, CARRIE D. HARTS 1ST ADDITION, LOCATED AT 704 PINEY 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 construct a metal building for storage on Lots 19C and 19D, Carrie D. Harts 1st Addition, located at 704 Piney Road** in the City of Texarkana, Bowie County, Texas; and

WHEREAS, the subject property is zoned Planned Development-Office [PD-99-1(C)], and approval of the site plan **(Exhibit 'A')** would constitute an amendment to PD-99-1(C); and

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

WHEREAS, the Planning and Zoning Commission of the City of Texarkana, Texas, and the City Council of the City of Texarkana, Texas, in compliance with the laws of the State of Texas with reference to the granting of this amendment, have given the requisite notices by publication and otherwise, and have afforded and held full and fair hearings 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 five (5) 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 construct a metal building for storage on Lots 19C and 19D, Carrie D. Harts 1st Addition, located at 704 Piney Road** in the City of Texarkana, Texas, Bowie County, Texas, is hereby approved and hereby amends PD-99-1(C).

Attachment: 2022-112 ORD Amendment to PD-99-1(C) for site plan approval (3812 : 2022-112 ORD Amendmenmt to PD-99-1(C) to allow metal

SECTION 2: PD-99-1(C) is hereby amended by approval of the site plan (**Exhibit 'A'**), incorporated herein by reference for all purposes, and includes the following:

1. Construction of a new 1800 sq. ft. metal building.
2. Access will be from Piney Road.
3. Signage will be 30X60X12.

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

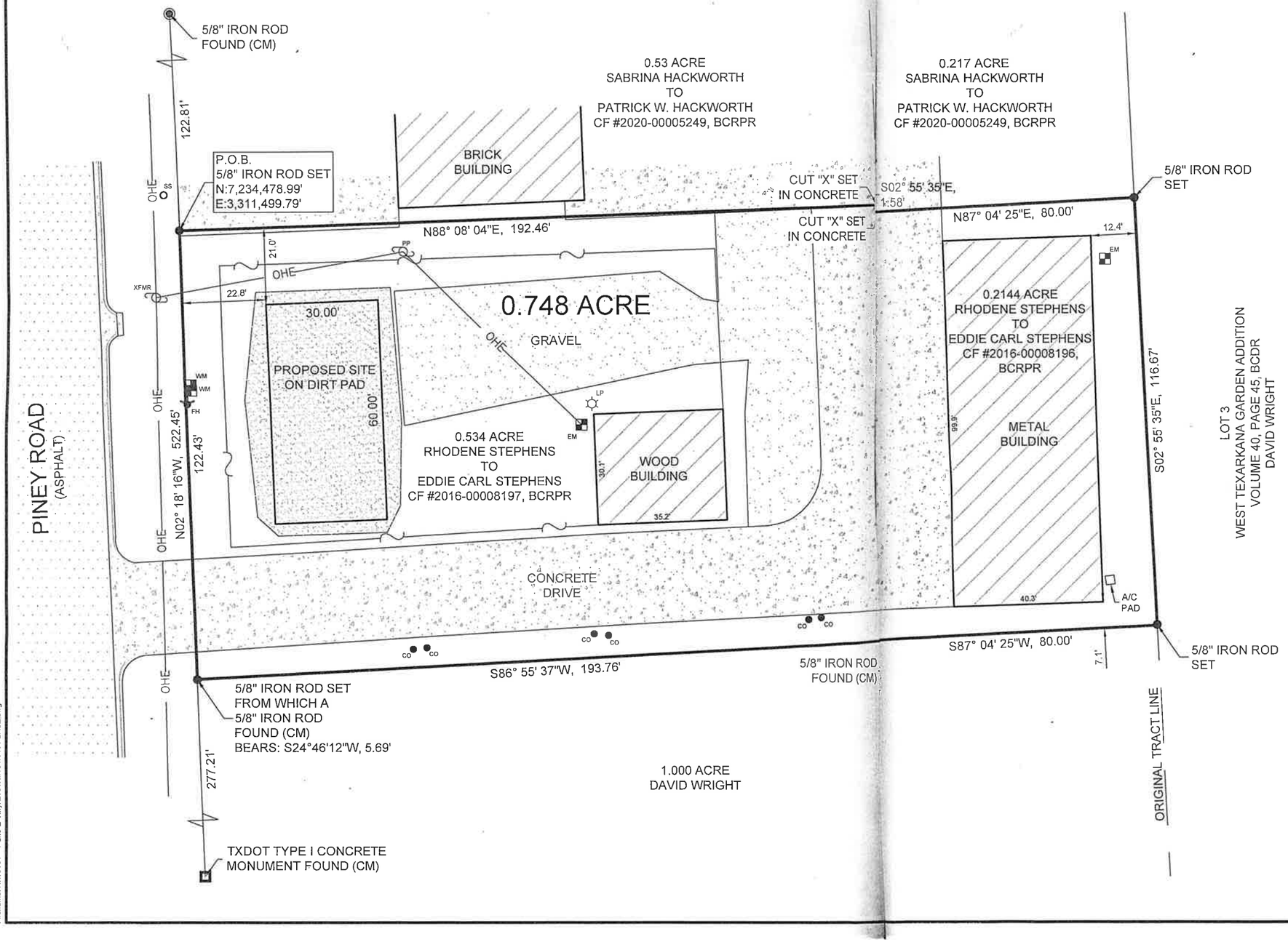
Attachment: 2022-112 ORD Amendment to PD-99-1(C) for site plan approval (3812 : 2022-112 ORD Amendmenmt to PD-99-1(C) to allow metal

2022-112 EXH 'A'

Amendment to PD-99-1 (C)

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
4. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

1 inch = 30 ft.

LEGEND

PP	POWER POLE
XFMR	POWER POLE W/TRANSFORMER
LP	LIGHT POLE
EM	ELECTRIC METER
WM	WATER METER
FH	FIRE HYDRANT
AM	AEROBIC MOTOR
CO	CLEANOUT
SS	SANITARY SEWER MANHOLE
(CM)	CONTROLLING MONUMENT
	CHAINLINK FENCE
OHE	OVERHEAD ELECTRIC

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REFLECTS THE FACTS FOUND AT THE TIME OF SAID SURVEY. THERE ARE NO VISIBLE AND OBSERVED IMPROVEMENTS, EASEMENTS/RIGHTS-OF-WAY, OR PROTRUSIONS EXCEPT AS SHOWN HEREON. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT (ART.5282C, VTCS).

STATE OF TEXAS
REGISTERED
BRET READ
6610
PROFESSIONAL
LAND SURVEYOR

BRET READ — AUGUST 8, 2022
PROFESSIONAL LAND SURVEYOR — DATE
TEXAS REGISTRATION NO. 6610

PLAT OF SURVEY OF
0.748 ACRE
IN THE THOMAS PRICE SURVEY, A-466
BOWIE COUNTY, TEXAS

360 SURVEYING

360 SURVEYING
310 H. G. MOSLEY PKWY, LONGVIEW, TEXAS 75604
(903) 387-2577 WWW.360SURV.COM
TBPELS 10194293

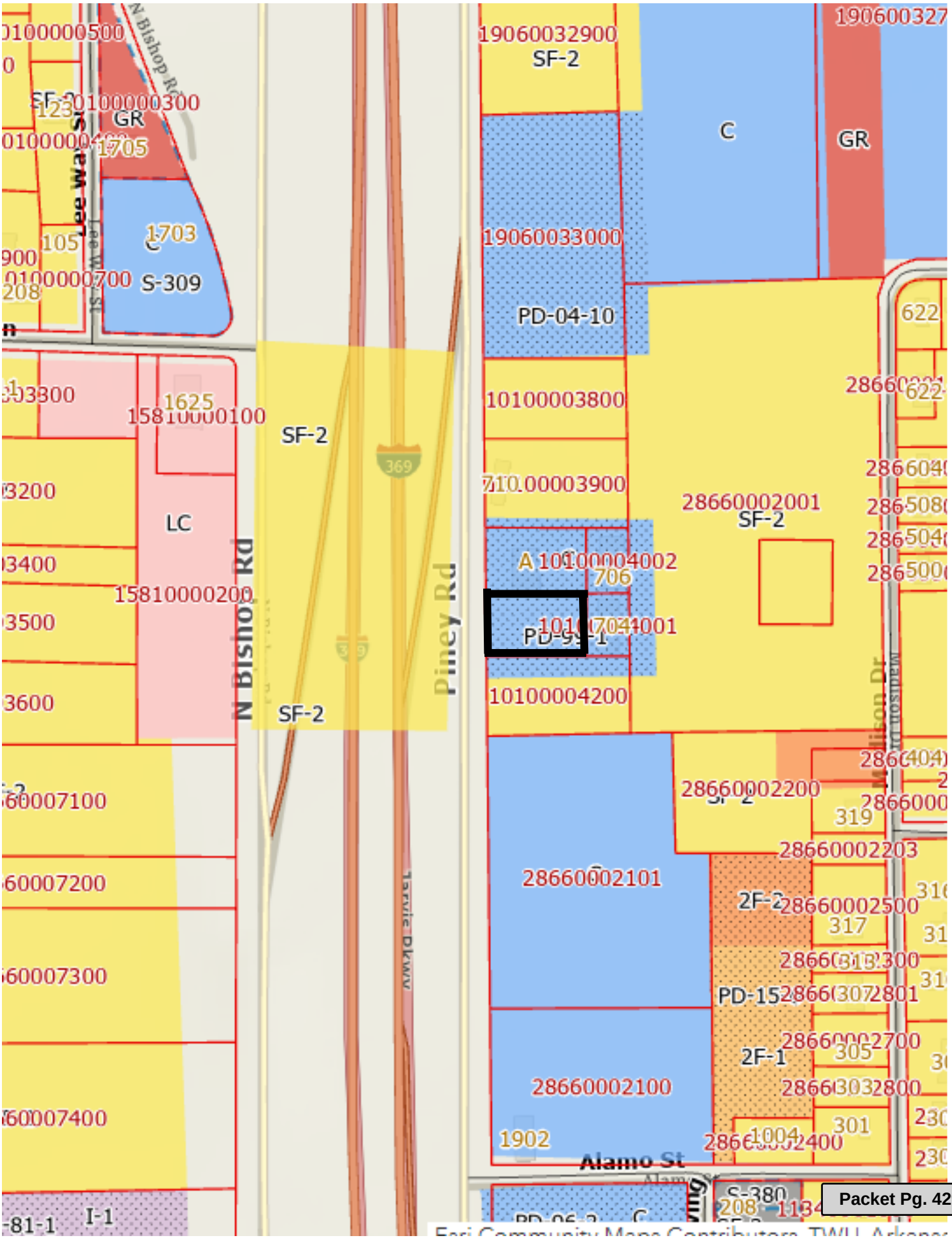
AUG 9, 2022 | DRAWN BY: RCK | CHECKED BY: JBR

Filename: N:\15131 - T and E Vinyl\DRAWINGS\15131 BASE.dwg

Attachment: 2022-112 EXH 'A' Site Plan (3812 : 2022-112 ORD Amendmemnt to PD-99-1(C) to allow metal bldg at 704 Piney Road)

Amendment to PD-99-1

704 Piney Road



Attachment: 2022-112 ATTH 01 (Maps) (3812 : 2022-112 ORD Amendmenmt to PD-99-1(C) to allow metal bldg at 704 Piney Road)

704 Piney Road

Attachment: 2022-112 ATTH 01 (Maps) (3812 : 2022-112 ORD Amendmenmt to PD-99-1(C) to allow metal bldg at 704 Piney Road)

704 Piney Road

Attachment: 2022-112 ATTH 01 (Maps) (3812 : 2022-112 ORD Amendmenmt to PD-99-1(C) to allow metal bldg at 704 Piney Road)

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:	

Resource Impact:	
Staff time required if item is approved:	No Additional
Other Potential Impacts:	

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: 2022-112 Goals & Perspectives (3812 : 2022-112 ORD Amendmenmt to PD-99-1(C) to allow metal bldg at 704 Piney Road)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/21/2022 11:49 AM

Lead Department: Public Works Department **Action Officer:** Dusty Henslee,

Subject: Resolution No. 2022-114 declaring certain City property acquired for construction of City roads along University Avenue as surplus or excess, and approving an agreement with Pruett Realty, LLC, for exchange of this City surplus property and purchase of property rented by the City located at 903 Elm Street.

Briefing: 10/10/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

City is entered into a lease agreement with Pruett Realty on April 28, 2021 for use of the property at 903 Elm Street (Texarkana Auto Auction). The City needed some extra room to store equipment and vehicles, and this property was no longer being used. Currently, this City is paying $1,200 per month plus taxes and insurance for a total of $1,756.04 per month ($21,072.48/year).

When entering this lease agreement, the Cities original intent was to purchase this facility from Pruett Realty. City had an appraisal value of the property done by Pam Bonds and the appraised value came back at $179,000 (ATTH01). An inspection was also done, and it was discovered the building needed approximately $29,875 worth of repairs for the overhead doors and plumbing. Total value of the building minus repairs is **$149,125(ATTH03).**

While in discussions with Pruett Realty, the subject of a land swap in equal value was discussed. Currently the City owns 6 vacant lots along Shilling Rd in the Shilling South Additions. The City acquired these properties years ago for right of way for the future widening of Shilling Rd. These lots were replatted this year and the needed right of way for this widening was dedicated which created 5 buildable lots for single family homes. According to Mike Brower at the appraisal district, these lots are worth approximately $30k to $35k per lot(ATTH02). Below is a list of the 5 buildable lots:

Lot 24, Block 2 – Replat Shilling South
Lot 30, Block 1 – Replat Shilling South
Lot 1, Block 1 – Replat Shilling South 2nd
Lot 1, Block 2 – Replat Shilling South 2nd
Lot 12, Block 2 - Replat Shilling South 2nd

Estimated value of the 5 City lots is **$150,000.**

Pruett Realty and City met to discuss land exchange of these 5 lots for the property at 903 Elm Street. Planned proposed use of the vacant lots would be for single family houses, and City plans to use property at 903 Elm as an extension of the Public Works Facility.

This land exchange would save City approximately $21k in rent each year, and if these vacant lots are development, then City could gain more property tax value.

Potential Options:

- Approve agreement for land exchange
- Not approve agreement for land exchange

Fiscal Implications:

Currently would save City $21k per year
Future, City could gain more property tax value if lots are developed

Staff Recommendation:

Staff Recommends Approval

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2022-114 RES Declaring surplus property and agreeing to land exchange (DOCX)
b. 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (PDF)
c. 2022-114 ATTH 01 Appraisal-903 Elm Street (PDF)
d. 2022-114 ATTH 02 Appraisal-CityLots (PDF)
e. 2022-114 ATTH 03 ValueComparison (PDF)
f. 2022-114 Goals & Perspectives (DOCX)

Staff Coordination

Public Works Department	Dusty Henslee	Department Head Review	Completed	09/14/2022 1:39 PM
Public Works Department	Amanda Freeland	Review	Completed	09/14/2022 2:35 PM
Finance Department	Kristin Peeples	Finance Review	Completed	09/14/2022 3:25 PM

City of Texarkana, Texas

City Manager 2:46 PM	David Orr	City Manager Review	Completed	09/22/2022
City Council 6:00 PM	Jennifer Evans	Meeting	Completed	09/26/2022

Meeting History

09/26/22 City Council MOVED FORWARD Next: 10/10/22

Dusty Henslee briefed this agenda item.

Attachment: 2022-114 RES Declaring surplus property and agreeing to land exchange (3801 : 2022-114 RES city property surplus & agreement)

RESOLUTION NO. 2022-114

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, DECLARING CERTAIN CITY REAL PROPERTY AS SURPLUS OR EXCESS PROPERTY; APPROVING AN AGREEMENT WITH PRUETT REALTY, LLC, FOR THE EXCHANGE AND PURCHASE OF REAL PROPERTY FOR CITY USE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Texarkana, Texas ("City") currently rents from Pruett Realty, LLC ("Pruett"), real property located at 903 Elm Street, Texarkana, Bowie County, Texas, to house offices and equipment (the "Pruett Property"); and

WHEREAS, the City owns certain real property along University Avenue in Texarkana, Bowie County, Texas, previously acquired for construction of City roads but no longer needed for such purpose (the "City Property"); and

WHEREAS, Pruett is willing to exchange the Pruett Property that is currently being rented by the City in exchange for the excess City Property, pursuant to the Agreement for Exchange and Purchase of Real Property attached to this Resolution as **Exhibit "A"** and incorporated herein by reference for all purposes; and

WHEREAS, the City is authorized to exchange the City Property pursuant to Chapter 272 of the Texas Local Government Code and the City Charter; and

WHEREAS, the exchange will place the City Property back on the tax rolls and will also result in a rental expense savings to the City in the amount of $21,072.48 annually.

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

SECTION 1: The City Council declares that the "City Property" --- the real property along University Avenue in Texarkana, Bowie County, Texas, previously acquired for construction of City roads but no longer needed for such purpose --- more specifically described in the attached **Exhibit "A"** -- is surplus or excess property no longer needed for City purposes.

SECTION 2: The City Council approves the Agreement for Exchange and Purchase of Real Property between City and Pruett, attached hereto as **Exhibit "A",** and authorizes the City Manager to execute the Agreement on behalf of the City and to take any other action necessary to effectuate the Agreement and its intent.

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 **10th day of October, 2022.**

ATTEST:

_____ _____

JENNIFER EVANS, CITY SECRETARY BOB BRUGGEMAN, MAYOR

AGREEMENT FOR EXCHANGE AND PURCHASE OF REAL PROPERTY

WHEREAS, **Pruett Realty, LLC** (hereinafter referred to as "**Pruett**" owns certain real property located at 903 Elm Street, Texarkana, Texas, more specifically set forth in Exhibit "A" attached hereto (the "**Pruett Property**"); and

WHEREAS, the **City of Texarkana, Bowie County, Texas** (hereinafter referred to as "**City**") owns certain real property along University Avenue, Texarkana, Texas, more specifically set forth Exhibit "B" attached hereto (the "**City Property**") that was acquired for construction of City roads; and

WHEREAS, the City has sufficient property to build the desired roads and the City Property is remaining real property determined not necessary for said roads; and

WHEREAS, the Pruett Property is real property that contains buildings which the City is currently leasing and storing City equipment on the Pruett Property; and

WHEREAS, City has authority pursuant to Chapter 272 of the Texas Local Gov't Code, and desires and finds it in the best interest of City to enter into an agreement for the exchange of the Pruett Property for the City Property so that the City can continue to use and extend its use of the Pruett Property, and reduce the expense by no longer paying rent for the use of the Pruett Property, and

WHEREAS, the Pruett Property has appraised for the value of $179,000 in an appraisal dated July 15, 2021 prepared by Pam Bonds, MAI, SRA, with The Appraisal Group; City has estimated repairs in the amount of $29,875.00 for a total adjusted value of $149,125; and

WHEREAS, the City Property containing five lots is valued at $150,000 pursuant to a valuation by the Chief Appraiser for the Bowie Central Appraisal District; and

WHEREAS, the City has been paying the sum of $1,756.04 per month, which exchange will result in an annual savings of $21,072.48; and

WHEREAS, such exchange will also result in the Shilling road property being placed back on the tax rolls; and

WHEREAS, such exchange has been approved by the City Council of City as being in the best interest of City and of equivalent or greater value to the City; and

WHEREAS, City and Pruett desire to enter into this Agreement for Exchange and Purchase of Real Property (the "Agreement") for the exchange; and

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

THEREFORE, it is hereby agreed between City and Pruett (collectively referred to herein as the "Parties") as follows:

ARTICLE I. THE PROPERTY AND CONSIDERATION.

The Parties agree to the exchanges, obligations, and valuations as set forth in this Agreement, and specifically set forth in the Exhibits attached and made a part hereof.

ARTICLE II. PREPARATION FOR CLOSING.

A. Title Commitment. On or before **twenty-one (21) days** after the Effective Date, each party agrees to deliver to the other party a commitment from **Twin City Title Company, 3310 Arista Blvd, Texarkana, Texas** (the "Title Company") to issue the owner's policy of title insurance required herein (the "Commitment"), for each property.

B. Survey. City will furnish any survey of the City Property in City's possession to Pruett within **fourteen (14) days** of the Effective Date. Pruett will furnish any survey of Pruett's Property in Pruett's possession to City within **fourteen (14) days** of the Effective Date. If any survey is required by the Title Company to close this transaction, the owner of that property shall be responsible for the cost of such survey, and the Closing date shall be extended for a period no longer than sixty (60) days to acquire a new survey.

C. Objections to Title and Survey. Each party may examine the respective Commitments and the Surveys for a period of **ten (10) days** following their respective receipts by that party. During those periods either party may notify the other party in writing of any objections to title. The non-objecting party will have a reasonable time, not to exceed **thirty (30) days** following the receipt of any written objections from the objecting party in which to cure same. If non-objecting party does not cure said objections to title, this Agreement will terminate, and will be null and void on the **thirty-first (31st) day** following the receipt by non-objecting party of said objections to title, unless prior to said time the objecting party agrees in writing to accept title subject to the matters previously objected to.

D. Permitted Exceptions. The following matters will constitute "Permitted Exceptions" to title; (i) all matters agreed to in writing by the affected party, and (ii) all matters (unless otherwise provided herein), which the Title Company recites as exceptions to title or which are shown on the Survey, if the affected party does not make timely written objection, as provided for above. Except as expressly provided for herein, the property is to be conveyed free and clear of all liens and encumbrances; and liens and encumbrances affecting the property will not constitute objections to title if released at or prior to closing, and will not become Permitted Exceptions as a result of the affected party's failure to make objection.

E. Maintenance of the Property. Each party will, until the date of closing, maintain the properties and any improvements thereon, in substantially the same condition as exists on the Effective Date, normal wear and use excepted.

F. Condemnation. If prior to the Closing Date, condemnation proceedings are commenced against any portion of either property, the conveying party has seven (7) days to notify acquiring party in writing. In such event acquiring party may either (i) terminate this Agreement within fourteen (14) days following receipt of written notice of the condemnation; or (ii) the acquiring party may close this Agreement, taking the property subject to such condemnation. Prior to closing the acquiring party may appear and defend in any condemnation proceedings, together with conveying party, as their interest may appear. Any condemnation award received prior to closing will become the property of the acquiring party. At the closing, the acquiring party will be assigned the conveying party's rights and interest which results in such condemnation. The conveying party will execute any instruments necessary to assign such rights and interest.

G. Termination of Agreement. In the event either party elects to terminate this Agreement as provided for in this Agreement, the terminating party shall so notify the other party in writing within the time period provided therefor, and in such event, this Agreement will be rendered null and void.

ARTICLE III. THE CLOSING.

A. The Closing. All funds, documents, and other items required herein will be delivered to the offices of the Title Company on or before five o'clock p.m., thirty (30) days after the Effective Date (the "closing date"); on or before such time, if all requirements to closing this transaction have been satisfied, the funds, documents, and other items required herein will be delivered to the respective Parties pursuant to the terms hereof (said delivery being known herein as the "Closing").

B. Closing Responsibilities. Each party shall deliver at Closing:

1. A duly executed and acknowledged special warranty deed conveying good and marketable title in fee simple to the respective properties, free and clear of any and all liens, except for liens expressly provided for herein, if any, and free and clear of any and all encumbrances and conditions, easements, assessments, reservations, and restrictions, except for Permitted Exceptions;

2. An Owner's Policy of Title Insurance (the "Title Policy") in the amount of the exchange value, dated as of closing, issued on the form prescribed by the Texas Insurance Commission, insuring fee simple title to the property to be good and indefeasible subject only to Permitted Exceptions, and the standard printed exceptions, contained on said form, provided that:

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

3. Possession of the respective property, together with all improvements thereon (including any keys in each party's possession.);

4. Evidence of its capacity and authority to close this transaction, and all other documents necessary for the closing.

C. Expenses. Each party shall pay their respective costs relating to their property of releasing existing loans, recording the releases, the Owner's title policy, one-half of any escrow fee, the expense of preparing the deed and any bill of sale, assignment, or any other instruments required to convey their Property interests conveyed herein, their attorney's fees, any survey, and any other expenses stipulated to be paid by the conveying party under the provisions of this Agreement.

D. Taxes. Taxes will be prorated to the date of closing. Provided, however, each party covenants to contribute and pay that party's proportionate share of taxes in excess of the amount prorated at the time of closing.

E. Commission. Pruett and City each represent to one another that no real estate broker or agent is entitled to any commission with respect to the sale herein contemplated herein.

ARTICLE IV. DEFAULT.

If either party fails to comply herewith, the non-defaulting party may enforce specific performance hereof, or seek such other relief as may be provided by law.

ARTICLE V. ATTORNEYS' FEE.

If either party, or any escrow agent is a prevailing party in any legal proceeding brought under or with relation to this Agreement or this transaction, such party is entitled to recover from the non-prevailing Parties all costs of such proceeding and reasonable attorney's fees. This paragraph shall survive the Closing.

ARTICLE VI. MISCELLANEOUS.

A. Time for Performance. If the date of closing or the final date for any notice or action required, permitted, or otherwise provided for by this Agreement fails on a weekend or a holiday for which the Title Company is closed for business, the date will be extended until five o'clock p.m. on the first business day thereafter.

B. Construction. The captions used in this Agreement are for convenience only, do not constitute a part of the Agreement, and will have no effect upon the construction or interpretation of any term, covenant, or condition herein.

C. Notices. Any notice to be given or information to be delivered to any party hereto in connection with this Agreement may be given by messenger or by certified or registered mail and will be deemed to have been given and received upon deposit of a certified or registered letter containing such notice, properly addressed, with postage prepaid in the United States mail or, if given by messenger, when delivered to and received by the Parties hereto at the following addresses:

Pruett: Pruett Realty, LLC
Attn: Cheney Pruett
5940 Summerhill Road
Texarkana, TX 75503
Phone: (903) 276-8176
Email: cheney.pruett@lendem.com

City: City of Texarkana, TX
Attn: David Orr, City Manager
220 Texas Blvd
Texarkana, TX 75501
Phone: (903) 798-3902
Email: david.orr@txkusa.org

Copy to: Atchley, Russell Law Firm
Jo Thomason
1730 Galleria Oaks
Texarkana, TX 75503
(903) 792-8246
Email: jthomason@arwhlaw.com

D. Survival. Any covenant or agreement herein which contemplates performance after the time of closing of this Agreement will not be deemed to be merged into or waived by the instruments of closing, but will expressly survive and be binding upon the Parties obligated thereby.

E. Effective Date. The Effective Date of this Agreement will be the date on which it is received by the Title Company (the "Effective Date").

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

F. Non-foreign Seller. Each conveying party hereby represents and warrants that it is not a foreign person, and agrees to provide at closing, if requested by acquiring party, a non-foreign affidavit, executed and duly acknowledge, stating under penalty of perjury that conveying party is not a foreign person, that if conveying party is a domestic corporation, it is not and has not been a United States real property holding corporation (as defined in Internal Revenue Code Section 987 (C)) at any time following June 18, 1980, or during the five-year period preceding the date of closing, and stating conveying party's United States Taxpayer Information Number.

G. Parties Bound. This Agreement shall be binding upon and inure to the benefit of Pruett and City, and their respective heirs, personal representatives, successors, and assigns.

H. Time is of the Essence. The obligations and undertakings of the Parties hereto shall be performed within the time specified therefor, and failure to perform within such time shall constitute an event of default on the part of the party who fails to perform.

I. Entire Agreement. This Agreement for Exchange of Real Property sets forth all agreements between City and Pruett relative to the Properties. All prior negotiations and agreements are merged herein, and no subsequent agreement relative to the subject matter hereof or modification of this Agreement for Exchange of Real Property will be binding unless reduced to a writing signed by the party to be bound.

This Agreement must be signed by all Parties and delivered to the Title Company on or before five o'clock p.m. on _____2022, if not so signed and delivered, this Agreement will be null and void and of no force or effect.

[Signature Page Follows]

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

Executed by City this _____ day of _____, 2022.

CITY OF TEXARKANA, TEXAS

By: _____
David Orr
Its: City Manager

Executed by Pruett this _____day of _____, 2022.

PRUETT REALTY, LLC

By: _____
William C. Pruett, Member

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

EXHIBIT "A"

Description of Pruett Property

Tract 1

T B MOORES A-398
PT
2017-11953 10/25/17
BLK/TRACT 5 6
2.22 ACRES

Tract 2

CITY/TRIGGS ADDN
2017-11953 10/25/17
BLK/TRACT 34
0.17 ACRES

Tract 3

CITY/TRIGGS ADDN
LOT 10
2017-11953 10/25/17
BLK/TRACT 35
0.16 ACRES

Tract 4

CITY/TRIGGS ADDN
LOT 9
2017-11953 M 10/25/17
BLK/TRACT 35
0.16 ACRES

EXHIBIT "B"

Description of City Property

Tract 1

SHILLING SOUTH
LOT 24 REPLAT
6002/81 3/3/11
BLK/TRACT 2
0.405 ACRES

Tract 2

SHILLING SOUTH
LOT 30 REPLAT
6002/81 3/3/11
BLK/TRACT 1
0.361 ACRES

Tract 3

SHILLING SOUTH 2ND
LOT 1 REPLAT
6002/81 3/3/11
BLK/TRACT 1
0.354 ACRES

Tract 4

SHILLING SOUTH 2ND
LOT 1 REPLAT
6002/81 3/3/11
BLK/TRACT 2
0.378 ACRES

Tract 5

SHILLING SOUTH 2ND
LOT 12 REPLAT
6002/81 3/3/11
BLK/TRACT 2
0.396 ACRES

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

EXHIBIT "C"

Valuations

The Parties agree that the valuations set forth are accurate and represent the fair market value of such contributions and obligations as of the effective date of this Agreement. The Parties agree that the consideration set forth in the Agreement are in the best interests of the Parties and the citizens of the City of Texarkana, Texas.

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus &

Cheney Pruett Properties

2022-114 EXH 'A'

9/8/2022, 8:47:29 AM

1:1,834

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Esri Community Maps Contributors, TWU, Arkansas GIS Office, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

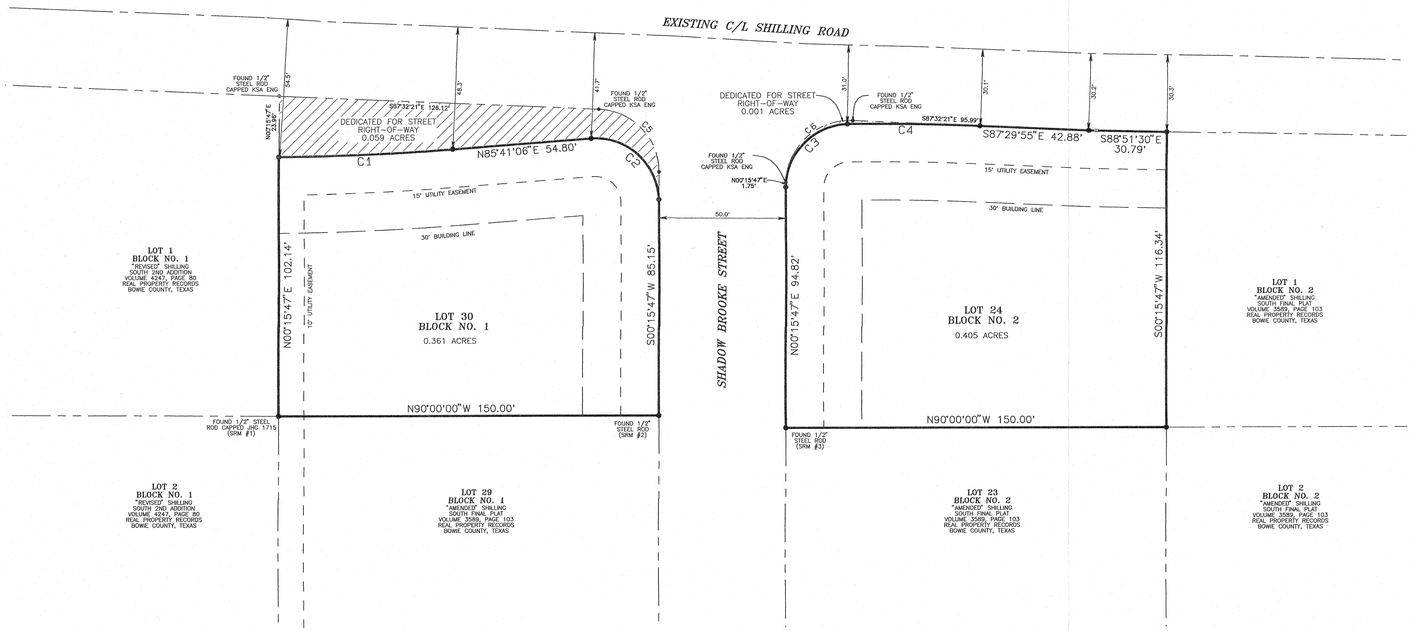
TWU Geograp

Disclaimer: Texarkana Water Utilities (TWU) maps are for display purposes only. TWU makes no guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided. TWU specifically disclaims a

2022-114 EXH 'A'

2022-00004070 PLAT Total Pages: 1

GRAPHIC SCALE 1"=30'
0 30



CERTIFICATE OF DEDICATION BY OWNER

We, City of Texarkana, Texas, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as the Replat of part of Blocks 1 and 2 "Amended" Silling South, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for drainage purposes.

David Orr – City Manager
City of Texarkana, Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared David Orr, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL this 30th day of March, 2022.

Notary Public State of Texas — Commission Expires: 12/08/2024

Ronnye Aubrey
Notary Public, State of Texas
Comm. Expires 12/08/2024
Notary ID 132829420

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat of part of Blocks 1 and 2 "Amended" Shilling South a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this the 7th day of February, 2022.

Chairman

Secretary

Planning Commission Approval Expires on June 9, 2099

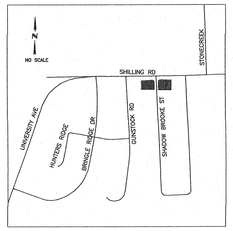
CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground December 29, 2021, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as the Replat of part of Blocks 1 and 2 "Amended" Shilling South Subdivison, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: February 16, 2022

STATE OF TEXAS — JEFFREY A. WOOD #6220 — LICENSED PROFESSIONAL LAND SURVEYOR

VICINITY MAP



SURVEYOR NOTE:

THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:

1) TO DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG THE NORTH SIDE OF LOT 30, BLOCK NO. 1, & LOT 24, BLOCK NO. 2 OF THE "AMENDED" SHILLING SOUTH FINAL PLAT.

2) THIS REPLAT IS NOT IN VIOLOATION OF RESTRICTIVE COVENANTS AFFECTING THE PROPERTIES.

NOTES:

ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE INDICATED.

BEARINGS ARE BASED ON THE PLAT OF "AMENDED" SHILLING SOUTH FINAL PLAT, ACCORDING TO THE PLAT RECORDED IN VOLUME 3589, PAGE 103 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480370D355E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

PROPERTY DESCRIPTION

ALL OF LOT NO. 30, BLOCK NO. 1 AND LOT NO. 24, BLOCK NO. 2 OF "AMENDED" SHILLING SOUTH FINAL PLAT, A SUBDIVISION OF A PART OF THE J. W. FORT HEADRIGHT SURVEY, ABSTRACT 218 BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3589, PAGE 103 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

LINE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
C1	68.49'	7°46'23"	1040.00'	N87°34'18"E	68.48'
C2	40.24'	92°13'43"	25.00'	S48°12'02"E	36.04'
C3	38.35'	87°53'07"	25.00'	N44°13'54"E	34.70'
C4	52.28'	7°07'13"	960.00'	S89°03'32"E	52.27'
C5	37.86'	86°45'54"	25.00'	S44°09'18"E	34.34'
C6	40.02'	91°43'01"	25.00'	N47°03'30"E	35.88'

Survey Reference Marker Table		
	Northing	Easting
SRM #1	7256820.2991	3312827.3681
SRM #2	7256820.2991	3312977.3697
SRM #3	7256815.4097	3313027.3478

THE STATE OF TEXAS
COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2022-00004070 PLAT
04/05/2022 11:46:32 AM Total Fees: $71.00

Tina Petty, County Clerk
Bowie County, Texas

REPLAT OF PART OF BLOCKS 1 AND 2 "AMENDED" SHILLING SOUTH

BEING A REPLAT OF LOT NO. 30, BLOCK NO. 1, AND LOT 24, BLOCK NO. 3 OF "AMENDED" SHILLING SOUTH FINAL PLAT

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
BLB	JW	212372	1/19/2022

MTG engineers & surveyors

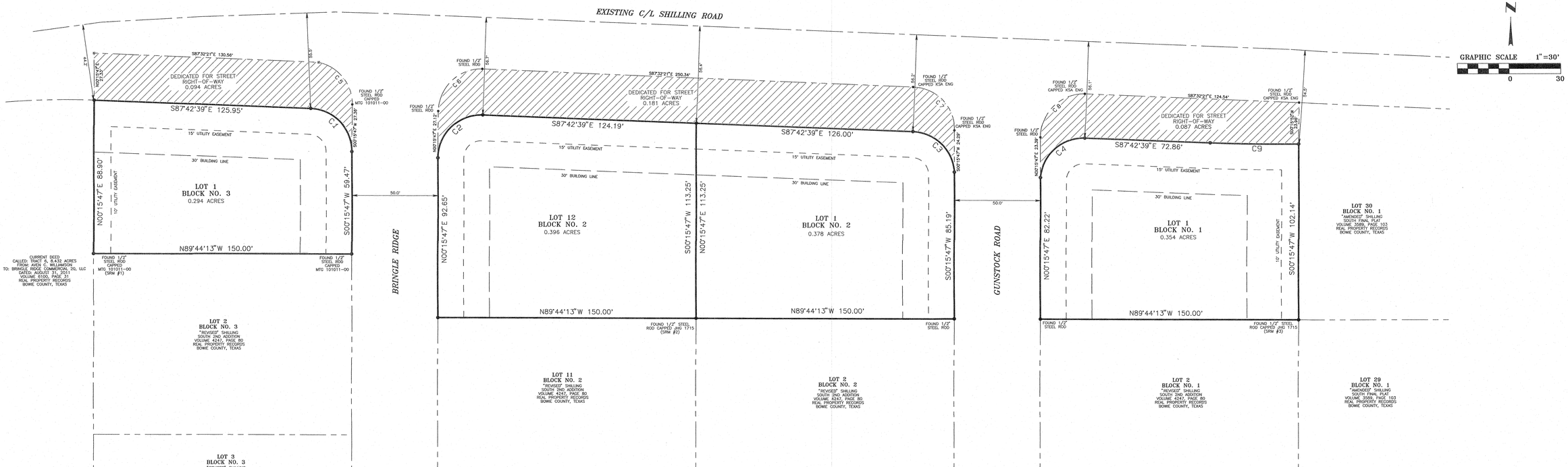
5930 SUMMERHILL RD.
TEXARKANA TEXAS 75503
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

© MTG 2022 TBPE NO. 354

File No. | Sheet No.

X:\2021 Projects\212372 City of Texarkana – Shilling Replat\212372 Shilling South Replat_PLAT.pro
Wed Feb 16, 2022 7:03AM

Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus & agreement)



PROPERTY DESCRIPTION

ALL OF LOT NO. 1, BLOCK NO. 1, LOTS 1 AND 12, BLOCK NO. 2, AND LOT 1, BLOCK NO. 3 OF "REVISED" SHILLING SOUTH 2ND ADDITION, A SUBDIVISION OF A PART OF THE J. W. FORT HEADRIGHT SURVEY, ABSTRACT 218 BOWIE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4247, PAGE 80 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

LINE	LENGTH	DELTA	RADIUS	CHD BEAR	CHORD
C1	38.39'	87°59'22"	25.00'	S43°44'40"E	34.73'
C2	40.16'	92°02'16"	25.00'	N48°18'13"E	35.98'
C3	37.01'	84°49'09"	25.00'	S45°18'09"E	33.72'
C4	38.21'	87°34'28"	25.00'	N48°30'07"E	34.60'
C5	33.78'	77°22'18"	25.00'	S38°29'21"E	31.29'
C6	39.42'	90°20'59"	25.00'	N48°29'09"E	35.46'
C7	38.74'	88°47'40"	25.00'	S43°35'21"E	34.98'
C8	40.10'	91°53'59"	25.00'	N45°35'25"E	35.94'
C9	51.38'	2°49'51"	1040.00'	S89°07'39"E	51.38'

Survey Reference Marker Table		
	Northing	Easting
SRM #1	7256880.2483	3312127.5447
SRM #2	7256821.9062	3312477.3723
SRM #3	7256820.2991	3312827.3681

2022-00004069 PLAT Total Pages: 1

THE STATE OF TEXAS

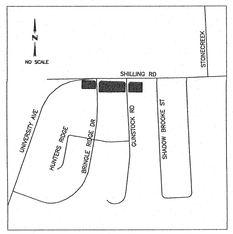
COUNTY OF BOWIE

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Bowie County, Texas.

2022-00004069 PLAT
04/05/2022 11:46:32 AM Total Fees: $71.00

Tina Petty, County Clerk
Bowie County, Texas

VICINITY MAP



CERTIFICATE OF DEDICATION BY OWNER

We, City of Texarkana, Texas, being the Owner of a tract of land as shown on the attached map or plat have caused the same to be surveyed, platted and subdivided as shown, and which subdivision shall hereafter be known as the Replat of part of Blocks 1, 2, and 3, "Revised" Shilling South 2nd Addition, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, and by these presents. We hereby dedicate to the public in fee simple, the streets and roads as shown on this plat, and by this instrument, We hereby dedicate the easements shown on this plat for utility purposes.

David Orr– City Manager
City of Texarkana, Texas

STATE OF TEXAS
COUNTY OF BOWIE

Before me, the undersigned authority in and for said County and State, on this day personally appeared David Orr, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL this 30th day of March, 2022.

Notary Public
State of Texas

Commission Expires: 12/08/2024

Ronnye Aubrey
Notary Public, State of Texas
Comm. Expires 12/08/2024
Notary ID 132829420

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

We, the undersigned, do hereby certify that the Replat of part of Blocks 1, 2, and 3, "Revised" Shilling South 2nd Addition Subdivison, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas, together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Commission of the City of Texarkana, Bowie County, Texas, for its approval, and that said plat, Owner's Certificate, and Surveyor's Certificate being found to conform to the requirements in all respects, are in all things approved on this the 7th day of February, 2022.

Chairman

Secretary

Planning Commission Approval
Expires on June 5, 2022

CERTIFICATE OF ENGINEER OR SURVEYOR

I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground December 29, 2021, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as the Replat of part of Blocks 1, 2, and 3, "Revised" Shilling South 2nd Addition Subdivison, a subdivision of a part of the J. W. Fort Headright Survey, Abstract 218, Bowie County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: February 16, 2022

STATE OF TEXAS
JEFFREY A. WOOD
#6220
PROFESSIONAL LAND SURVEYOR

SURVEYOR NOTE:

THE PURPOSE OF THE REPLAT IS TO MAKE THE FOLLOWING CHANGES:

1) TO DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG THE NORTH SIDE OF LOT 1, BLOCK NO. 1, LOTS 1 & 12, BLOCK NO. 2, & LOT 1, BLOCK NO. 3.

NOTES:

ALL MONUMENTS ARE SET 1/2" STEEL RODS CAPPED MTG 101011-00 UNLESS OTHERWISE INDICATED.

BEARINGS ARE BASED ON THE PLAT OF "REVISED" SHILLING SOUTH 2ND ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 4247, PAGE 80 OF THE REAL PROPERTY RECORDS OF BOWIE COUNTY, TEXAS.

THIS REPLAT IS NOT IN VIOLATION OF ANY RESTRICTIVE COVENANTS AFFECTING THE PROPERTIES.

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48037C0355E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD ZONE.

NOTE:
In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property. Easement research was not done for this property by the surveyor, nor was a current title policy provided prior to this survey.

REPLAT OF PART OF BLOCKS 1, 2, AND 3 "REVISED" SHILLING SOUTH 2ND ADDITION

BEING A REPLAT OF LOT NO. 1, BLOCK NO. 1, LOTS 1 & 12, BLOCK NO. 2, AND LOT 1, BLOCK NO. 3 OF "REVISED" SHILLING SOUTH 2ND ADDITION

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date
BLB	JW	212372	1/19/2022

File No. | Sheet No.

MTG engineers & surveyors
5930 SUMMERHILL RD.
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Attachment: 2022-114 EXH 'A' Agreement for exchange and purchase of real property-final (3801 : 2022-114 RES city property surplus & agreement)

APPRAISAL REPORT

OF

Office/shop/warehouse on large paved site
Located at
903 Elm Street
Along with vacant lots at 812-814 Elem Street
Texarkana, Texas 75501

"AS IS"

AS OF

July 15, 2021

PREPARED FOR

Mr. Dusty Henslee, P. E., CFM
Director of Public Works
City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas 75501

Prepared by

Pam Bonds, MAI, SRA
The Appraisal Group
3601 North Robison Road
Texarkana, Texas 75501

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

THE APPRAISAL GROUP

Real Estate Appraisals
3601 North Robison Road
Phone (903) 793-3211 Texarkana, TX 75501 Fax (903) 793-3307

July 29, 2021

Mr. Dusty Henslee, P. E., CFM
Director of Public Works
City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas 75501

Re: Appraisal Report, 903 Elm Street, along with two additional lots located across Elm Street, Texarkana, Bowie County, Texas 75501

Dear Mr. Henslee:

Pursuant to your request, I have prepared an appraisal for the above referenced property. The purpose of this appraisal is to estimate the market value of the subject property's fee simple interest for use in possible purchase/negotiation/internal decision making. The property is currently vacant. The owner purchased the property in 2017 along with a business and business owned properties. The owner has since constructed a new building/site for continuation of that business and has offered the property for sale – no actual listing or offer and acceptance or asking price was provided to me. This appraisal is intended for the use of the client only.

This appraisal analysis is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. This report is also intended to comply with Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA).

The attached report details the scope of the appraisal, level of reporting, definition of value, valuation methodology, and pertinent data researched and analyzed in the development of this appraisal.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. Your attention is directed to the Limiting Conditions and Assumptions of this report. Acceptance of this report constitutes an agreement with these conditions and assumptions.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Statements of fact are, to the best of my knowledge, correct, and compensation for making the appraisal is not contingent on the value conclusions reported herein. I have in the past completed appraisal assignments of similar properties and believe the competency provision to be fulfilled. I have included supporting data, reasoning, etc.

I have no knowledge of the presence of hazardous materials; however, this is not my field of expertise, and recommendation of the retention of an expert in this field is made.

The appraisal problem, as applied to the subject, is to determine the following stages of value:

1) Market Value, "AS IS" on the Appraisal Date - An opinion of the market value of the property in the condition observed upon inspection, and as it physically and legally exists, without hypothetical conditions, assumptions, or qualifications, as of the date the appraisal is prepared.

I have included a sketch of the approximate perimeter and office/kitchen plan of the structure, a sketch of the approximate site area at the improved site and a legal map for the two vacant lots located across the street from the improved site. No plans or surveys were provided.

I have attached the pertinent pages from the property inspection report and have assumed that the stated areas of concern are generally typical for age/type of property/construction. I have included a FEMA map at the subject location indicating that all of the subject site and vacant two lots are impacted by the FEMA flood zone, and have also included a wetlands map from the publicly available wetlands mapper, and have assumed that no unknown wetlands impact the utility of the subject property – no wetlands are indicated at the map available to me.

See the current market conditions statement under COVID-19 and within the body of the report. Additionally, I have researched the larger commercial real estate brokerages' expectations regarding the impact of the uncertainty and recession associated with COVID-19 shutdowns, restrictions, etc., and believe, from this research, that local industrial/office/warehouse type properties have been minimally impacted

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

The **"AS IS"** value estimate***, as of the effective date of the appraisal, July 15, 2021***, under all assumptions and limiting conditions of this appraisal, at the subject property located at 903 Elm Street [along with the two lots located across Elm Street from the improved site], Texarkana, Bowie County, Texas is:

MARKET VALUE CONCLUSION			
APPRAISAL PREMISE	**INTEREST APPRAISED**	**DATE OF VALUE**	**VALUE CONCLUSION**
"AS IS"	**Fee Simple Estate**	**July 15, 2021**	**$179,000.00**

I have interviewed several office/warehouse/production type market participants [brokers, leasing agents, etc.] and expect marketing time for such properties to remain within the typical 12 months marketing time.

BREAKDOWN:

	903 ELM/AS IS	2 LOTS/VACANT	TOTAL
RECONCILED VALUE ESTIMATE……	**$172,000.00**	**$7,000.00**	**$179,000.00**

Extraordinary Assumptions: I have assumed no environmental problems exist at this site – I have no reason to believe the site has environmental problems, but no reports were provided. I have assumed that the site size is approzimately as estimated and that all improvements are located within the boundaries of the site, since no survey was provided. Use of these extraordinary assumptions may impact the final value reported.

Respectfully submitted,

The Appraisal Group
3601 North Robison Road
Texarkana, Texas 75503

Pam Bonds, MAI, SRA
Member #12014
Arkansas Certification # CG 0336
Expires 06/30/2022
Texas Certification #TX 1320451-G
Expires 04/30/2023

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

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Executive Summary

Property Information:

Subject Property: Existing metal building office/warehouse/shop
Address: located at 903 Elm Street, Texarkana, Tx 75501
Along with two vacant lots across Elm Street
Tax ID: **03840020800, 03840020900, 16380002300**
Property Type: Office/shop – automotive
Owner of Record: Pruett Realty, LLC

Building Characteristics:

Gross Building Area: **4,952 SF**

	AREA	PERCENT
OFFICE	1,440	29%
SHOP	3,512	71%
TOTAL	4,952	100%

Site Characteristics:

Land Area: 96,703 SF/Improved site; 14,000 SF vac lots
Zoning Designation: C-Commercial zoning
Conforming: **Assumed to be conforming**

Highest and Best Use:

As if Vacant: **Commercial**
As Improved: **Commercial**

Valuation Information:

Property Interest Appraised: **Fee Simple**
Effective Date of Appraisal: **July 15, 2021**
Date of this Report: **July 29, 2021**
Exposure time: **12-24 months**
Marketing Period: **12 months**

Market Value Indications:

INDICATIONS - SITE	*AS IF VACANT*	*VACANT LOTS*	
SITE VALUE AS IF VACANT.....	$40,000.00	$7,000.00	
INDICATIONS AT IMPROVED SITE	***AS IS***	***VACANT LOTS***	***TOTAL***
COST APPROACH.....	NOT COMPLETED		
SALES COMPARISON.....	$172,000.00	$7,000.00	$179,000.00
INCOME APPROACH.....	NOT COMPLETED		
	903 ELM/AS IS	**2 LOTS/VACANT**	**TOTAL**
RECONCILED VALUE ESTIMATE.....	$172,000.00	$7,000.00	$179,000.00

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

COVID-19 Statement

Global outbreak and United States' declaration of a State of Emergency due to COVID-19, resulted in turmoil in financial markets. Direct and indirect effects, if any, of this event on the national, regional and local economy and the market in which the subject property is located remains unknown.

My valuation is based on the information available as of the date of valuation. Heightened uncertainty in many real estate sectors continues. Caution should be exercised when relying upon my valuation, due to this uncertainty.

Values and incomes may change more rapidly and significantly than during standard market conditions, and I recommend that you keep the valuation of this property under frequent review. I have interviewed local realtors and managers and I can find no support that this State of Emergency is expected to have a long-term negative impact upon local office/warehouse type properties such as the subject at the local level and have applied no adjustments as of the date of the appraisal.

At the addendum to this report, I have included copies of articles published online by CB Richard Ellis, a worldwide real estate experts, and by the National Association of Realtors regarding forecasts at the impact from COVID-19 and closures, reopening and extended impact. Both seem to lean toward a lesser impact at most industrial properties in the long term, and the local realtors have seen very little impact at industrial and office/warehouse type properties.

The development and now availability of various Covid-19 vaccines for most of the adult population is expected to further lessen the impact upon property types similar to the subject, but outbreaks continue and volatility in several sectors continue.

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Appraisal Specifics

Appraisal Purpose

The purpose of this appraisal is to estimate the **AS IS** market value of the fee simple interest in the subject property as of the effective date of the appraisal, July 15, 2021, the date that I personally inspected the property. The objective of this appraisal is to estimate the market value of the subject property in conformance with the guidelines and Standards of Professional Appraisal Practice of the Appraisal Foundation.

Intended Use

The intended use of this appraisal is exclusively for the herein named client, City of Texarkana, Texas for internal decision making purposes and/or possible negotiations.

Intended User(s)

This appraisal is intended for the use of the client only.

Market Value Definition

The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States, and the source is: (12 C.F.R Part 34.42(h); [55 FR 34696, Aug. 24, 1990, as amended at 57 FR 12202, Apr. 9, 1992; 59 FR 29499, June 7, 1994; 79 FR 28400, May 16, 2014; 83 FR 15035, Apr. 9, 2018; 84 FR 53597, Oct. 8, 2019])

"*Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby*:

(1) Buyer and seller are typically motivated;

(2) Both parties are well informed or well advised, and acting in what they consider their own best interests;

(3) A reasonable time is allowed for exposure in the open market;

(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

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Property Rights Appraised

Fee Simple Estate – This is the applicable property rights
The unencumbered fee simple estate, defined in (*The Dictionary of Real Estate Appraisal, Sixth Edition, 2015)* [published by The Appraisal Institute], page 90, as:

"absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power, and escheat"

No consideration was given to any liens, title defects, or other legal or financial encumbrances that may or may not exist, and the mineral interests, if any, have not been appraised, and have been considered only to the extent that they may affect the value of the fee interest. The property is appraised subject to existing easements for public roads, highways, public utilities, etc.

Leased Fee Interest – not applicable
The property rights known as the leased fee interest, are defined in (*The Dictionary of Real Estate Appraisal, Sixth Edition, 2015)* [The Appraisal Institute], page 128, as:

“The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.”

The leased fee interest was not considered applicable – the property is currently vacant and expected to become owner-occupied upon sale.

Five-Year Sale History

Deed records indicate current ownership in the name of Pruett Realty, LLC as recorded in Volume 2017, Page 11953, on October 25, 2017 in the deed records of Bowie County, Texas. Purchase price at that time was not stated; however, the purchase included additional equipment and business enterprise and FF&E.

Current Listing/Pending Contracts

No current listings or pending contracts were revealed to me.

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Date of the Appraisal and Date of the report

The effective date of the appraisal is the date I physically inspected the property, July 15, 2021. The date of the report is the date of preparation, July 29, 2021.

Exposure time

The Appraisal Standards Board of the Appraisal Foundation defines exposure time as:

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market.

Based upon an analysis of the sales data, and overall market area, it is my opinion that the appropriate exposure time is twelve to twenty-four months, assuming a reasonable price and competent marketing/management.

Reasonable Marketing Time

Reasonable marketing time is the time that it *might* take to sell a specific property interest during the period immediately after the effective date of the appraisal. This estimate may be based upon statistical information, information gathered through sales verification, discussions with active market participants, and anticipated events/changes in market conditions.

Based upon market data gathered for this report, and interviews with local realtors and property managers, a reasonable marketing time is expected to be approximately twelve months in similar owner-occupied office/shop/warehouse type properties in the local market.

Competency

I have experience in the appraisal of properties similar to the subject, and am deemed qualified by education, training and experience in the preparation of such reports, to comply with the Competency Provisions of USPAP.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Environmental

The subject property appears to have been an improved office/warehouse for more than 55 years. Actual age is unknown but estimated to be approximately 55 years.

I have no knowledge about underground storage tanks that may have ever occupied this property, nor any building materials contained within the structure that may contain environmental contaminants, but I was provided no environmental inspections. I am not qualified to detect the presence of environmental hazards, and am including this advisory that experts in the environmental field should be contacted for a definitive statement regarding the possibility of problems at this site. ***Therefore, I have assumed that there are no environmental issues impacting this site.*** **For purposes of this analysis, I have assumed that there are no environmental problems at this site, and have no reason to believe that any such conditions exist at this site.**

Identification of the Property

The subject improvements are a metal structure that is utilized as office space, with shop area, and a large paved storage lot.

The property is addressed as 903 Elm Street, Texarkana, Texas, 75501, along with two vacant lots addressed as 812 and 814 Elm Street, Texarkana, Texas.

No survey was provided, and I have estimated site sizes from the following legal descriptions at the most recent deed.

Legal Description:

812 Elm:
Lot Numbered NINE (9) in Block Numbered THIRTY-FIVE (35) of the Original City of Texarkana, Bowie County, Texas, also known as TRIGGS ADDITION.

814 Elm:
Lot Numbered TEN (10) in Block Numbered THIRTY-FIVE (35) of the Original City of Texarkana, Bowie County, Texas.

903 Elm:
All that certain tract or parcel of land located in the THOMAS B. MOORE HEADRIGHT SURVEY, Abst. No. 398, and being part of Blocks No. 5 and 6 of the subdivision of the said Thomas B. Moore Headright Survey, and more particularly described by metes and bounds as follows;

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BEGINNING at the Southeast corner of Block No. 6 and the Northeast corner of Block No. 5 of the subdivision of the Thomas B. Moore Headright Survey;
THENCE North 154 feet to a stake set in the West boundary line of Elm Street;
THENCE North 26° 40' West with the West boundary line of Elm Street, 309.5 feet to a stake set in the West boundary line of Elm Street and the South boundary line of Tenth Street;
THENCE South 63° 20' West with the South boundary line of Tenth Street, 324.4 feet to a stake;
THENCE South 28° 40' East, 761.3 feet to a stake;
THENCE North 63° 20' East, 102.1 feet to a stake set in the West boundary line of Ward Street;
THENCE North with the West boundary line of Ward Street, 357.6 feet to the POINT OF BEGINNING.
Being the same property conveyed by those certain Deeds executed by R.W. Burnett and wife, Dale Burnett, in favor of C.A. Lee, recorded in Volume 253, Page 178 and Volume 253, Page 180 of the Deed Records of Bowie County, Texas.

SAVE AND EXCEPT from the above described tract of land, the following:
BEGINNING at an iron pin for corner at the intersection of the South boundary line of Tenth Street and the West boundary line of Elm Street, the Northeast corner of said Lee land;
THENCE South 61° 20' West, 324.4 feet with the South boundary line of Tenth Street to an iron pin for corner, the Northwest corner of said Lee land;
THENCE South 28° 40' East, 236.12 feet to an iron pin for corner on the West boundary line of said Lee land;
THENCE North 61° 42' 33" East, passing at 26.41 feet the corner of a chain link fence and continuing 260.5 feet with said fence to a corner in said fence, and continuing a total distance of 324.41 feet to an iron pin for corner on the West boundary line of Elm Street;
THENCE North 28° 40' West, 238.25 feet with the West boundary line of Elm Street to the PLACE OF BEGINNING, containing 1.766 acres of land, more or less.

ALSO SAVE AND EXCEPT the following:
All that certain tract or parcel of land described as a portion of Lots 5 and 6 of the subdivision of the T.B. Moore Headright Survey, Bowie County, Texas, and being a portion of the same land described in a deed from Western Sports, Inc. to Texarkana Auto Auction, Inc. dated April 13, 1979, and recorded in Volume 648, Page 83, Deed Records, Bowie County, Texas, and being more particularly described by metes and bounds as follows:
COMMENCING at a point for corner at the Northeast corner of said Lot No. 6;
THENCE S 00° 20' 00" W, with the East line of said Lot No. 6, 248.62 feet to a point for corner in the North right-of-way line of 8th Street;
THENCE S 74° 22' 00" W, with said 8th Street right-of-way, 153.49 feet to a point for corner on the East right-of-way line of the K.C.S. Railroad and the POINT OF BEGINNING for the herein described tract;
THENCE N 26° 56' 30" W, with said Railroad right-of-way, 400.22 feet to a point for corner at the Southeast corner of a certain 1.776 acre tract of land conveyed to the City of Texarkana, Texas, by Western Sports, Inc.
THENCE 83° 18' 22" E, with the South line of said 1.776 acre tract, 28.69 feet to a point for corner at a fence corner;
THENCE S 26° 21' 19" E, with a fence line, 405.01 feet to a point for corner at a fence corner, said point being in the North right-of-way line of said 8th Street;

THENCE S 74° 22' 00" W, with said 8th Street right-of-way line, 24.93 feet to the POINT OF BEGINNING, containing 0.25 acre of land, more or less.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Appraisal Scope

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to determine the appropriate scope of work. USPAP defines the scope of work as:

> The amount and type of information researched and the analysis applied in an assignment. Scope of work includes, but is not limited to, the following:
>
> - the degree to which the property is inspected or identified;
> - the extent of research into physical or economic factors that could affect the property;
> - the extent of data research; and
> - the type and extent of analysis applied to arrive at opinions or conclusions.

SCOPE OF WORK

Property Identification and Inspection:	The subject has been identified and inspected by the appraiser(s) as follows: A complete interior and exterior inspection of the subject was made, and photographs were taken. I have included exterior dimensions, sketch of the approximate floor plan, and sketch of the approximate site dimensions of the site in use, from the legal description, etc., within the body of this report.
Analysis of Physical Factors:	All pertinent physical factors were analyzed.
Analysis of Economic Factors:	All pertinent economic factors were analyzed.
The Extent of Data Research:	The appraiser(s) maintain a current and comprehensive database of office/warehouse/shop type sales and listings for the Texarkana market area. In addition to market data developed in the course of previous appraisal work and retained in the appraiser(s) work files, other sources of information include: • Texarkana MLS, realtors • Lenders • Buyers, sellers, investors • Other appraisers • Miller County and Bowie County Deed Records Where warranted, market data has been confirmed by a party to the transaction, or other reliable source.

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The Type and Extent of Analysis:

Cost Approach: This approach is applicable, however, is considered less reliable when estimating the value at properties that are over 55 years in actual age, with depreciation considered to have an impact upon the property, and has not been completed in this analysis; however the contributory value of the site was estimated in the cost approach section. A separate grid has been included for the estimate of the two vacant tracts that are located across the street from the improved site.

Sales Comparison Approach: This approach is applicable, necessary and has been fully developed.

Income Approach: This approach is applicable, but not necessary in the development of a credible appraisal analysis of a property similar to the subject. The majority of similar properties are owner/occupied in Texarkana, and few leases and sales of similar properties are available for the development of the income approach. The income approach was not developed in this appraisal.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

1. This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise state in this report.

3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.

4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

6. All engineering is assumed to be correct. Any plot plans and illustrative materials in this report are included only to assist the reader in visualizing the property.

7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

8. It is assumed that there is full compliance with all applicable federal, state, and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.

9. It is assumed that all water, sewer facilities and utilities (whether existing or proposed) are or will be in good working order, are safe for use, and are or will be sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. Determining and reporting on such matters were not part of the scope of work for this assignment.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Limiting Conditions and Assumptions - continued

10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purpose only. No guarantee as to accuracy is expressed or implied.

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

13. Unless otherwise stated in this report, the past or current existence of hazardous materials or environmental contamination on, below or near the subject property was not observed or known by the appraiser. The appraiser, however, is NOT qualified to detect such substances or to make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value estimated is predicated on the assumption that there is no such material on, below, or affecting the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

16. The distribution, if any, of the total valuation in this report between land improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Limiting Conditions and Assumptions - continued

17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only the proper written qualifications and only in its entirety.

18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, new sales, or other media without prior written consent and approval of the appraiser.

19. Extraordinary Assumptions: I have assumed no environmental problems exist at this site – I have no reason to believe the site has environmental problems, but no reports were provided. I have assumed that the site size is approzimately as estimated and that all improvements are located within the boundaries of the site, since no survey was provided. Use of these extraordinary assumptions may impact the final value reported.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Area Analysis 2021

Texarkana Metropolitan Area

Analysis of a local economy often focuses on trends in population, employment and income; hence, the conditions and prospects of a local economy are relevant for most appraisal assignments. The value of real estate in a community or region is affected by the strength of demand for its use. The economic condition of the community is a fundamental determination of the value of residential real estate in the market and of the value of office buildings, industrial buildings, retail properties and other types of real estate that serve the resident population.

The Texarkana, TX-Texarkana, AR Metropolitan Statistical Area (MSA), as defined by the United States Office of Management and Budget, was originally a two-county region anchored by the twin cities of Texarkana, Texas and Texarkana, Arkansas, and encompassing the surrounding communities in Bowie County, Texas and Miller County, Arkansas, and was expanded in 2012 to include Little River County, Arkansas. The Texarkana, TX-AR Metro Area has a combined population of 151,675 (2018 estimate).

Texarkana Post Office at the junction of State Line (33°26' 14"N, 94° 4' 3"W). The city is located at the junction of Interstate 30 and US Highways 59, 67, 71, and 82 in extreme northeast Texas or extreme southwest Arkansas, along the Texas-Arkansas border. It was rumored to have been named for its location on the state line between Bowie County, Texas and Miller County, Arkansas, just a short distance from the Louisiana border, although, there is some debate about the actual origins of the name, which was in use before the naming of the city. A more detailed history can be found at The Handbook of Texas Online. Annual Average Temperature 64.9 degrees, (January 44.4 degrees; July 82.8 degrees). Annual Average Rainfall 45.3 inches. Annual Average Snowfall 1.6 inches. Prevailing Wind Direction is Southwest. Elevation is 390 feet. Humidity (noon average) is 71%.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS – continued

The topography is generally forest with hills, and includes clay, sandy and alluvial soils. The Red River travels along the northern boundaries of Miller and Bowie Counties, and the southern boundary of Little River County, in an east and west direction. There are 5 rivers and more than 100 lakes within a 50-mile radius. Millwood Lake is 22± miles north, and Lake Wright Patman is located 10± miles Southwest. Both provide water for the city.

LAND AREA	2021
City Limits	Square Miles
Texarkana, Ar	41.88 mi²
Texarkana, Tx	29.46 mi²
Counties	
Miller County, Ar	637 mi²
Bowie County, Tx	923 mi²
Little River, Ar	565 mi²

Source: Texarkana Chamber of Commerce

History

Texarkana was founded in 1873 on the junction of two railroads. The name is portmanteau of TEXas, ARKansas, and nearby LouisANA. The Texarkana metropolitan area was first defined in 1960. then known as the Texarkana, TX-Texarkana, AR Standard Metropolitan Statistical Area, it consisted of Bowie County, Texas and Miller County, Arkansas. State Line Avenue follows the Texas-Arkansas state line throughout much of Texarkana. The two "sides" of Texarkana are separated only from a political standpoint. Thousands of locals actually live in one state and work in the other.

Government

Texarkana, Arkansas City Government, has a Mayor/Board type government, and Miller County has a County Judge & Quorum Court. Texarkana, Texas City Government has a Mayor/Council type government and Bowie County has a County Judge & Commissioners Court.

Transportation

Highway projects to expand area highways and relieve strain on the Richmond Rd. and Summerhill Rd. exits, including continuous access roads, expanded bridges, and I-30/US 59 interchange have been completed. I-49 was extended from Shreveport to Texarkana, with a future extension planned to Kansas City in the US 71 corridor. I-30 is being widened to 6 lanes (3 each way) between Texarkana (State Line and ¼ mile west of Kings Highway) by Tex Dot.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS – continued

TRANSPORTATION

Railroads
- Union Pacific, Kansas City Southern and Amtrak
- More than 90 freight trains travel through Texarkana daily
- Amtrak service daily

Highways
- Interstate: I-30, I-49 complete to Louisiana and proposed I-69
- U.S. Highways: 59, 67, 71 and 82
- Texas State Highway: 93
- Arkansas State Highways: 296, 237, 245 and 196

Motor Freight
- Over 39 freight terminals
- Over 1 million tons of finished products shipped out annually
- Thousands of pounds of raw and consumer goods shipped in daily

Bus Service
- Greyhound Lines: Provides 38 connections daily
- Several local charter services available

Automobile Rental
- 7 local rental companies
- Over 325 rental vehicles located in Texarkana

Air
- Texarkana Regional Airport Runway: 6600 feet
- American Eagle and Continental Connection
- 4 daily round trip flights to Dallas/Ft. Worth International Airport
- And 4 non stop flights to Houston Intercontinental George Bush

Airport
- Fixed Based Operator: TAC Air
- Cargo Airlines: FedEx, United Parcel Service, Purolator Courier, Air Borne Express and Texarkana Air Freight

Water
- One day service via railway to the Port of Shreveport

Location and length of time goods in transit from Texarkana MSA

City	Miles	Days by Railcar	Days by Truck	Days by LTL
Atlanta	629	3	2	3
Chicago	771	2	2	3
Dallas	178	1	1	1
Houston	287	3	1	2
Kansas City	463	2	2	3
Los Angeles	1548	3	3	5
New Orleans	390	3	1	2
New York City	1363	4	3	5
St. Louis	486	2	1	2

Data from Texarkana Chamber of Commerce

- Texarkana Regional Airport Expansion Underway

The four-year construction process that will result in a new state-of-the-art air terminal at Texarkana Regional Airport began in October 2019 with the groundbreaking of a new taxiway adjacent to the main runway. While the taxiway construction will be completed this summer, there are three more one-year phases to the expansion project, which will be funded by a combination of local and FAA resources.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

ECONOMY AND BUSINESS OPPORTUNITIES

Spring 2021 – Texarkana Community Directory

The combined population of the twin cities is over 60,000 but includes a market of more than 149,000 people across the Texarkana TX-AR Metropolitan Statistical Area. Among these individuals is a dedicated and skilled workforce with a strong work ethic, resulting in successful operation and continued growth in several industries. Access to key market from the Midwest to the Gulf Coast, made convenient by proximity to several major interstates give Texarkana an edge in drawing opportunity.

HOUSING AND COST OF LIVING

Spring 2021 – Texarkana Community Directory

According to Kiplinger's magazine, Texarkana ranks number 17 in their top 25 cities in the United States to live. The twin cities have a cost-of-living percentage that is 13.4% lower than the national average. Median household incomes are about $45,000 and the unemployment rate as of December 2020, was 5.9% compared to the national average of 6.7%.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

SOURCE - TEXARKANA CHAMBER OF COMMERCE Spring 2021 – Texarkana Community Directory

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS – continued

Public Utilities Providers for Texarkana

Windstream Communication, CenterPoint Energy Arkla, Southwest Arkansas Electric Cooperative, AEP Southwestern Electric Power Company, CableOne, Texarkana Water Utilities, Bowie-Cass Electric Co-Op.

Population

The Texarkana metropolitan area has not experienced any major growth in population over the previous thirty years. The following charts show Texarkana MSA and county population growth.

Texarkana Market Overview 2021
Demographics Texarkana MSA Population

TEXARKANA MSA

DATE	Population	% Change	Total Change
2012	149,705	0.06%	83
2013	149,687	-0.01%	-18
2014	149,592	-0.06%	-95
2015	149,827	0.16%	235
2016	150,257	0.29%	430
2017	150,254	0.00%	-3
2018	150,242	-0.01%	-12
2019	148,761	-0.39%	-586
2020	148,175	-0.40%	-586
2021	147,589	-0.40%	-586

Source: U.S. Census Bureau

County Population Growth

BOWIE COUNTY

DATE	Population	% Change	Total Change
2012	93,129	0.22%	207
2013	93,487	0.38%	358
2014	93,502	0.02%	15
2015	93,494	-0.01%	-8
2016	93,994	0.54%	500
2017	93,977	-0.02%	-17
2018	94,324	0.37%	347
2019	93,245	-0.48%	-443
2020	92,802	-0.48%	-443
2021	92,359	-0.47%	-443

MILLER COUNTY

DATE	Population	% Change	Total Change
2012	43,660	-0.22%	-97
2013	43,461	-0.46%	-199
2014	43,566	0.24%	105
2015	43,912	0.79%	346
2016	43,842	-0.16%	-70
2017	43,884	0.10%	42
2018	43,592	-0.67%	-292
2019	43,257	-0.50%	-335
2020	43,462	0.10%	205

Source: U.S. Census Bureau

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Economic Factors

Although the economy is generally agricultural, Texarkana also provides many jobs in manufacturing and distribution industries. The excellent natural resources of water, materials, and people lend support to continuous growth.

Texarkana is the regional medical center for a population of more than 400,000 within a 60-mile radius. Over 675 beds are staffed with more than 3,150 health care professionals in order to serve the medical needs of the region at Wadley and CHRISTUS St. Michael hospitals. Other medical facilities include two rehabilitation hospitals with 140 beds. Special needs of the elderly are filled by 10 full-care nursing homes, and 9 retirement and assisted living facilities.

Overall, the city of Texarkana presents a relatively stable environment and an attractive location in which to live and work. The city has historically exhibited gradual, moderate growth in population as well as economically. The city remains capable of continued expansion. The metropolitan area of Texarkana includes Bowie County, Texas, and Little River and Miller Counties, Arkansas. Texarkana is the central city located on the Texas-Arkansas state line, approximately 28 miles south of Oklahoma and 33 miles north of Louisiana. Texarkana is an excellent transportation center for an area that also includes portions of Oklahoma and Louisiana.

The economy has a strong agricultural base, as well as diversified manufacturing, distribution and service industries. Counties that surround the City of Texarkana have a commuting distance as far as a 35-mile radius. The following table lists the current employment data for the past few months through December 2020.

Texarkana, TX-Texarkana, AR

Texarkana, TX-AR

Data Series	Back Data	July 2020	Aug 2020	Sept 2020	Oct 2020	Nov 2020	Dec 2020
Labor Force Data							
Civilian Labor Force(1)		64.2	65.9	66.0	65.5	65.4	(P) 65.
Employment(1)		59.3	61.5	61.3	61.5	60.9	(P) 62.
Unemployment(1)		4.9	4.4	4.8	3.9	4.5	(P) 3.
Unemployment Rate(2)		7.6	6.7	7.2	6.0	6.9	(P) 5.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS – continued

TEXARKANA SCHOOLS

TEXARKANA, TEXAS PUBLIC SCHOOLS			
NAME	GRADES	STUDENTS	P/T RATIO
Liberty Eylau HIGH	09 thru 12	689	11.1
TEXAS HIGH	09 thru 12	1808	13.1
Pleasant Grove High	09 thru 12	671	12.1
Options Alternative	09 thru 12	64	12.1
Liberty Eylau Middle	06 thru 08	738	14.1
Texas Middle	06 thru 08	1454	14.1
Pleasant Grove Middle	06 thru 08	473	13.1
Redlick Middle	05 thru 08	215	14.1
Wake Village Elementary	PK thru 05	639	15.1
Liberty Eylau C K Bender	01 thru 04	662	14.1
Theron Jones Early Literacy	PK thru 02	401	14.1
Westlawn Elementary	03 thru 05	347	11.1
Liberty Eylau Primary	KG thru 01	471	15.1
Paul Laurence Dunbar Early	PK thru PK	306	20.1
Leary Elementary	PK thru 08	103	10.1
Nash Elementary	PK thru 05	691	17.1
Pleasant Grove Elementary	PK thru 02	505	22.1
Pleasant Grove Intermediate	03 thru 05	479	16.1
Martha & Josh Morris Math	KG thru 05	407	19.1
Spring Lake Park Elementary	PK thru 05	374	16.1
Highland Park Elementary	PK thru 05	368	14.1
Redlick Elementary	KG thru 04	296	15.1
Waggoner Creek Elementary	KG thru 05	293	14.1
Liberty Eylau Pre K	PK - PK	417	15.1
Alternative School	05 thru 12	34	4.2
PRIVATE SCHOOLS			
TEXARKANA SDA SCHOOL	01 thru 10	6	6
BETHEL SDA SCHOOL	01 thru 07	5	5
St. James Day School	PK thru 06	205	7
Liberty Eylau Christian	PK thru 03	71	6.8
COLLEGES			
Texarkana Community College		4061	
TEXAS A & M - Texarkana		2067	

TEXARKANA, ARKANSAS PUBLIC SCHOOLS			
NAME	GRADES	STUDENTS	P/T RATIO
Arkansas High	09 thru 12	1009	14.1
College Hill Middle	05 thru 06	674	14.1
North Heights Intermediate	07 thru 08	549	13.1
College Hill Elementary	PK thru 04	523	15.1
Edward D. Trice Elementary	KG thru 04	558	17.1
Fairview Elementary	PK thru 04	296	16.1
Union Elementary	PK thru 04	280	22.1
Vera Kilpatrick Elementary	PK thru 04	432	13.1
Washington Academy	07 thru 12	99	10.1

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

SOURCE: Texarkana Chamber Spring 2021 – Texarkana Community Directory

TEXARKANA HIGHER EDUCATION

Texarkana College

According to data reported in 2018 by the Texas Higher Education Coordinating Board, Texarkana College is the state's top performing community college for student completion and graduation rates.

Enrollment—4,061
Programs Available—33
In-state Tuition per Year—$2,960
Out-of-state Tuition per Year—$4,040
Largest nurse training program in the region

ILLUSTRATED PHOTO

Texarkana College is committed to advancing their community through attainable higher education and lifelong learning. Setting Texarkana College apart locally, they offer courses that include traditional academic fields of study along with specialized work-ready skills training programs such as welding, diesel mechanics, culinary, cosmetology and many others. Education that is top rate, affordable and accessible makes Texarkana College a highly valued asset to the twin cities.

Texas A&M University-Texarkana

Recently finished $40 million dollar construction projects to enhance this beautiful lake front campus.

Enrollment—1,723
Degree Programs Available—34
In-state Tuition per Year—$7,764
Out-of-state Tuition per Year—$20,273
Sports Teams—Baseball, Softball, Men's and Women's Basketball, Tennis and Soccer

ILLUSTRATED PHOTO

Set in the beautiful forest and lake-filled corner of Northeast Texas, A&M-Texarkana is a university where you can get a first-rate education in a nurturing, student-oriented environment. They offer a wide array of degree programs, small classes and an outstanding faculty and staff who take great pride in our close-knit academic community and seeing our students succeed.

University of Arkansas Community College at Hope-Texarkana

The Secondary Career Center provides area high school juniors and seniors with the unique opportunity to earn college credit while still in high school at no charge.

Enrollment –1,531
Programs Available—15
In-state Tuition per Year—$3,250
Out-of-state Tuition per Year—$4,300
Many privately funded scholarships available

PHOTO BY MATT CORNELIUS

The University of Arkansas Hope-Texarkana envisions itself as a twenty-first-century model community college. To make their vision a reality, UAHT reaches beyond traditional boundaries so students can overcome obstacles, achieve dreams and reach their full potential. Their goal is to empower a network of diverse and committed individuals to work creatively and collaboratively toward shared principles and the common goals. They endeavor to create learning environments that are nurturing, accepting, personalized and student focused. Their vow to the community is to try to always be attentive to their mission, cohesive in their approach and responsive to changing needs.

University of Arkansas for Medical Sciences

In 1993, the University of Arkansas for Medical Sciences established a Family Medicine Residency Program in Texarkana. This UAMS Regional Campus accepts eight new residents into its three-year program each summer. Residents are recent medical school graduates from UAMS College of Medicine and other accredited medical schools, who wish to become board certified in family medicine from the American Academy of Family Practice. As part of their residency training, UAMS Family Medicine Residents see patients in the UAMS Family Medical Center—Texarkana. This clinic also serves as a clinical site for UAMS students enrolled in the UAMS College of Medicine, UAMS College of Public Health, UAMS College of Pharmacy, and UAMS College of Nursing.

Spring 2021 – Texarkana Community Directory

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SOURCE: Texarkana Chamber Spring 2021 – Texarkana Community Directory

TEXARKANA HOSPITALS

Wadley Regional Medical Center- A Steward Family Hospital

# of Beds: 385

PHOTO BY MATT CORNELIUS

Wadley Regional Medical Center is an acute care hospital that has served the Texarkana community since 1900. Wadley provides service to the people in a 16-county region in Texas, Arkansas and Oklahoma. They offer a full range of health care services including cardiovascular, neuroscience, orthopedics, senior care, women's services, obstetrics, neonatal intensive care, diagnostic and imaging services, wound care, breast health, 24-hour emergency care, critical care, intensive care, and rehab services.

Bringing technology and services to the community is a long-time tradition of Wadley. As the first hospital in Texarkana to achieve certification by The Joint Commission in 2008 as a Primary Stroke Center and designated by the State of Texas as Primary Stroke Center in 2009, Wadley is considered the area leader in stroke care. Wadley has the only mobile unit, the Wadley Scan, to provide non-invasive, cost-effective tests to determine risks for having a stroke or heart attack. Minimally invasive surgery was also brought to the community in 2009 by Wadley through the introduction of robotic surgery with the da Vinci SI surgical system.

Wadley's team of dedicated employees commit themselves not only to providing first class quality patient care but also to improving the overall quality of life in the communities served by giving back and getting involved.

Christus St. Michael Hospital

# of beds: 275

PHOTO BY MATT CORNELIUS

CHRISTUS St. Michael Health System, recognized as a High Performing Hospital by U.S. News & World Report for 2020-2021 and one of the nation's 50 Top Cardiovascular Hospitals in the Nation by Fortune and IBM® Watson Health®, is nestled within over 128 acres of oak, pine and dogwood trees along Interstate 30 in Texarkana, Texas.

Established in 1916 by the Sisters of Charity of the Incarnate Word as the Michael Meagher Memorial Hospital, CHRISTUS St. Michael continues to focus on their founding mission to "Extend the healing ministry of Jesus Christ." Our health care ministry provides patient-centered quality care through the Center for Joint Replacement, our designated Primary Stroke Center, the region's only Level III NICU (Neonatal Intensive Care unit), the region's only comprehensive cancer treatment center, as well as day surgery, vascular surgery, neurosurgery, cardiac/pulmonary rehabilitation, diagnostic radiology, therapeutic and wellness programs. CHRISTUS St. Michael is a recognized regional leader for cancer care, heart care, surgery, heart surgery and cancer care. CHRISTUS St. Michael offers the region's only Hybrid Operating Room, the region's only Electrophysiology (EP) Lab, and the region's only TrueBeam Linear Accelerator. CHRISTUS St. Michael is nationally recognized as a Magnet® hospital for excellence in nursing and holds the American College of Cardiology Accreditation as a Chest Pain Center with Primary PCI.

Encompass Health Rehabilitation Hospital of Texarkana

# of beds: 60

SUBMITTED PHOTO

Encompass Health Rehabilitation Hospital changed its name from HealthSouth in 2018. The name changed, but the care remains the same. Encompass Health Rehabilitation Hospital maintains a team of highly trained therapist, and nurses with extensive experience in the most up-to-date advanced therapeutic methods. As well, Encompass offers innovative technologies in the rehabilitation field.

Encompass Health is the largest inpatient rehab provider in the nation with over 130 hospitals nationwide. The Texarkana location is a 60-bed hospital serving the local and outlying communities. They take pride in disease specific programs that include stroke, amputation, hip fracture and cardiac, designated by The Joint Commission with the gold seal of approval for outcomes that surpass the national average benchmark.

Encompass Health provides professional physical, occupational and speech therapy, in addition to transition care for patients being transferred from acute care facilities and those needing to regain former levels of function after debilitating illness.

At Encompass Health Rehabilitation Hospital of Texarkana, you will receive the help you need to navigate those options, placing

Spring 2021 – Texarkana Community Directory

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

SOURCE: Texarkana Chamber Spring 2021 – Texarkana Community Directory

TEXARKANA HOSPITALS

your needs and goals first to ensure you receive better care for superior outcomes. This includes applying intense therapies, expert knowledge, and innovative solutions within the scope of our services, raising the bar for excellence as a healthcare leader.

Post-Acute Medical Specialty Hospital of Texarkana

# of Beds: 30

SUBMITTED PHOTO

When you or a loved one is hospitalized and too medically fragile to be discharged home, a skilled nursing facility or to a rehabilitation hospital, the choices are few. One option many are unaware of is long term acute care (LTAC). Post-Acute Specialty Hospital of Texarkana is the sole LTAC facility serving the Ark-La-Tex in a 70-mile radius. This Joint Commission certified hospital specializes in complex medical management and therapeutic care, 24 hours a day, 7 days a week, with daily assessment of patients by a physician.

PAM Specialty Hospital of Texarkana's commitment to the community is providing high-quality patient care and outstanding customer service, coupled with highly trained staff, to be the most trusted sources of post-acute services in the community. Some accelerated care programs offered include complex respiratory care, advanced wound care, post-surgical care, cardiac management, chronic disease management and readmission prevention.

Hospice of Texarkana Care Center

# of beds: 12

SUBMITTED PHOTO

Hospice of Texarkana, Inc. is the only non-profit hospice facility in the Texarkana area. Serving the region for the last 36 years with the most experienced end-of-life care. Hospice of Texarkana has supported thousands of patients and families with nursing care, medical equipment, medications, counseling, volunteers, grief support and chaplains.

While most hospice care is provided in private homes and long-term care facilities, there are times when hospice patients need short-term medical care for symptom management or respite care. Hospice of Texarkana Care Center, a state-of-the-art inpatient facility, was erected in 2016. Hospice of Texarkana, the only inpatient care center within a 75-mile radius, can provide a seamless transition to inpatient care without lengthy waiting room times.

The nonprofit agency was founded by the community and for the community in 1985 with a grant from the Junior League of Texarkana. The mission-driven, compassionate staff serves anyone needing care within the Texarkana, USA region. The agency is a 2020 Hospice Honors recipient, is accredited with the Community Health Accreditation Program and offers the prestigious We Honor Veterans program in partnership with the National Hospice and Palliative Care Organization.

Texarkana Emergency Center and Hospital

# of Beds: 4

PHOTO BY MATT CORNELIUS

Texarkana Emergency Center and Hospital is a distinct medical facility providing fast, efficient, comprehensive medical care to the Texarkana area. The creation of Texarkana Emergency Center and Hospital was an innovative and much needed resource for emergency room trained doctors, nurses and technologist that are available 24 hours a day, 7 days a week.

Texarkana Emergency Center provides quality clinical care through diagnosis and treatment of a wide range of ailments and injuries, including sprained and broken bones, viral infections as well as more serious, life-threatening conditions. Imaging and laboratory services with the most advanced equipment are available, and a team of highly trained laboratory and radiology technicians are there to give same day results. With wait times under ten minutes, Texarkana Emergency Center and Hospital is the preferred choice for trauma and injury care, cardiac monitoring, on-site pharmacy and more.

The physicians of Texarkana Emergency Center and Hospital are all board certified and are among the most achieved and skilled in the region. They are a highly trained team, committed to providing compassionate, expert emergency care to every patient.

Spring 2021 – Texarkana Community Directory

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SOURCE: Texarkana Chamber Spring 2021 – Texarkana Community Directory

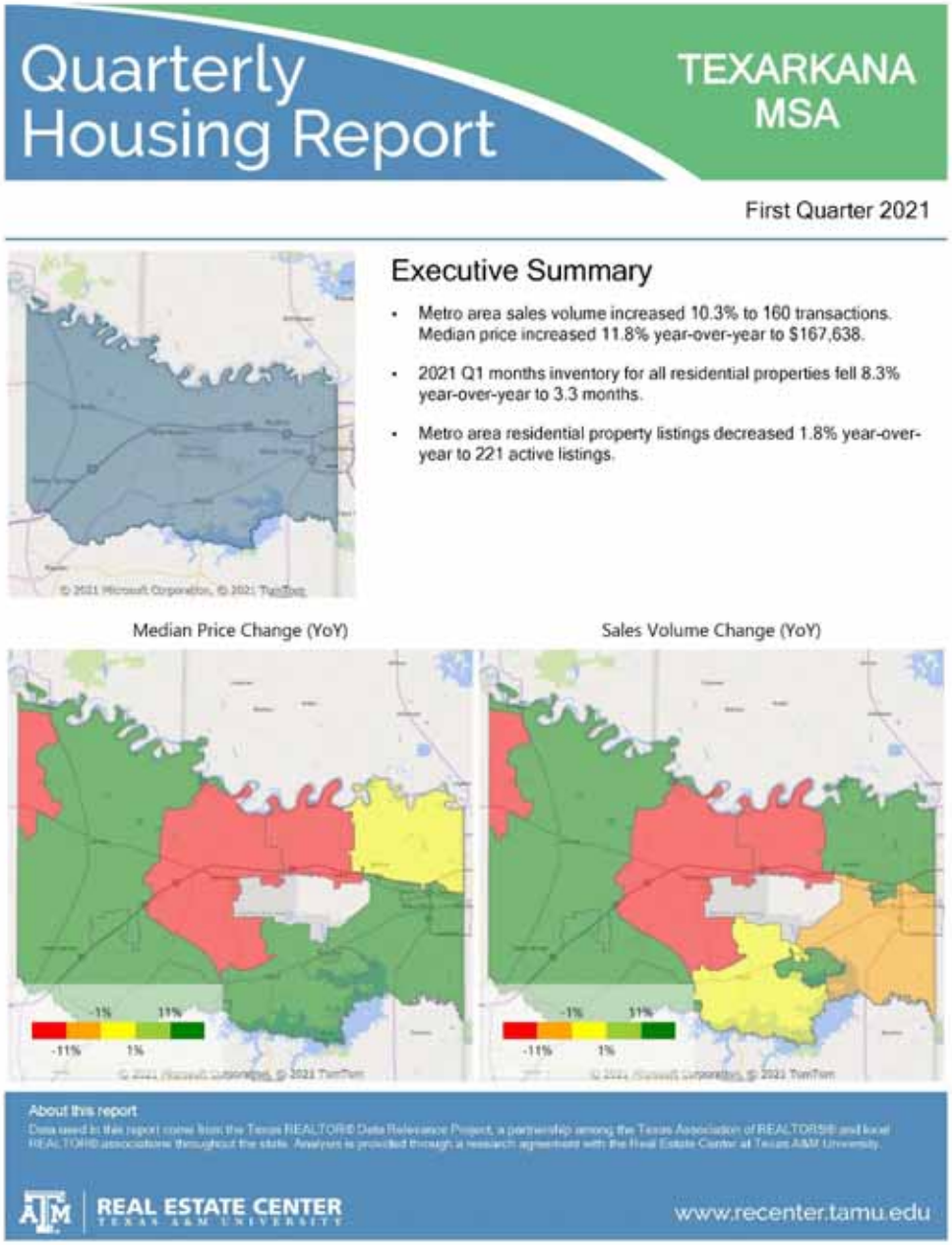
MAJOR EMPLOYERS IN THE TEXARKANA REGION		
Company	**Primary / Local function**	**Employees**
Red River Army Depot & Tenants	Manufacturer/ Processors	3887
CHRISTUS St. Michael Health System	General Medical Hospital	2400
Cooper Tire & Rubber	Manufacturer of Passenger Tires	1744
Southern Refrigerated Transport	Refrigerated Trucking	1235
Texarkana, TX Ind. School District	Primary & Secondary Education	1200
Graphic Packaging	Paper Production	840
Domtar, Inc.	Fine Finished Papers	700
Harte-Hanks	Call Center	695
Wadley Regional Medical	General Medical Hospital	672
URS-Texarkana	Maintenance/Equipment	645
DLA Distribution-Red River Army Depot	Distribution of Supplies & Equipment	623
Texarkana, AR School District	Primary & Secondary Education	552
The Arnold Company	Fuel Wholesale	540
Collom & Carney Clinic	General Medical Services	493
Wholesale Electric	Distributor	490
Ledwell & Sons Enterprises	Manufacture of Truck Bodies	482
Texas A&M University Texarkana	Post-Secondary Education	473
Liberty Eylau Ind. School District	Primary & Secondary Education	403
Wal-Mart Department Stores	Retail Store	400
City of Texarkana, Texas	General Government	360
Sterno Products	Canned Heat -- Sterno Brand	348 Full Time/52 temp
Texarkana College	Post-Secondary Education	349
Pleasant Grove Ind. School District	Primary & Secondary Education	275
E-Z Mart Stores, Ince	Retail Store	275
Mayo Manufacturing	Upholstered Furniture	265
McDonald's	Restaurant	255
AEP/SWEPCO	Electric Power Company	250
Texarkana, Arkansas – City	General Government	236
Smith-Blair, Inc.	Large Valves and Couplings	200
LifeNet, Inc.	Medical Transportation	195
Lowe's Home Center, Inc.	Retail Store	166
Day And Zimmermann, Inc.	Small Arms Ammunition	165
Genoa Central School District	Primary & Secondary Education	160
BWI Company, Inc.	Wholesale Distribution	150
JCM Industries	Manufacture of Pipeline Fittings	144
The Home Depot	Retail Store	130
Burger King	Restaurant	125
Texarkana Gazette	Newspapers	125
Target	Retail Store	120
Albertson's State Line	Grocery Store	102
Capital One Bank	Banking/ Financial Services	100
JC Penney	Department Stores	100
Texar Federal Credit Union (Richmond)	Banking/ Financial Services	100
HUMCO Holding Group, Inc.	Manufacturers/ Processors	99
Reliance Mechanical Contractors	Contractors	95
Dillards	Department Stores	95
Flowers Bakery of Texarkana	Manufacturers/ Processors	87
Four States Fairgrounds	Entertainment	10 Full Time/50 event staff

C04121

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Real Estate Markets – Texarkana – Information from Texas A & M Real Estate Center

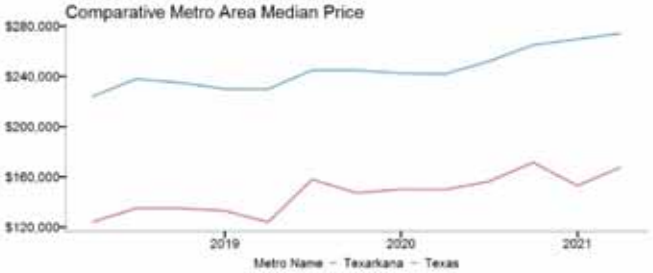
Quarterly housing report – 1st Quarter, 2021



Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS – continued

Key Market Metrics



Median price in the Texarkana metro increased by approximately 11.8% year-over-year, from $150,000 to $167,638. Metro area price lagged behind the statewide median price of $274,300 by $106,663.

2021 Q1 total sales volume increased by approximately 10.3% year-over-year, from 145 to 160. Sales of homes between $150k and $200k rose from 26 to 35, while homes between $100k and $150k rose from 24 to 28, and homes between $200k and $250k rose from 12 to 27.

Metro area months inventory decreased year-over-year from 3.6 to 3.31 months. Homes between $150k and $200k rose year-over-year, from 2.4 to 2.72 months, while homes between $100k and $150k fell year-over-year, from 2.65 to 2.33 months and homes between $200k and $250k fell year-over-year, from 4.71 to 2.56 months.

Average days to sell throughout the metro area fell from 129 to 107 days, a decrease of 17.1% year-over-year. Average days to sell for homes between $150k and $200k decreased by approximately 2.8% year-over-year, from 109 to 106 days.

Housing Metrics by County

Bowie County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
$0 < $70k	14	-68%	9%	$45,200	4%	$40.04	24%	34	4.1	1,250	1960
$70k < $100k	20	18%	13%	$85,000	0%	$66.27	20%	19	2.4	1,330	1968
$100k < $150k	28	17%	19%	$125,000	4%	$73.06	-6%	31	2.3	1,711	1980
$150k < $200k	35	35%	23%	$167,638	-7%	$90.70	5%	34	2.7	1,800	1987
$200k < $250k	27	125%	17%	$220,000	-6%	$103.77	-7%	25	2.5	2,116	1986
$250k < $300k	15	-6%	9%	$283,000	-1%	$133.33	19%	23	3.4	2,012	2016
$300k < $400k	10	-17%	6%	$321,820	-6%	$134.43	32%	20	4.0	2,778	2017
$400k < $500k	6	50%	4%	$461,000	-1%	$139.46	-11%	15	7.2	3,839	2003
$500k < $750k	3	50%	2%	—	—	—	—	12	14.4	—	—
$750k < $1M	0	0%	0%	-	-	-	-	4	0.0	-	-
$1M+	1	100%	1%	—	—	—	—	4	24.0	—	—

*** Not displayed when fewer than five sales

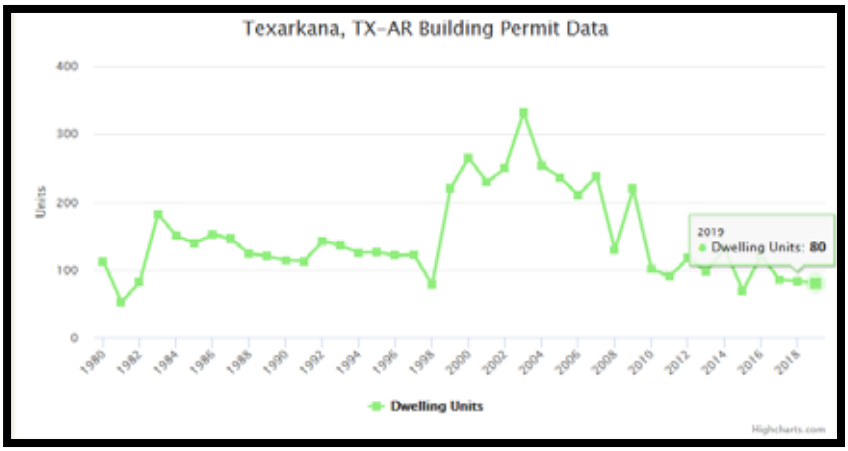
C04121

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

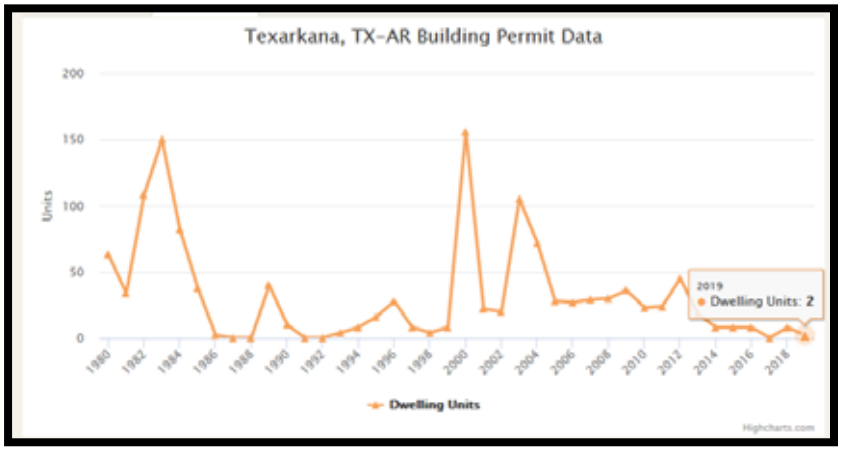
REGIONAL ANALYSIS – continued

Texas A & M Real Estate Center – Texarkana MSA Building Permits thru 2019

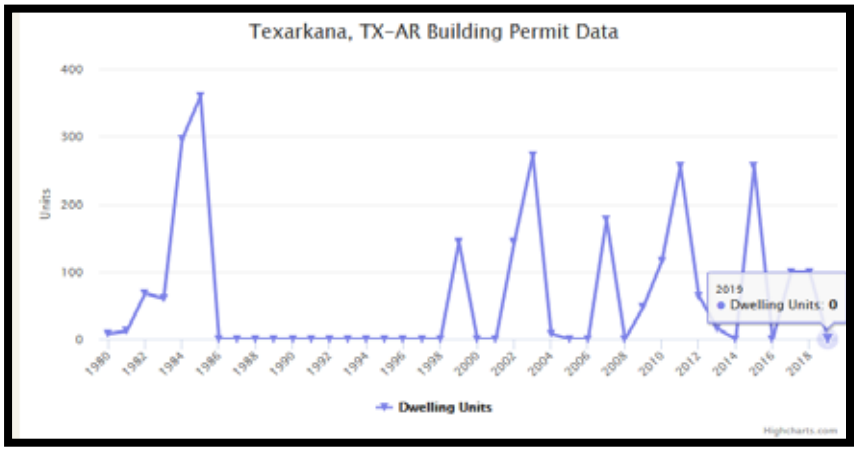
Single Family



2- 4 Family



Multi Family



Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS - continued TEXARKANA, TEXAS APARTMENT DATA

AVERAGE RENT - ZUMPER April 23, 2021

		VS LAST YR
1 BEDROOM	$908	82.00%
2 BEDROOM	$1,000	11.00%
3 BEDROOM	$1,000	-12.00%

C04121

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS – continued

Hotel information from Source Strategies

Hotel, Texarkana Market Overview 4th Quarter 2020				
Hotel Occupancy and Rates	2019		2020	
	Texarkana	**State/Tx**	**Texarkana**	**State/Tx**
Number of Rooms (in 1000's)	1.593	502.8	1.612	527.1
Average Daily Rate**	$75.13	$107.99	$75.03	$86.78
Occupancy Rate (in Percent)***	57.2	64.7	53.6	46.3

Only properties exceeding $20,000 in the current quarter are included; below $20,000 results in 1.5% of total state revenue; **Estimated with aid of financial reports, appraisers, private SSI Surveys, chain and AAA directories and other reliable industry databases. *** Occupancy nights sold divided by nights available (x100). Room nights sold are calculated from estimated rate and actual room revenues. Texarkana metro includes New Boston , Tx

Sources: Office of the governor, Economic Development and Tourism and Source Strategies, Inc. of San Antonio.)

The lower ADR and Occupancy rates noted above, are due to influx of a significant number of hotel rooms in late 2013, and Texarkana suffered from the oversupply, recovering slightly in the past two years. The rooms noted above are those located in Texarkana, Texas. The following grid estimates the hotels inside the cities that are typically above $60.00 ADR.

2020 4th quarter SOURCE STRATEGIES FOR TEXARKANA, TX

RACK RATES	TEXARKANA HOTELS AVERAGING OVER $60 ADR HOTEL	ROOMS	YR BLT	ADR	OCCUPANCY	REVPAR	
$ 89.00	**CANDLEWOOD SUITES**	80	2008	$73.51	61.7%	$45.36	
$ 99.00	**COUNTRY INN & SUITES**	81	2011	$71.38	60.9%	$43.47	
$149.00	**HAMPTON INN & SUITES**	81	2003	$109.34	61.4%	$67.13	
$114.00	**HOLIDAY INN EXPRESS**	90	2007	$94.74	58.6%	$55.52	
$ 99.00	**TOWNEPLACE SUITES**	85	2006	$79.80	63.7%	$50.83	
$ 99.00	**COURTYARD/MARIOTT**	90	2003	$73.33	54.5%	$39.96	
$106.00	**FAIRFIELD SUITES**	83	2009	$87.73	60.6%	$53.16	
$117.00	**RESIDENCE INN**	121	2014	$106.18	59.2%	$62.86	
$136.00	**HILTON GARDEN**	154	2012	$104.87	59.1%	$61.98	
$ 75.00	**COMFORT SUITES**	70	2001	$67.83	57.3%	$38.87	
$ 61.00	**WYNDHAM GARDEN**	105	1970's	$63.49	49.0%	$31.11	RENOV 2013
	TOTAL TEXARKANA, TEXAS	1040		$84.75	58.7%	$50.02	
$124.00	**HOLIDAY INN FULL SERVICE**	127	2012	$99.00	50%	$49.50	ALL ARK =EST
$ 99.00	**HAMPTON INN, ARKANSAS**	89	2013	$70.00	60.0%	$42.00	
$ 78.00	**COMFORT -ARKANSAS**	82	2013	$68.00	50%	$34.00	
$ 80.00	**HOLIDAY INN EXP/ARK**	87	2009	$70.00	60.0%	$61.74	
$ 103.00	**BEST WESTERN INN & SUITES**	75	2009	$88.00	50%	$44.00	
	TOTAL TEXARKANA, ARKANSAS	460					
	TOTAL ROOMS $60 -$150	1500	AVERAGE	$74.00	55%	$45.44	

TEXAS FACT BOOK INDICATES TEXARKANA, TX 1,413 ROOMS 53.9% OCCUPANCY
AT METRO TEXARKANA INCLUSIVE OF NEW BOSTON - 1,612 ROOMS - 53.6% OCCUPANCY

Previous occupancy rates in Texarkana were similar to those at the entire state. Current room count is estimated at 1,500 rooms in the typically over $60 ADR rooms, inside Texarkana Texas and Arkansas, which is almost double the number of rooms available in that price range prior to 2012-2013. Both occupancy and ADR's were reduced by the influx of the large number of hotel rooms.

However, the Texarkana, Texas market appeared to have been recovering, although slowly, prior to impact from COVID-19. The ADR appears to have increased over the past few years, and the occupancy appears to be gaining. The ADR remains well below that indicated by the entire state. F**rom the information summarized above, COVID appears to have had a lower impact upon Texarkana hotel rooms than many of the larger metro areas.**

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Texarkana Aluminum Highlights Record Facility Investment

by Rob Sitterley | Oct 17, 2019 |

More than $350 million invested to date to restart operations

Texarkana, TX – Today, Texarkana Aluminum, a national leader in stainless steel, hosted a ribbon cutting ceremony for its newly upgraded aluminum coil rolling mill. Since its acquisition in October 2018, more than $350 million has been invested in the mill to restart operations and an additional $416 million is anticipated in continued upgrades. The investment represents the largest U.S. investment in recent years in the common alloy aluminum rolling mill industry.

"Our investment and commitment at this facility, complements operations across the company's multiple business areas," said Johnny Hsieh, the company's President and CEO. "Our goal for Texarkana Aluminum is to become the largest and most committed, fully integrated aluminum mill in North America for common alloy aluminum."

Ta Chen International, Inc. (TCI), Texarkana Aluminum's parent company, is a leading master distributor of stainless pipes, valves, fittings, long products, tubing and flat rolled aluminum. Underscoring its commitment to growing the operation, Texarkana Aluminum's cold rolling mill and finishing processes are operational and by May 2020, the company plans to have the hot rolling mill restored and will acquire onsite casting operations. In 2020, the company anticipates producing more than 300 million pounds of common alloy, and even more in the years that follow.

With its sizable investment comes job creation. Since its restart, Texarkana Aluminum has created more than 150 high paying value-added manufacturing jobs and will continue to add even more. By 2024, the company anticipates that more than 500 skilled personnel will be hired and a total of $500 million will be invested in the Texarkana region.

Governor Hutchinson of Arkansas along with Texas State Senator Bryan Hughes attended the event, as well as officials from AR-TX REDI (Regional Economic Development Inc.) Both states have previously expressed a desire to act as a unifying force for economic growth in the region.

"We are grateful to have the support of Governor Hutchinson and Governor Abbot, as well as local officials and the REDI group," said Calum Donnachie, COO of Texarkana Aluminum. "Though our mill is located in Texas, more than a third of our employees live in Arkansas. As we grow, we feel that this will positively impact the entire region."

"We are incredibly thankful for Texarkana Aluminum's sizable investment in our region," said Rob Sitterley, President & CEO of AR-TX REDI. "Their investment highlights Texarkana's expertise and deep talent pool in advanced manufacturing and we are committed to being their partner over the long-term to help continue their success."

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS – *NEWSRELEASES*

Texarkana Gazette Article Local company led by David Peavy to rehab historic structure

This combination of undated images shows a photo of how the Texarkana National Bank Building originally looked, left, a photo of the bank after its expansion, center, and an artist's rendering of modernizations made around 1970, right. Local developers plan to rehabilitate the building, which has been vacant for more than 15 years. Images courtesy David Peavy. Illustration by Kari Richter / Texarkana Gazette.

TEXARKANA, Texas — Local developers plan to rehabilitate the former Texarkana National Bank building

Texarkana National Bank building next on downtown renovation list |

TEXARKANA, Texas — Local developers plan to rehabilitate the former Texarkana National Bank building downtown, a historic structure that has been vacant for more than 15 years.

Texarkana Renewal Properties LLC, led by local entrepreneur David Peavy, promises to bring back much of the building's historic character as it is redeveloped into luxury apartments and condominiums, as well as overnight and extended stay residences and retail and office spaces

Captured by Texas A & M Real Estate Center

A&M-Texarkana Announces Bachelor's in Mechanical Engineering

by Rob Sitterley | Jan 27, 2020 |

TEXARKANA, Texas — Texas A&M University-Texarkana officials have announced that the Texas Higher Education Coordinating Board has voted to approve the university's plan to launch a Bachelor of Science in Mechanical Engineering degree in the fall of 2020.

Initial funding for the expansion of the engineering program was secured through the funding of A&M-Texarkana's Better East Texas Initiative (BET) which received $3.6 million from the 86th Texas legislature. The BET initiative identified several specific educational opportunities needed to better serve the people and industry of the East Texas region.

"Texas A&M's announcement to add mechanical engineering programs at the Texarkana campus demonstrates the forward thinking that resonates in the soul of this region," said Rob Sitterley, President & CEO of AR-TX REDI. "Investment in developing engineering talent is not an optional endeavor, but rather the single most important aspect of workforce development today. Communities, like ours, that embrace and foster STEM education and training are the ones that will grow and thrive well into the future."

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Lockheed Martin taking 220K sf outside Texarkana Jul 30, 2020
Source: REBusiness Online

NEW BOSTON – Lockheed Martin has signed a 220,000-sf industrial lease at the TexAmericas Center outside of Texarkana. The firm will take floor space in Building 333 at 107 Chapel Ln. The building is currently leased to Red River Army Depot until 2024. It will undergo improvements requested and paid for by Lockheed Martin as part of its public/private partnership with Red River.

Improvements coming to Texarkana's bi-state courthouse Aug 18, 2020

TEXARKANA – Work starts later this month on improvements to the post office and courthouse at 500 N. State Line Ave., the only federal building to straddle two states.

The Courthouse Square Connections Project is a dual-city effort led by the Texarkana Arts & Historic District. Improvements will include expanding sidewalks, adding crosswalks, closing the 5th St. entrance, and reclaiming a portion of the historic area's original brick streets.

The plan also includes a new tourist kiosk, public art, expanded green space, and an area for food truck vendors. Completion is set for March 2021.

New Boston picked for water treatment system Sep 1, 2020 Connect Media

NEW BOSTON – Riverbend Water Resources District has chosen TexAmericas Center as the site of its proposed regional water treatment plant. The facility will replace an existing one on New Boston Rd. in Texarkana.

Work starts on Texarkana spec building Nov 19, 2020 Connect Media

TEXARKANA – TexAmericas Center has broken ground on a 150,000-sf speculative building within its 12,000-acre industrial park. The multitenant building will be on 24 acres. It will have 32-ft clear heights, one dock door per 5,000 sf, and two drive-in doors. Completion is set for summer 2021.

Goodyear to Acquire Cooper Tire for $2.8 billion By Field Walsh
TEXARKANA TODAY February 22, 2021 Aerial View of Texarkana's Cooper Tire

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

The Goodyear Tire & Rubber Company (Nasdaq: GT) and Cooper Tire & Rubber Company (NYSE: CTB) today announced that they have entered a definitive transaction agreement under which Goodyear will acquire Cooper in a transaction with a total enterprise value of approximately $2.5 billion. The transaction will expand Goodyear's product offering by combining two portfolios of complementary brands. It will also create a stronger U.S.-based manufacturer with increased presence in distribution and retail channels while combining both companies' strengths in the highly profitable light truck and SUV product segments. The combined company will have approximately $17.5 billion in pro forma 2019 sales.

Upon closing of the transaction, Goodyear shareholders will own approximately 84% of the combined company, and Cooper shareholders will own approximately 16%.

Founded in 1914, Cooper is the 5th-largest tire manufacturer in North America by revenue with approximately 10,000 employees working in 15 countries worldwide. Cooper products are manufactured in 10 facilities around the globe, including wholly-owned and joint venture plants. The company's portfolio of brands includes Cooper, Mastercraft, Roadmaster and Mickey Thompson.

Work continues inside former bank downtown

Construction could begin within months. Developers continue to make progress toward renovating the former Texarkana National Bank building downtown, though it may not be apparent from outside. by Karl Richter Mar. 4 2021

This combination of undated images shows a photo of how the Texarkana National Bank Building originally looked, left, a photo of the bank after its expansion, center, and an artist's rendering of modernizations made around 1970, right. Local developers plan to rehabilitate the building, which has been vacant for more than 15 years. Images courtesy David Peavy. Illustration by Karl Richter / Texarkana Gazette.

TEXARKANA, Texas — Local developers plan to rehabilitate the former Texarkana National Bank building

The Texarkanan, formerly the Texarkana National Bank, stands during its remodel into apartment units on Thursday afternoon. Crews have completed removal of toxic materials such as asbestos on the building's fifth through eighth floors and begun work on the fourth, owner David Peavy said Thursday. Photo by Kelsi Brinkmeyer / Texarkana Gazette.

TEXARKANA, Texas — Developers continue to make progress toward renovating the former Texarkana National Bank building downtown, though it may not be apparent from outside.

Crews have completed removal of toxic materials such as asbestos on the building's fifth through eighth floors and begun work on the fourth, owner David Peavy said Thursday. Architects have

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

drawn up plans for the building's interior, which will be converted into apartments. And securing the project's financing package is well underway.

Once the abatement phase is completed and some financing hurdles cleared, interior construction can begin. That may happen as soon as three months from now, Peavy said.

"Then it becomes a real job," he said. Completing the project will take another year to 18 months after that.

The abatement stage is being paid for by loans from the city from an Environmental Protection Agency fund earmarked for toxic site cleanups.

A key part of the project's financing plan is state and federal tax credits awarded to help pay for preservation of historic structures. The first step in obtaining those tax credits is official designation of a building as historic.

The Texas Historical Commission has approved historic status for the building, as well as for the parking garage at West Third and Pine streets that came with it, Peavy said. THC will pass its assessment along to the National Parks Service for consideration for the building and garage to be included on the National Register of Historic Places. Peavy is also submitting his proposed blueprints to the Parks Service as part of the same process.

If all goes according to plan, inclusion on the National Register will make the project eligible for historic tax credits. Tax credits are not tax write-offs or deductions for developers. Instead, developers sell them to investors, who get tax breaks in exchange for cash to finance the developers' projects.

A Virginia bank is at work on a $15 million overall financing package, which will include tax credits and loans, and is "extremely positive" about the project, Peavy said. Local banks large enough to take on the project are not interested in developing downtown Texarkana, he said.

The recent winter storms caused some broken pipes and leaks in the building, to be renamed The Texarkana, but Peavy had shut off the water supply and there was no major damage.

Peavy is discussing with city officials using the parking garage as a food truck court, as well as landscaping the triangular median between Pine Street and North State Line Avenue. He also envisions a skywalk between the bank building and parking garage, above the buildings in between.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

REGIONAL ANALYSIS – continued

Further indicators for the Texarkana MSA are noted in the unemployment rates and the economic profile for Texarkana published by the Texas Workforce Commission.

TEXAS WORKFORCE COMMISSION LABOR MARKET INFORMATION TRACER

ECONOMIC PROFILE TEXARKANA MSA November and January, 2021

MSA Labor Force Statistics				
	Jan-21	Dec-20	Jan-20	Yearly Change
Civilian Labor Force	63611	64045	64369	-758
Employed	59408	60285	61543	-2135
Unemployed	4203	3760	2826	1377
Unemployment Rate	6.6	5.9	4.4	2.2

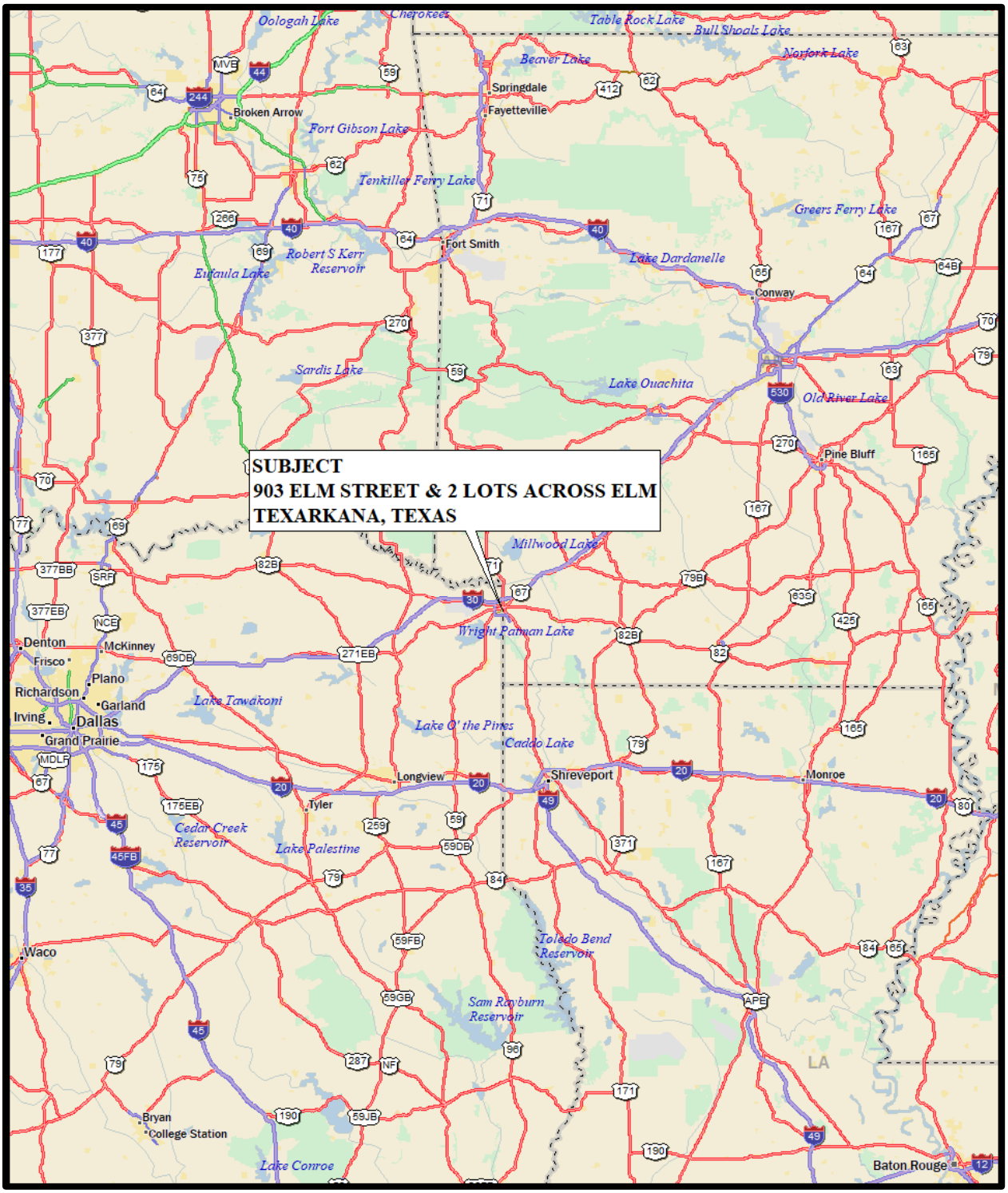
TX Labor Force Statistics				
	Jan-21	Dec-20	Jan-20	Yearly Change
Civilian Labor Force	14027811	14139874	14161146	-133335
Employed	13000052	13191324	13634710	-634658
Unemployed	1027759	948550	526436	501323
Unemployment Rate	7.3	6.7	3.7	3.6

US Labor Force Statistics				
	Jan-21	Dec-20	Jan-20	Yearly Change
Civilian Labor Force	1.59E+08	1.6E+08	1.63E+08	-4263000
Employed	1.48E+08	1.5E+08	1.57E+08	-8611000
Unemployed	10851000	10404000	6504000	4347000
Unemployment Rate	6.8	6.5	4	2.8

Historical Unemployment Rates			
Months	WDA	Texas	US
Jan-21	6.6	7.3	6.8
Dec-20	5.9	6.7	6.5
Nov-20	6.1	6.9	6.4
Oct-20	5.9	6.9	6.6

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Regional Map



Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Neighborhood Description

Social, economic, governmental, and environmental forces influence property values in the vicinity of a subject property which, in turn, directly affect the value of the subject property itself. Therefore, the boundaries of the area of influence must be delineated to conduct a thorough analysis. The area of influence is the area within which the forces affect all surrounding properties in the same way they affect the property being appraised. Although physical boundaries may be drawn, the significant boundaries are those that fix the limits of influences on property values. By coincidence, these limits may be physically observable.

The area of influence is commonly called a neighborhood. A neighborhood is a group of complementary land uses.

To identify neighborhood boundaries, an appraiser examines the subject property's surroundings. The investigation begins with the subject property and proceeds outward, identifying all relevant actual and potential influences on the property's value that can be attributed to its location. The appraiser extends the geographic search far enough to encompass all influences that the market perceives as affecting the value of the subject property. At the physical point where no factors influencing the value of the subject and surrounding properties are found, the boundaries for analysis are set. The appraiser's conclusions regarding the impact of the neighborhood on the subject property's value are significant only if area boundaries have been properly delineated.

Neighborhood analysis provides a framework, or context, in which property value is estimated. It identifies the area of analysis and establishes the potential limits within which the appraiser searches for data to be used in applying the three approaches to value. Realistic boundaries allow the appraiser to identify comparable properties in the same neighborhood; the sale prices of these properties usually require little or no adjustment for location.

NEIGHBORHOOD BOUNDARIES

Neighborhood analysis helps the appraiser determine the stability of an area and may indicate future land uses and value trends. The boundaries of subject neighborhood are considered to be the commercial/general retail/office areas between Stateline Avenue and Kansas City Southern Railroad, and Broad Street and New Boston Road [generally the area surrounding Wadley Hospital and downtown Texarkana].

TRAFFIC ROUTES

Texas Boulevard is a four-lane asphalt paved roadway, which is heavily traveled in the immediate area. Texas Boulevard intersects New Boston Road to the north and Broad Street to the South. New Boston Road intersects Summerhill Road to the Northwest, and Summerhill Road intersects I-30, all providing good access to the area. Stateline Avenue is the physical boundary between Texarkana, Arkansas and Texarkana, Texas, and is a four-lane thoroughfare providing access to the downtown area and to I-30, and areas north. West 7th Street and MLK Blvd [8th] are one way, four lane roadways that are major roadways in the immediate area [these were the original route of US Highway 67 through Texarkana].

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Accessibility

Access is available from Spruce Street, that intersects the one-way roadways that are known as West 7th/West 8th, (also known as Martin Luther King Boulevard) – both are four lane heavily traveled roadways inside the city limits of Texarkana, Texas, and from West 16th Street off Texas Boulevard.

The subject is surrounded by a wide variety of retail/commercial and professional/office uses, including Wadley Hospital and medical/professional offices surrounding Wadley, with a concentration of governmental offices in the downtown area southeast of the subject, along and surrounding Broad Street. The areas in the western portion of the neighborhood are less concentrated and more diverse, including automotive type service, repair, parts, etc., as well as neighborhood services and scattered single family dwellings.

The interior areas are generally a wide mixture of offices, as well as single and multi-family uses in the immediate area, with commercial uses generally concentrated along the major roadways, and the area immediately surrounding Wadley and the downtown area. Several older religious facilities are interspersed through the area. City of Texarkana has scattered uses [busses and support facilities, city offices, police offices, etc.] in the area. Several structures house automotive related businesses.

Public transportation is limited in the Texarkana area, with a limited-service bus route to specified areas in Texarkana. This is typical of the region, and was not considered to have an adverse impact upon marketability in the area.

Interior roadways appear to be in average condition, providing adequate access to the subject property.

Employment

Main employers in the general area include Red River Army Depot and Cooper Tire, as well as the large medical employment in the area, as noted in the area analysis.

Due to overall good economy in the region, lower interest rates, etc., Texarkana, as a whole has enjoyed a relatively high level of employment in the past several years.

Occupancy

Single family residences enjoy a relatively high occupancy in the immediate neighborhood, and few vacancies were noted. The apartment complexes in the immediate area report occupancies exceeding 75%. Past office studies indicate occupancies in the northern portion of the city of Texarkana to be well over 90% occupied, but much lower occupancies in the areas near and in downtown. Industrial properties appear to enjoy a relatively high occupancy in the area, but no recent published statistics are available.

Changes in uses surrounding Wadley have occurred in the past few years, since the announcement that Wadley would relocate to a site north of I-30, and a more recent purchase of Wadley by a group of doctors, who are leasing the facility. A recent announcement indicates that construction is slated to begin on a new facility.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

The surrounding area remains unsure due to expected change in use from Wadley Hospital, and may impact long term stability of the large facility at this location.

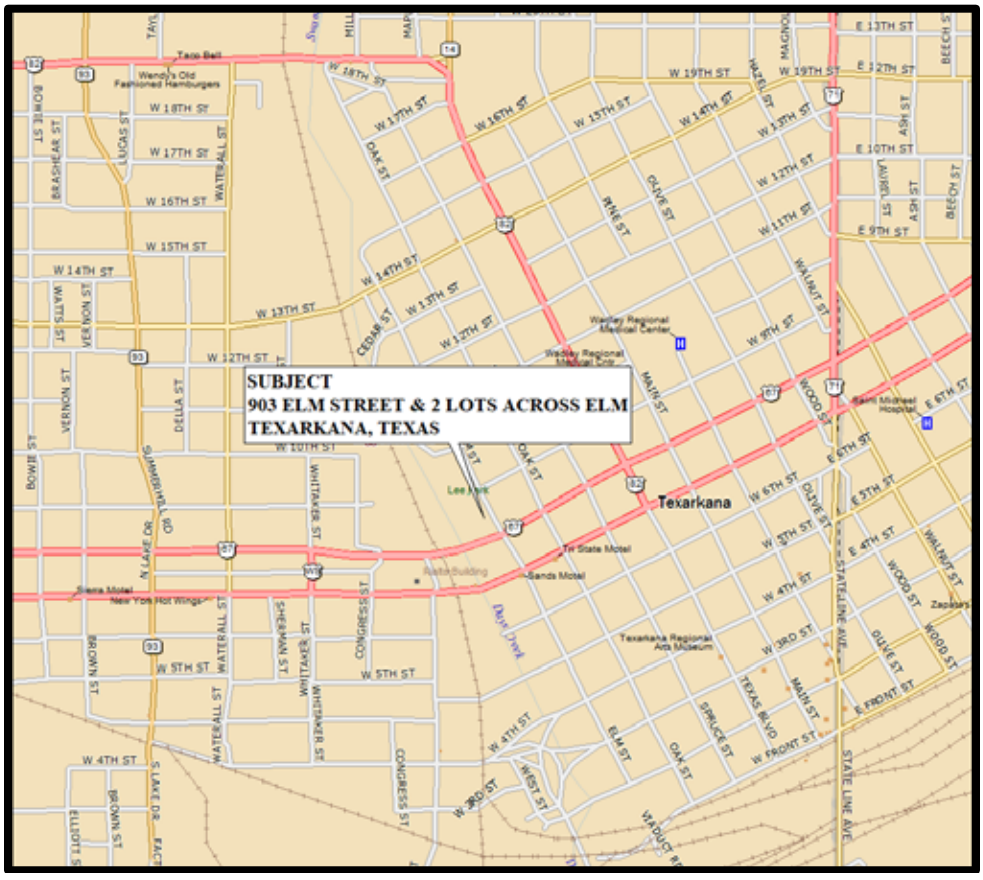
NEIGHBORHOOD CONCLUSION

Subject neighborhood competes well with similar neighborhoods in the overall Texarkana area. No adverse conditions were noted that would affect the marketability of most properties located in the subject neighborhood [excepting possible negative impact upon medical use from the various changes in Wadley Hospital previously discussed].

Overall, the neighborhood is considered to be average to fair, and is generally a mixed-use area at interior areas, with a wide mix of office, retail and commercial uses along Stateline and Texas Boulevard, and the hospital use between Texas Boulevard and Stateline, and between West 12th and West 9th Streets, and the Bi States Justice Building, along Broad Street, between Texas Boulevard and Stateline.

Optimism has been fueled by the renovations in the downtown area at historic buildings, including the George Produce building [houses retail and large apartments], and the renovations that are progressing at the Grimm Hotel, as well as the Texarkana National Bank building, both discussed in the area analysis. Completion of these historical buildings into mixed use properties [with substantial residential use] is expected to aid in the reemergence of the downtown area.

Neighborhood Map



Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Property Description

SITE	
Information Sources:	Mr. Dustin Henslee provided access. I have included a perimeter sketch of the improvements for the estimation of sizes at the shop and office areas. Further information was obtained from Bowie County Tax Appraisal District, and Bowie County Deed Records.
Site Size:	2.22 acres ** relied upon Bowie County Appraisal district; slightly more indicated by legal description - approximately 2.58 ac but believed to be error in lack of description for West 8th Street roadway likely taken from this tract in the past. The two vacant sites across Elm Street from the improved site are 7,000 SF each.
Site Shape:	Irregular-see sketch based upon legal description at improved site, with the two vacant sites being rectangular – 50'X140' each.
Site Topography:	Gently sloping
Road Frontage/Access:	Approximately 309' frontage along Elm Street at the improved site and approximately 100' along Elm Street at the two vacant lots.
Utilities:	Public utilities are assumed to be available.
Site Improvements:	The site is improved with a metal office/shop/warehouse structure, with a very large asphalt paved parking area, security chain link fencing, two storage building structures and covered deck. Two vacant lots are fenced at three sides.
Flood Zone:	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject appears to be 100% located in a shaded flood hazard zone. FEMA Map Number: 48037C0370D FEMA Map Date: Revised October 19, 2010 FEMA Zone Classification: "X"
Easements/ Encroachments:	No major adverse easements or encroachments were noted; however, no survey was provided. See assumptions regarding size of site.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improvements

Property Type: Office/shop/warehouse

Age, Effective Age & Condition: Reportedly constructed in 1960's estimated to be approximately 55 years old, and appears to have received typical maintenance.

Size: Approximately 4,952 SF total area

TOTAL AREA	SQ. FT.	PERCENT
OFFICE	1,440	29%
SHOP.....	3,512	71%
TOTAL MAIN BUILDING	4,952	100%

Foundation, Frame & Exterior

Foundation/Basement: Concrete slab

Foundation/Frame: Concrete slab, metal and concrete block

Exterior: Metal /brick veneer at lower portion of front/portion of side

Roof: Metal

Interior

Interior Finish at office: Paneling @ walls, drop acoustic tiles at ceilings, carpeting at floor covering, fluorescent & conventional lighting, two restrooms at office area, one restroom at shop area;

Shop area is open warehouse, insulated at walls and ceiling, concrete floors, halogen lighting - no central heat/air at shop area. Frame frame storage building at the rear of the main structure, that includes a covered deck.

Partitions/Interior Framing: Wood interior at office

Floor Cover: Carpeting at office/ concrete at shop and bay area

Doors: Metal at exterior with glass entry door and wood interior doors

Restrooms: Assumed adequate @ restroom areas; however, predates ADA requirements and not likely completely in compliance

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

MECHANICAL SYSTEMS

Heating/HVAC: Central at offices/unknown condition

Cooling/Air Conditioning: Central at offices/unknown condition

Electrical: Assumed adequate and to code

SITE IMPROVEMENTS

Parking: Very large area of asphalt paved parking - majority of the site is paved for parking vehicles in relation to the prior business use as an automobile auction.

Drainage: Assumed adequate *Drainage ditch at street and entire site appears to be located in a shaded flood area

Landscaping: Natural green areas only

PROPERTY ANALYSIS

Functional Utility: Considered typical/average office/shop-warehouse

Design & Appeal: Average/office/shop-warehouse

Highest and Best Use: Office/warehouse

Occupancy: Vacant

PROPERTY OCCUPANCY

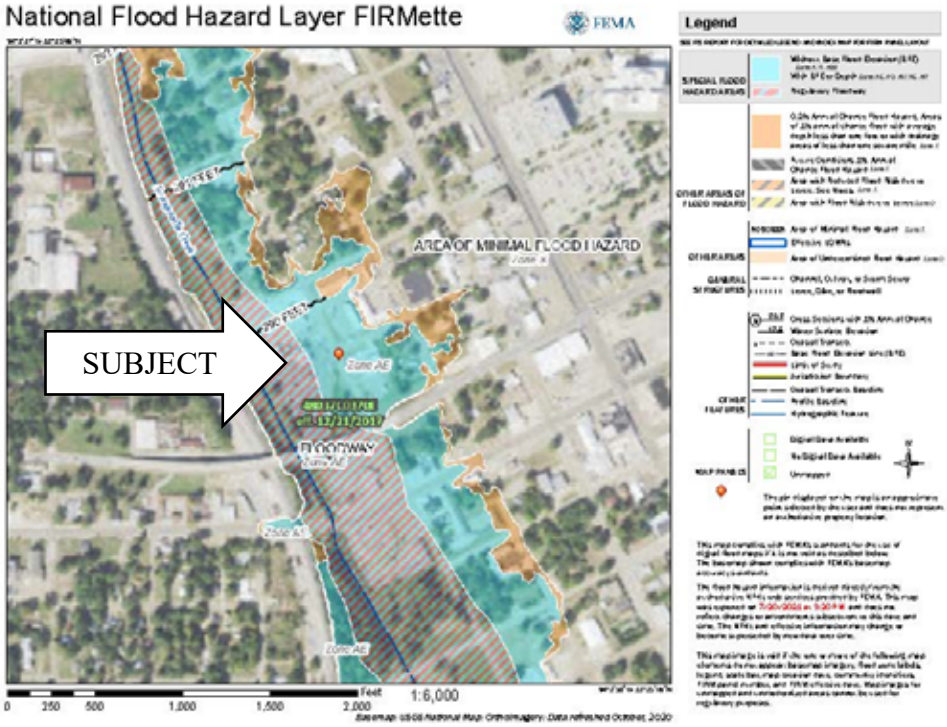
Occupant: Vacant

Extraordinary Assumptions: I have assumed no environmental problems exist at this site – I have no reason to believe the site has environmental problems, but no reports were provided. I have assumed that the site size is approzimately as estimated and that all improvements are located within the boundaries of the site, since no survey was provided. Use of these extraordinary assumptions may impact the final value reported.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Flood Plain Map

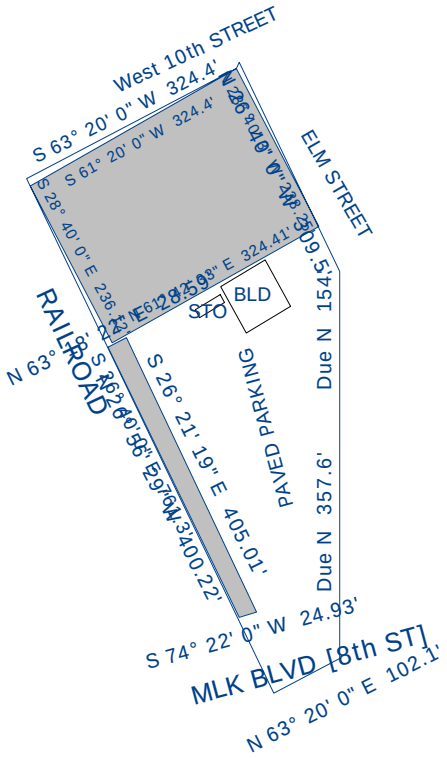
48037C0370E, effective on12/21/2017



WETLANDS MAP

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Approximate site plan



Sketch by Apex Sketch v5 Standard™

Comments:

Scale: 1" = 20'

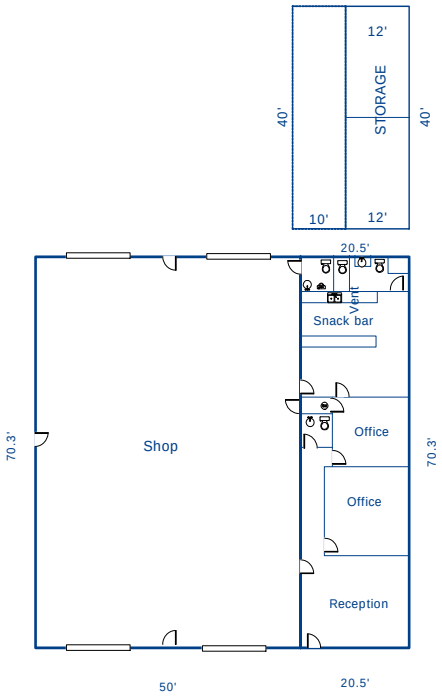
Subject Site
Beginning at a point of the Tract described by Metes and Bounds as follows:
THENCE South 63° 20' 0" West, a distance of 324.40 Feet;
THENCE South 26° 40' 0" East, a distance of 761.30 Feet;
THENCE North 63° 20' 0" East, a distance of 102.10 Feet;
THENCE Due North, a distance of 357.60 Feet;
THENCE Due North, a distance of 154.00 Feet;
THENCE North 26° 40' 0" West, a distance of 309.50 Feet;
THENCE South 26° 57' 11" West, a distance of 9.07 Feet to point of beginning;
Said tract containing 4.59 acres (200061.35 sf) of land, more or less.
Perimeter = 2017.97 Feet
No significant error of closure.

Save and except
Beginning at a point of the Tract described by Metes and Bounds as follows:
THENCE South 61° 20' 0" West, a distance of 324.40 Feet;
THENCE South 28° 40' 0" East, a distance of 236.12 Feet;
THENCE North 61° 42' 33" East, a distance of 324.41 Feet;
THENCE North 28° 40' 3" West, a distance of 238.25 Feet to point of beginning;
Said tract containing -1.77 acres (-76942.85 sf) of land, more or less.
Perimeter = 1123.18 Feet
No significant error of closure.

Save and except
Beginning at a point of the Tract described by Metes and Bounds as follows:
THENCE North 63° 18' 22" East, a distance of 28.59 Feet;
THENCE South 26° 21' 19" East, a distance of 405.01 Feet;
THENCE South 74° 22' 0" West, a distance of 24.93 Feet;
THENCE North 26° 56' 29" West, a distance of 400.22 Feet to point of beginning;
Said tract containing -0.25 acres (-10681.46 sf) of land, more or less.
Perimeter = 858.75 Feet
No significant error of closure.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Approximate floor plan - dimensions for sizes



Sketch by Apex Sketch v5 Standard™

Comments:

Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GBA1	Office area	1440.12	
	Warehouse	3512.50	4952.62
P/P	Porch at storage	400.00	400.00
OTH	Storage	480.00	480.00
Net BUILDING Area		(rounded)	4953

BUILDING AREA BREAKDOWN

Breakdown			Subtotals
Office area			
20.5	x	70.3	1440.13
Warehouse			
50.0	x	70.3	3512.50
2 Items		(rounded)	4953

C04121

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

AERIAL PHOTO

Aerial overview from Texarkana Maps/GIS

Aerial from Google Earth

C04121

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Subject Photographs

Front and side view

Side

Fenced storage

Fence

Fence

drainage

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Front from street

rear

Side and rear

Storage building

Storage building

Rear of storage building

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Paved

Paved

Paved

Paved

Elm Street view looking south

W 9th Street view looking E

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Elm Street looking North

Office

Office

Kitchen

Kitchen/serving

Serving/window into shop

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Restroom

Restroom

Closet

Exhaust fan/vent hood

restroom

shop

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Shop

Shop

Shop

Shop

shop

Shop

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Interior/office/storage building

Interior sto building/office

Interior/storage building/sto

Interior storage building/sto

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Assessment & Taxes

TAX ID	VALUATION
03840020800	
LAND	$1,750
03840020900	
LAND	$1,750
16380002300	
LAND	$15,540
IMPROVEMENTS	$157,155
TOTALS	$176,195

ESTIMATED TAXES

Taxing Unit	2020 Rate
SEE TAXING ENTITIES	2.5571030
TAXES	**$4,505.49**

Assessment Analysis

Taxes appear to be typical for similar properties in Bowie County.

Please see current printout from Bowie County Tax Appraisal District included at the addendum to this report.

Rates:

BOWIE COUNTY	0.424322
CITY OF TEXARKANA	0.700000
TEXARKANA COLLEGE	0.123081
TEXARKANA ISD	1.309700
	2.557103

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Zoning Analysis

District:	Commercial (C)
Conforming:	The subject is improved with a metal structure that is an office/shop type use, previously used as an auto auction, with large paved lot area.
***Applicable* Permitted Uses:**	• A large range of commercial type uses, including • Retail sales • Automotive accessory & supply store • Car wash, service station • Bank • Community facilities [churches, hospitals, etc.] • Restaurants, hotels
Minimum Standards:	
Maximum Floor Area Ratio:	4:1
Minimum lot Area:	14,000 SF
Minimum lot area width at building line:	100’
Front Setback:	45’ with parking between street and building; 25’ when no parking in front
Side Setback:	None specified except where adjoining residential then 12’ minimum and 25’ when it is an exterior lot.
Rear Setback:	12’ at single frontage lot; 25’ at double frontage lot.
Building Height:	36’ feet or 3 maximum stories.

Additional Regulations

From the Texarkana Texas Zoning Ordinance: General Description for Commercial
This district shall be applied to the broad range of retail uses which comprise the commercial function of the City. Permitted uses include most types of retail activity except those involving substantial open displays of merchandise and those which are otherwise incompatible.

No further restrictions were revealed to me. The subject is assumed to be a legal use under current zoning.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Zoning Map

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Highest and Best Use

Highest and best use may be defined as

> "the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.[1]"

- **Permissible Use.** What uses are permitted by zoning and other legal restrictions?
- **Possible Use.** To what use is the site physically adaptable?
- **Feasible Use.** Which possible and permissible use will produce any net return to the owner of the site?
- **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Highest and Best Use As If Vacant

According to the description provided, the subject site in use is irregular in shape, and the two lots located across the street are rectangular in shape. The size is expected to be adequate for a wide range of uses.

Physically Possible

In arriving at my opinion of highest and best use for the subject, it was first necessary to determine if the physical characteristics of the site - such as soil conditions, topography, shape and frontage were favorable for development. No differential settlement was observed which would indicate unusually unstable soil-bearing capacities in the surrounding area. The subject is considered to be of sufficient size to be economically adaptable for development of a wide range of commercial type uses. The topography imposes no discernible problem for development. Thus, the physical characteristics were expected to impose no insurmountable limitations to permissible development, except for the actual physical size, with consideration given to flood zone impact.

Legally Permissible

The site is zoned “C” Commercial, by the City of Texarkana, Texas. A wide range of commercial type uses is possible and permissible at the subject site.

[1] *The Appraisal of Real Estate* 11th Edition, Page 297, Appraisal Institute

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

No deed restrictions were reported to me. I did not conduct an in-depth research for deed restrictions, and I have assumed the owner has conducted his own research regarding any major limitations on the use of this site. The allowed uses under “C-Commercial”zoning were discussed in the previous section "Zoning".

Financially Feasible

Uses which meet the physical and legal tests can be analyzed to determine economic potential.

Remaining possible uses are numerous, but due to surrounding properties and uses, the probable use was considered to fall within the commercial segment of the market.

Projected return is analyzed for each use, and those with positive rates of return indicate a financially feasible use. In this instance, a wide range of commercial type use would indicate positive returns.

Therefore, commercial use was considered financially feasible.

Maximally Productive

Commercial uses appear to offer adequate returns to the land. Therefore, the Highest and Best Use, as if vacant was considered to be for commercial type use.

Highest and Best Use As Improved

The existing improvements appear to have received typical maintenance. The design appears typical/functional for office/warehouse/shop facilities, with no major expenditures needed in the immediate future for the continued income production.

Therefore, the highest and best use, as improved, is considered to be the continued use as an office/warehouse/shop facility.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

- The Cost Approach
- The Income Approach
- The Sales Comparison Approach

This appraisal includes the following:

- Cost Approach: This approach is applicable but not considered necessary in similar properties due to the age of the improvements and the depreciation applicable. The cost approach has not been developed in this appraisal, but the contributory value of the land has been completed in the cost approach section of this report. The additional value estimate from the two vacant tracts is also developed in the Cost approach section of this report.

- Sales Comparison Approach: This approach is applicable, necessary and has been fully developed.

- Income Approach: This approach is applicable, but not necessary in the development of a credible appraisal analysis of a property similar to the subject. The majority of similar properties are owner/occupied in Texarkana, and few leases and sales of similar properties are available for the development of the income approach. The income approach was not developed in this appraisal.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Cost Approach

The Cost Approach is based on the principle of substitution - that a prudent and rational person would pay no more for a property than the cost to construct a similar and competitive property, assuming no undue delay in the process. The Cost Approach tends to set the upper limit of value before depreciation is considered. The applied process is as follows:

1. Estimate the land value according to its Highest and Best Use. We have used the Sales Comparison Approach; the process is as follows:
    - Comparable sales, contracts for sale and current offerings are researched and documented.
    - Each comparable is analyzed and adjusted to equate with the subject property.
    - The value indication of each comparable is analyzed and the data reconciled for a land value indication.
2. Estimate the replacement cost of the building and site improvements.
3. Estimate the physical, functional and/or external depreciation accrued to the improvements.
4. Sum the depreciated value of the improvements with the value of the land for an indication of value.

Land Value

The subject's land value has been developed via the sales comparison approach. The following land sales were considered.

COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Size in SF	Price/ SF
1.	1302 Texas Boulevard	02/03/2016	$8,000	7,000	$1.14
2.	West 7th at Peach Street	12/20/2016	$12,500	25,400	$.49
3.	2500 W. 7th St	09/05/2018	$8,500	12,632	$.67
4.	2402 Texas Boulevard	12/18/2018	$10,000	14,840	$.67
5.	901 West 7th Street	12/07/2020	$16,500	62,726	$.26

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Land Sale No. 1

Property Identification

Property Name: Texas Boulevard at West 13th [NE corner]
Address: 1302 Texas Boulevard Texarkana, TX
County: Bowie
Tax ID: 03841024100

Physical Data

Property Type: Commercial
Gross Acres/SF: .161 Acres, 7,000 SF
Shape: rectangular
Topography: level
Utilities: all

Sale Data

Sale Date: February 03, 2016
Grantor: Pete Kaburick
Grantee: Larry D. Bunn, Sr
Marketing Time:
Sale Price: $8,000
Financing: Cash to seller
Verification: Larry Bunn, Buyer,

Analysis

Sale Price/Acre: $49,783/Acre
Sale Price/Gross SF: $1.14/SF

Comments

Vacant lot, remaining concrete slab from prior improvements was considered to have no contributory value. Purchased by adjacent property owner for corner access.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Land Sale No. 2

Property Identification

Property Name: 2302 West 7th St
Address: West 7th at Peach
Texarkana, TX
County: Bowie
Tax ID: 28640030000

Physical Data

Property Type: Commercial
Gross Acres/SF: .583 Ac, 25,400 SF
Shape: irregular
Topography: Gently sloping
Zoning Code/Class: C - Commercial

Sale Data

Sale Date: December 20, 2016
Grantor: William G. King
Grantee: Ronald E. Patterson

Sale Price: $12,500
Financing: Cash to seller
Verification: Mike Kelly, Texarkana Legacy Commercial

Analysis

Sale Price/Acre: $21,437/Acre
Sale Price/Gross SF: $.49/SF

Comments

Purchased by an adjacent owner for possible future parking expansion. Lot is located in the shaded flood hazard zone.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Land Sale No. 3

Property Identification

Property Name:
Address: 2500 W. 7th St
Texarkana, TX
75501
County: Bowie
Tax ID: 12400000100
Latitude/Longitude: 33.423/ -94.071

Physical Data

Property Type: Industrial
Gross Acres/SF: .290 Ac, 12,632 SF

Shape: Triangular
Zoning Light Industrial
Code/Class: District/ I-1
Utilities: All city services

Sale Data

Sale Date: September 05, 2018
Grantor: Murdock & Stivers
Grantee: Luke Powell
Sale Price: $8,500
Financing: Cash
Verification: Brian Henry - realtor

Analysis

Sale Price/Acre: $29,310/Acre
Sale Price/Gross SF: $.67/SF
Sale Price/Useable Ac: $/Acre

Comments

Small triangular lot located in an older industrial/commercial area of Texarkana, Texas. Subject is bounded by W 7th Street to the east and the Texas N.E. Rail Road on the northern boundary, as well as there being a right-of-way for an electrical transmission line located along the western boundary of the tract. The entire tract is located in a designated FEMA flood hazard, Zone A. According to the realtor, Brian Henry, the buyer purchased this tract with the intent to place a portable building on the site and then open some form of service type business. Part of the buyer's motivation for purchasing this location was based on the high traffic count along W 7th Street in this area.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Land Sale No. 4

Property Identification

Property Name:
Address: 2402 Texas Boulevard Texarkana, TX
County: Bowie
Tax ID: 01280001700

Physical Data

Property Type: General Retail
Gross Acres/SF: .341 Ac, 14,840 SF
Topography: level
Utilities: available
No. Of Units

Sale Data

Sale Date: December 18, 2018
Grantor: Karen Duffer
Grantee: Pedro Vargas Lopez
Sale Price: $10,000
Financing: Cash
Verification: MLS #100172/Deed Records/Coldwell Banker,

Analysis

Sale Price/Acre: $29,353/Acre
Sale Price/Gross SF: $.67/SF
Sale Price/Useable Ac: $/Acre
Sale Price/Useable SF: $.00
Sale Price/Unit: $

Comments

Property was previously improved, but all improvements had been razed/removed, with some concrete slab remaining. This is a corner lot and was purchased by the owner of an adjacent improved site.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Land Sale No. 5

Property Identification

Property Name:
Address: 901 West 7th St
Texarkana, TX
75501
County: Bowie
Tax ID: 03840044000

Physical Data

Property Type: Commercial Lot
Gross Acres/SF: 1.440 Acres, 62,726 SF
Useable Acres/SF: Acres, 0 SF
Shape: Irregular
Zoning Code/Class: C/ C - Commercial

Analysis

Sale Price/Acre: $13,889/Acre
Sale Price/Gross SF: $.32/SF

Sale Data

Sale Date: December 07, 2020
Grantor: Pruett Realty, LLC
Grantee: Calvin O. Williams

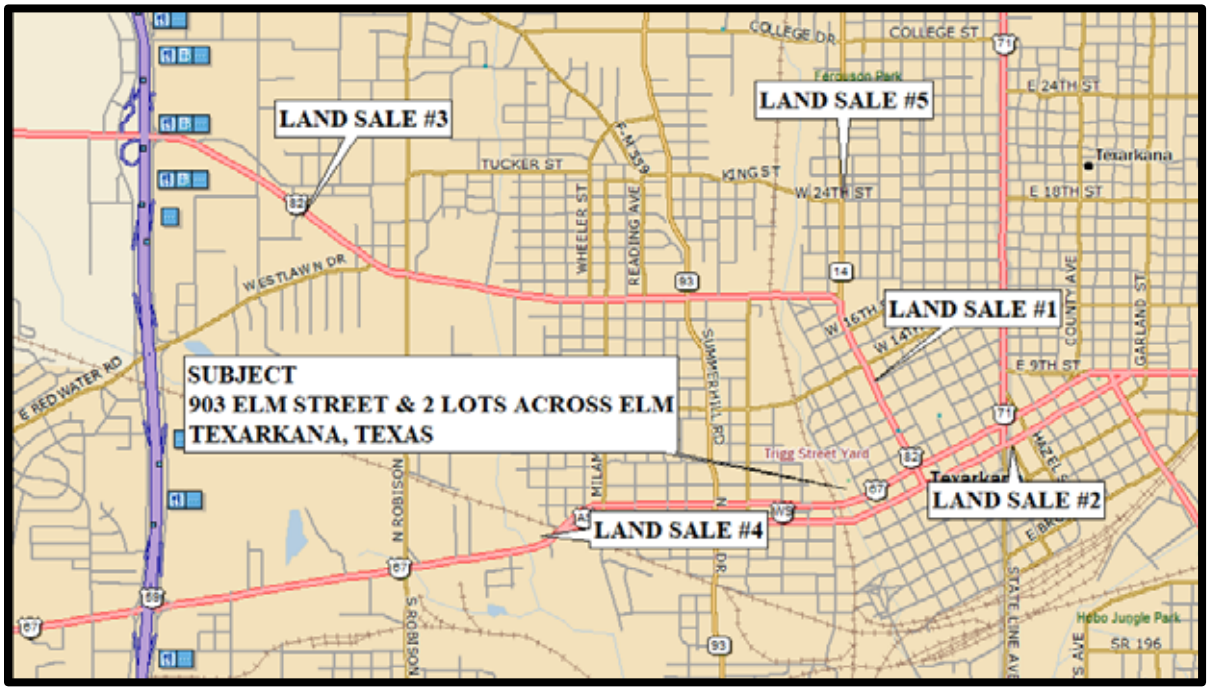
Sale Price: $20,000
Financing: Cash to seller
Verification: Buyer,

Comments

Seller had purchased with additional properties in 2017. Site included old concrete/gravel/packed dirt for parking and 6' perimeter fencing. Site is located in the shaded flood hazard area from adjacent Swampoodle Creek. Perimeter fencing was attractive to this purchaser.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Comparable Land Sales Map



Analysis Grid

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Economic Trends (time)
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparable land sales and the adjustments applied.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

LAND SALES ANALYSIS GRID-Site in use

ADJUSTMENT GRID	SUBJECT	COMP #1		COMP #2		COMP #3		COMP #4		COMP #5	
ADDRESS	903 ELM STREET	1302 TEXAS BOULEVARD		WEST 7th AT PEACH		2500 W 7th		2402 TEXAS BOULEVARD		901 WEST 7th	
	TEXARKANA, TX	TEXARKANA, TX		TEXARKANA, TX		TEXARKANA, TX		TEXARKANA, TX		TEXARKANA, TX	
SALE DATE	7/15/2021	2/3/2016		12/20/2016		9/5/2018		12/18/2018		12/7/2020	
SALE PRICE	$0.00	$8,000.00		$12,500.00		$8,500.00		$10,000.00		$20,000.00	
PRICE/SF	$0.00	$1.14		$0.49		$0.67		$0.67		$0.32	
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
FINANCING	TYPICAL	CASH TO SELLER		CASH TO SELLER		CASH TO SELLER		CASH TO SELLER		CASH TO SELLER	
CONDITIONS OF SALE	NORMAL	NORMAL		NORMAL		NORMAL		NORMAL		NORMAL	
ECONOMIC TRENDS	7/15/2021	2/3/2016		12/20/2016		9/5/2018		12/18/2018		12/7/2020	
LOCATION	ELM ST TO MLK BLVD	TEXAS AT W 13th/NO FLOOD		7th/PEACH - 100% FLOOD		7th/ROBISON 100% FLOOD		TEXAS BLVD/NO FLOOD		W 7th / 100% FLOOD	
COMPARISON	100% FLOOD ZONE		-45%		0%		0%		-45%		0%
ADJUSTMENT			-$0.51		$0.00		$0.00		-$0.30		$0.00
AC	2.22										
SIZE/SF	96,703	7,000		25,400		12,632		14,840		62,726	
COMPARISON			-5%		-4%		-4%		-4%		-2%
ADJUSTMENT			-$0.06		-$0.02		-$0.03		-$0.03		-$0.01
SHAPE/ACCESS	IRREGULAR	RECTANGULAR/CRNR		SLIGHTLY IRREG		TRIANGULAR		RECT/CORNER		IRREGULAR/PERIMETER FNC	
COMPARISON			-5%		0%		-10%		-5%		-5%
ADJUSTMENT			-$0.06		$0.00		-$0.07		-$0.03		-$0.02
OTHER - ZONING	C - COMMERCIAL	C- COMMERCIAL		C-COMMERCIAL		I-1;LIGHT INDUSTRIAL		GR-GENERAL RETAIL		C-COMMERCIAL	
COMPARISON			0%		0%		2%		0%		0%
ADJUSTMENT			$0.00		$0.00		$0.01		$0.00		$0.00
TOTAL ADJUSTMENTS			-$0.63		-$0.02		-$0.08		-$0.36		-$0.02
INDICATES PER SF			$0.51		$0.47		$0.59		$0.31		$0.30
WEIGHTING			8		6		6		10		10
AVERAGE/SF	$0.44										
WEIGHTED AVERAGE	$0.41										

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Adjustment Notes- site in use

Conditions of Sale, Financing and Property Rights
All of the sales were typical market conditions, typical financing, and all fee simple property rights, and no adjustments were required.

Economic Trends
Overall, the general market in similar sites has remained relatively stable, and no support for adjustments [either positive or negative] was noted, and none were applied.

Location
Locations are generally mixed use, with commercial predominant. Flood zone was considered to be the main difference in location, and Sales #2, #3 and #5 are similarly located in flood zone areas. Negative 45% adjustments were applied at Sales #1 and #4 for location outside flood zone.

Adjustment Item 1
Generally, economies of scale are noted in substantially larger tracts [typically, a larger number of units will command a lower price per unit]. Market observations in the general regional market recognize a difference in price per unit for tracts substantially different in size, of approximately 5% to 15% for each halving/doubling in size. In this analysis, approximately 5% for each halving/doubling in size was considered. The following table indicates size adjustments applied in this analysis based upon a market derived 5% adjustment for each halving/doubling in size. These adjustments are applied in the adjustment grid as shown.

SIZE ADJUSTMENT FOR SUBJECT TRACT

SALE NUMBER	COMP SIZE/SF	SUBJECT SIZE	PERCENT DIFFERENCE IN SIZE	ADJUSTMENT PER DOUBLING	INDICATED ADJUSTMENT
1	7,000	96,703	-93%	5%	-5%
2	25,400	96,703	-74%	5%	-4%
3	12,632	96,703	-87%	5%	-4%
4	14,840	96,703	-85%	5%	-4%
5	62,726	96,703	-35%	5%	-2%

Adjustment Item 2
Adjustments were applied for shape/utility differences, with negative 5% adjustment applied at Sales #1, #4 and #5, and negative 10% applied at Sale #3.

Zoning is considered similar at these sales, with positive 2% adjustment applied at Sale #3 for time/effort required to change zoning as Industrial [commercial area, but zoning remains industrial].

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Land Value Conclusion – improved site

After adjustments, the sales yield a value range from $0.30 per Square foot, to $0.59 per Square foot. The average price per Square foot, after adjustments is $0.44 per SF, and the weighted average [most weight given to the most similar property] is $$0.41 per SF. These sales were considered supportive of approximately $0.41 per SF for the subject site, or

SIZE/SF	$ PER SF	INDICATES
96,703	$0.41	$39,648.23
ROUNDED		**$40,000.00**

Based on the above analysis, I have reconciled to a site value of **$40,000.00**, for the whole site in use, ***as if vacant***, on the effective date of the appraisal.

I have further included a separate adjustment grid for the vacant two lots that are located across Elm Street from the improved site. Both of these lots are impacted by the shaded flood zone. These are typical original city lots, 50’ X 140’ each, or a total of 100’ X 140’ = 14,000 SF.

The same sales located in the downtown area are used in the following grid, and adjustments were applied.

See extraordinary assumptions.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

ADJUSTMENT GRID AT TWO VACANT LOTS

ADJUSTMENT GRID	SUBJECT	COMP #1	COMP #2	COMP #3	COMP #4	COMP #5
ADDRESS	812-814 ELM STREET	1302 TEXAS BOULEVARD	WEST 7th AT PEACH	2500 W 7th	2402 TEXAS BOULEVARD	901 WEST 7th
	TEXARKANA, TX	TEXARKANA, TX	TEXARKANA, TX	TEXARKANA, TX	TEXARKANA, TX	TEXARKANA, TX
SALE DATE	7/15/2021	2/3/2016	12/20/2016	9/5/2018	12/18/2018	12/7/2020
SALE PRICE	$0.00	$8,000.00	$12,500.00	$8,500.00	$10,000.00	$20,000.00
PRICE/SF	$0.00	$1.14	$0.49	$0.67	$0.67	$0.32
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
FINANCING	TYPICAL	CASH TO SELLER	CASH TO SELLER	CASH TO SELLER	CASH TO SELLER	CASH TO SELLER
CONDITIONS OF SALE	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL
ECONOMIC TRENDS	7/15/2021	2/3/2016	12/20/2016	9/5/2018	12/18/2018	12/7/2020
LOCATION	ELM	TEXAS AT W 13th/NO FLOOD	7th/PEACH - 100% FLOOD	7th/ROBISON 100% FLOOD	TEXAS BLVD/NO FLOOD	W 7th / 100% FLOOD
COMPARISON	100% FLOOD ZONE	-45%	0%	0%	-45%	0%
ADJUSTMENT		-$0.51	$0.00	$0.00	-$0.30	$0.00
AC	0.32					
SIZE/SF	14,000	7,000	25,400	12,632	14,840	62,726
COMPARISON		-3%	4%	0%	0%	17%
ADJUSTMENT		-$0.03	$0.02	$0.00	$0.00	$0.05
SHAPE/ACCESS	IRREGULAR	RECTANGULAR/CRNR	SLIGHTLY IRREG	TRIANGULAR	RECT/CORNER	IRREGULAR/PERIMETER FNC
COMPARISON	FNC AT 3 SIDES	0%	5%	5%	0%	-2%
ADJUSTMENT		$0.00	$0.02	$0.03	$0.00	-$0.01
OTHER - ZONING	C - COMMERCIAL	C- COMMERCIAL	C-COMMERCIAL	I-1;LIGHT INDUSTRIAL	GR-GENERAL RETAIL	C-COMMERCIAL
COMPARISON		0%	0%	2%	0%	0%
ADJUSTMENT		$0.00	$0.00	$0.01	$0.00	$0.00
TOTAL ADJUSTMENTS		-$0.55	$0.04	$0.05	-$0.30	$0.05
INDICATES PER SF		$0.59	$0.54	$0.72	$0.37	$0.37
WEIGHTING		8	6	6	10	10
AVERAGE/SF	$0.52					
WEIGHTED AVERAGE	$0.49					

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Adjustment Notes – 2 vacant lots

Conditions of Sale, Financing and Property Rights
Similar to the improved site, no adjustments were required.

Economic Trends
No support for adjustments [either positive or negative] was noted, and none were applied.

Location
Flood zone was considered to be the main difference in location. Negative 45% adjustments were applied at Sales #1 and #4 for location outside flood zone.

Adjustment Item 1
Similar to the improved site, approximately 5% for each halving/doubling in size was considered. The following table indicates size adjustments applied in this analysis.

SIZE ADJUSTMENT FOR SUBJECT TRACT

SALE NUMBER	COMP SIZE/SF	SUBJECT SIZE	PERCENT DIFFERENCE IN SIZE	ADJUSTMENT PER DOUBLING	INDICATED ADJUSTMENT
1	7,000	14,000	-50%	5%	-3%
2	25,400	14,000	81%	5%	4%
3	12,632	14,000	-10%	5%	0%
4	14,840	14,000	6%	5%	0%
5	62,726	14,000	348%	5%	17%

Adjustment Item 2
Adjustments were applied for shape/utility differences, with additional consideration given to fencing at three sides at subject. Positive 5% adjustments were applied at Sales #2 and #3, with a negative 2% adjustment applied at Sale #5 [similar, with fencing at all sides].

Zoning is considered similar at these sales, with positive 2% adjustment applied at Sale #3 for time/effort required to change zoning as Industrial [commercial area, but zoning remains industrial].

Land Value Conclusion
After adjustments, the sales yield a value range from $0.37 per Square foot, to $0.72 per Square foot. The average price per Square foot, after adjustments is $0.52 per SF, and the weighted average [most weight given to the most similar property] is $$0.49 per SF. These sales were considered supportive of approximately $0.50 per SF for the subject site, or

SIZE/SF	$ PER SF	INDICATES
14,000	$0.50	$7,000.00
ROUNDED		**$7,000.00**

Based on the above analysis, I have reconciled to a site value of **$7,000.00**, for the two vacant lots located across Elm Street, on the effective date of the appraisal.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Cost Analysis

The next step in the Cost Approach is to estimate the replacement cost of the buildings and site improvements.

The subject improvements are estimated to be over 55 years old, and physical depreciation is a major consideration.

Due to the age of the improvements and substantial depreciation applicable, resulting in a less reliable indication of value via the cost approach, I have not included the cost approach in this analysis.

The estimated value of the site in use, as if vacant, as of the effective date of the appraisal is **$40,000.00** and the estimated value of the two additional vacant lots, that are located across the street from the improved site is **$7,000.00** as of the effective date of the appraisal, July 15, 2021.

See extraordinary assumptions.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Sales Comparison Approach

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principals of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

1. The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.

2. The most pertinent data is further analyzed and the quality of the transaction is determined.

3. The most meaningful unit of value for the subject property is determined.

4. Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.

5. The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

I have researched and analyzed 6 sales in the Texarkana market and these represent similar large retail/open buildings with varying similarities.

Few sales of properties similar in size were available for comparison in the immediate Texarkana market. The following sales required significant adjustments but were considered to be the best available for comparison.

IMPROVED SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Building (SF)	Price/ SF
1.	2910 Austin Street	03/27/2019	$105,800	3,750	$28.21
2.	7000 West 7th Street	07/29/2019	$175,000	4,664	$37.52
3.	2020 and 2022 West 7th St	10/11/2019	$130,000	6,220	$20.90
4.	2003 Chelf Road	08/22/2019	$245,000	7,500	$32.67
5.	1019 Spruce Street	10/27/2020	$149,500	6,975	$21.43
6.	2806 Austin Street	04/15/2021	$212,000	7,200	$29.44

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 1

Property Identification

Record ID	2699
Property Type	Industrial, Office/ Shop
Address	2910 Austin Street, Texarkana, Bowie Co., Texas 75501
Location	Austin Street across from Thompson Street
Tax ID	09260007220

Sale Data

Grantor	Bridgeman, LLC
Grantee	Lach-On Construction, LLC
Sale Date	March 27, 2019
Deed Book/Page	2019-3104
Property Rights	Fee
Conditions of Sale	Normal Market conditions/marketed for 6 Mo +-
Financing	Conventional
Mortgagee	Farmers Bank
Sale History	Seller reportedly owned for more than 5 years prior to sale
Verification	Appraisal, loan officer, Broker Dan Butler
Sale Price	$105,800
Cash Equivalent	$105,800

Land Data

Land Size	0.560 Acres or 24,394 SF
Zoning	Industrial, Industrial
Topography	Level
Utilities	All public
Shape	Rectangular

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 1 (Cont.)

General Physical Data

Building Type	Single Tenant	
SF	3,750	
Area Breakdown	office	1,085
	shop	2,665
Construction Type	metal	
Roof Type	metal	
Foundation	concrete	
HVAC	central at office	
Floor Height	12' eave	
Year Built	1978 41 years old/average	
Condition	average	

Income Analysis

Potential Gross Income	$22,500 pro forma based on actual
Vacancy	$2,700 12%
Effective Gross Income	$19,800
Expenses	$4,980
Net Operating Income	$14,820

Indicators

Sale Price/Gross SF	$28.21
Floor Area Ratio	0.15
Land to Building Ratio	6.5:1
Occupancy at Sale	vacant
Gross Income Multiplier	4.70
Eff. Gross Income Multiplier	5.34
Expenses/Sq. Ft.	$1.33
Overall or Cap Rate	14.01%
Net Operating Income/Sq. Ft.	$3.95

Remarks

Broker, Dan Butler, provided a copy of the listing of $135,000.00 - stated to have been listed for 6 months at the improved portion, which was purchased separately from the additional land area that was vacant and not listed at the time of the sale. The $6,250 purchase of the adjacent site is detailed on a separate comparable sale as land only.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 2

Property Identification

Record ID	2800
Property Type	Industrial, Light Industrial
Address	7000 West 7th Street, N/side running to Old Redwater Road at rear, about one mile W of Kings Hwy, Texarkana, Bowie County, Texas 75501

Sale Data

Grantor	Allen Burns et ux
Grantee	Michael Stewart et ux
Sale Date	July 29, 2019
Deed Book/Page	2019-7913
Property Rights	Fee
Conditions of Sale	Cash to seller
Verification	Appraisal, Deed, Buyer
Sale Price	$175,000
Cash Equivalent	$175,000

Land Data

Land Size	0.607 Acres or 26,441 SF
Topography	Level
Utilities	All public
Shape	Irregular

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 2 (Cont.)

General Physical Data

Building Type	Single Tenant		
Gross SF	4,664		
Area Breakdown	Office	1,780	Main Building
	Shop	1,511	Main Building
	2nd building	1,373	Shop at rear
Construction Type	Metal		
Roof Type	Metal		
Foundation	Concrete slab		
Electrical	Assumed adequate		
HVAC	Mini-split H/C @ office		
Floor Height	12'-14'		
Year Built	2002 Adn-2005; 2nd bldg-2007		
Condition	Average - effective age - 10		

Indicators

Sale Price/ SF	$37.52

Remarks

This is an average metal office/warehouse building located outside the city. The seller had relocated his auto service business to a new location further west. The buyer will occupy the property. Site improvements include total perimeter fencing and gravel parking at most of the site.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 3

Property Identification

Record ID	2783
Property Type	Auto related, Auto Repair/Service
Address	2020-2022 West 7th St., Texarkana, Bowie Co., TX 75501
Location	Lots 14 and 15, Block 8, Heilbron's 5th Addition
Tax ID	10400009200 and 10400009300

Sale Data

Grantor	Unruh Leasing, LLC
Grantee	Lilly Jaxx Investments, LLC
Sale Date	October 11, 2019 recorded 10/15/2019
Deed Book/Page	2019/10845
Property Rights	Fee
Conditions of Sale	Normal Market
Financing	Cash to seller
Sale History	Seller purchased 12/13 for $57,800 but substantially renovated.
User 4	Prior Seller owned since 1994
Verification	MLS/Raffaelli Realtors

Sale Price	$130,000
Cash Equivalent	$130,000
Adjusted Price	$130,000

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 3 (Cont.)

Land Data

Land Size	0.321 Acres or 14,000 SF
Zoning	C - Commercial
Topography	level
Utilities	all public
Dimensions	100' X 140'
Shape	rectangular

General Physical Data

Building Type	Single Tenant		
SF	6,220		
Area Breakdown	office/showroom	1,220	ext renovated
	attached shop	2,000	shop area
	detached shop	3,000	shop
Construction Type	metal and brick veneer		
Roof Type	metal and comp		
Foundation	concrete slab		
HVAC	office/showroom		
Stories	1		
Floor Height	16		
Year Built	1970 renovated		
Condition	good		

Indicators

Sale Price/Gross SF	$20.90
Floor Area Ratio	0.44
Land to Building Ratio	2.25:1
Occupancy at Sale	owner

Remarks

MLS indicates the original listing was $149,900 in November, 2018. Marketing time on MLS stated as 322 days.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 4

Property Identification

Record ID	2821
Property Type	Office/ Warehouse, Office/ Warehouse
Address	2003 Chelf Road, Texarkana, Bowie County, Texas 75503
Tax ID	11680012300

Sale Data

Grantor	Steitler Properties, Inc.
Grantee	D. Kirkland, Inc
Sale Date	August 22, 2019
Deed Book/Page	2019-9112
Property Rights	Fee Simple
Conditions of Sale	Normal Marketing conditions/Cash to seller
Sale History	Seller purchased earlier in year at foreclosure sale $264,000
Verification	appraiser
Sale Price	$285,000
Cash Equivalent	$285,000
Less Excess Land	$40,000
Adjusted Price	$245,000

Land Data

Land Size	2.262 Acres or 98,532 SF
Zoning	C - Commercial

General Physical Data

Building Type	Multi Tenant
SF	7,500

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 4 (Cont.)

Area Breakdown	office/wh	1,500	1/3 office
	office/wh	1,500	1/3 office
	office/wh	1,500	1/3 office
	office/wh	1,500	1/3 office
	office/wh	1,500	1/3 office

Construction Type	metal
Roof Type	metal
Foundation	concrete
HVAC	central at office
Stories	1
Floor Height	9
Year Built	2000 metal/average
Condition	average

Income Analysis

Potential Gross Income	$67,500 pro forma
Vacancy	$3,375
Effective Gross Income	$64,125
Expenses	$14,500
Net Operating Income	$49,625 pro forma

Indicators

Sale Price/ SF	$32.67 Adjusted
Floor Area Ratio	0.08
Land to Building Ratio	13.14:1
Gross Income Multiplier	3.63
Eff. Gross Income Multiplier	3.82
Expenses/Sq. Ft.	$1.93
Overall or Cap Rate	20.26%
Net Operating Income/Sq. Ft.	$6.62

Remarks

Building occupied a portion of the site, with surplus for future development of similar office warehouse buildings. No income/expense information available - pro forma estimates for income approach, after deduction of expected value of surplus land.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 5

Property Identification

Record ID	2900
Property Type	Retail/Warehouse, Retail/warehouse
Address	1019 Spruce Street, Texarkana, Bowie County, Texas
Location	SW Corner Spruce at W 11th
Tax ID	03841050100; 03841050700; 0384050800

Sale Data

Grantor	Kalman Investments Inc
Grantee	Miller Bowie Supply Company
Sale Date	October 27, 2020
Deed Book/Page	11701
Property Rights	Fee Simple
Conditions of Sale	Normal Marketing
Financing	Conventional
Mortgagee	Commercial National Bank
Sale History	Seller owned since 2000
Verification	lender/seller
Sale Price	$149,500 real estate only
Cash Equivalent	$149,500

Land Data

Land Size	0.803 Acres or 35,000 SF

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 5 (Cont.)

Zoning	C - Commercial	
Shape	frontage at West 11th, Oak and Spruce	

General Physical Data

Building Name	True Value Hardware	
Building Type	Single Tenant	
Gross SF	6,975	
Area Breakdown	retail	5,200
	warehouse	1,775
Construction Type	metal	
Roof Type	metal	
Foundation	concrete	
HVAC	central at retail	
Stories	1	
Floor Height	9'	
Year Built	1975 average	
Condition	average	

Income Analysis

Potential Gross Income	$31,388 pro forma
Vacancy	$3,139
Effective Gross Income	$28,249
Expenses	$8,642
Net Operating Income	$19,607

Indicators

Sale Price/ SF	$21.43
Floor Area Ratio	0.20
Land to Building Ratio	5.00:1
Occupancy at Sale	owner
Gross Income Multiplier	4.76
Eff. Gross Income Multiplier	5.29
Expenses/Sq. Ft.	$1.24
Overall or Cap Rate	13.12%
Net Operating Income/Sq. Ft.	$2.81

Remarks

Included three lots that had less utility due to drainage area, but had small fenced storage shed across Oak Street from the retail structure.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 6

Property Identification

Record ID	2995
Property Type	Industrial
Property Name	Formerly Aslin's American Movers
Address	2806 Austin Street, Texarkana, Bowie Co., TX 75501

Sale Data

Grantor	Aslin's American Movers
Grantee	VIN Properties, LLC
Sale Date	April 15, 2021
Deed Book/Page	2021-4276
Property Rights	Fee Simple
Conditions of Sale	Cash to seller
Sale History	Property listed for $299,900; 190 days on market
Verification	Realtor, Deed, prior Appraisal file

Sale Price	$232,000
Cash Equivalent	$232,000
Less Excess Land	$20,000
Adjusted Price	$212,000

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improved Sale No. 6 (Cont.)

Land Data

Land Size	2.860 Acres or 124,582 SF
Zoning	Industrial
Topography	Level to gently sloping
Utilities	All public
Shape	Irregular

General Physical Data

Building Type	Single Tenant	
Gross SF	7,200	
Area Breakdown	Office/Finished	900
	Warehouse	6,300
Construction Type	Metal	
Roof Type	Metal	
Foundation	Concrete slab	
Electrical	Assumed adequate	
HVAC	Central at finished area	
Floor Height	14'	
Year Built	1978 Effective age - 20	
Condition	Average	

Indicators

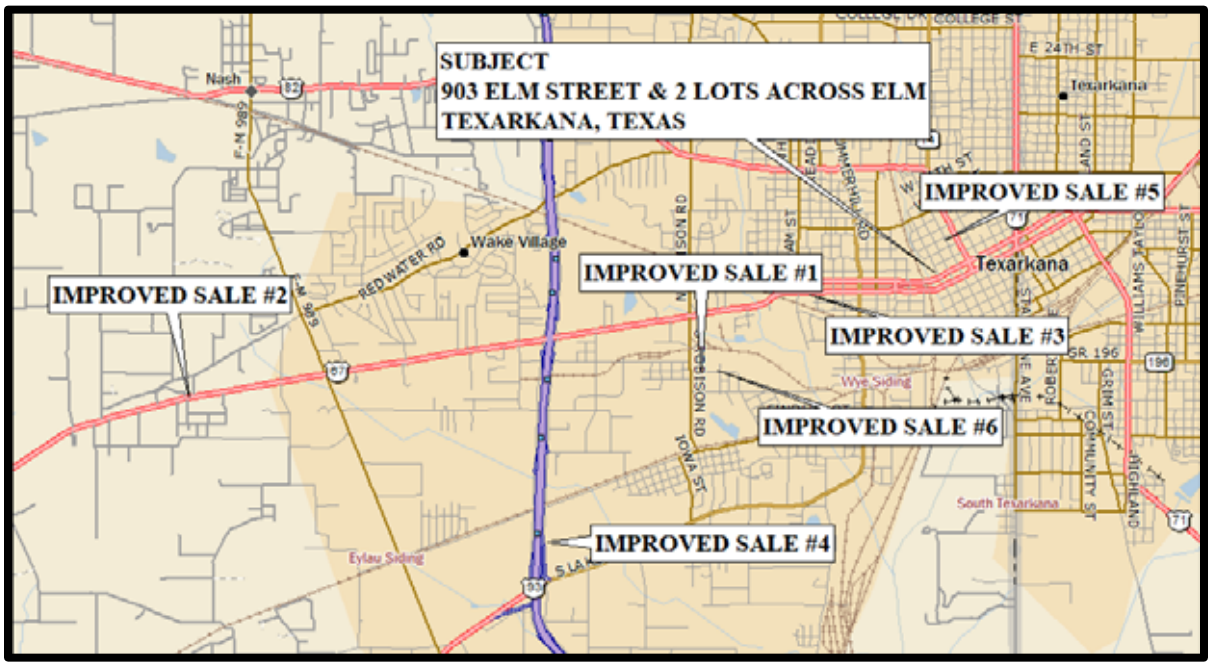
Sale Price/Gross SF	$32.22 Actual or $29.44 Adjusted

Remarks

This property included 1.98 acres in the main utilized site, and 0.88 acres of excess land some of which was not contiguous. The excess land is estimated at $20,000. The building was in average condition overall. There is a pit dock, drive-in ramp, and a dock-high porch area.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Comparable Improved Sales Map



Analysis Grid

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Economic Trends (time)
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparable improved sales and the adjustments applied.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Sales Analysis Grid - IMPROVED - AS IS

ADJUSTMENT GRID							
SUBJECT	COMP #1	COMP #2	COMP #3	COMP #4	COMP #5	COMP #6	
ADDRESS	903 ELM STREET TEXARKANA, TX	2910 AUSTIN STREET TEXARKANA, TX	7000 WEST 7th STREET TEXARKANA, TX	2020-2022 WEST 7th STREET TEXARKANA, TX	2003 CHELF ROAD TEXARKANA, TX	1019 SPRUCE STREET TEXARKANA, TX	2806 AUSTIN STREET TEXARKANA, TX	
SALE DATE	7/15/2021	3/27/2019	7/29/2019	10/11/2019	8/22/2019	10/27/2020		4/15/2021
SALE PRICE	$0.00	$105,800.00	$175,000.00	$130,000.00	$245,000.00	$149,500.00		$212,000.00
PRICE/UNIT	$0.00	$28.21	$37.52	$20.90	$32.67	$21.43		$29.44
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	
FINANCING	CONVENTIONAL	CONVENTIONAL	CASH TO SELLER	CASH TO SELLER	CASH TO SELLER	CONVENTIONAL	CASH TO SELLER	
CONDITIONS OF SALE	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL	NORMAL	
ECONOMIC TRENDS	7/15/2021	3/27/2019	7/29/2019	10/11/2019	8/22/2019	10/27/2020 DRAINAGE AT PART		4/15/2021
LOCATION	ELM STREET	AUSTIN/NO FLOOD	W 7th/NO FLOOD	W 7th/NO FLOOD	CHELF ROAD/NO FLOOD	SPRUCE STREET/NO FLD	AUSTIN STREET/NO FLOOD	
COMPARISON	100% FLOOD	-10%	-10%	-10%	-10%	-5%		-10%
ADJUSTMENT		-$2.82	-$3.75	-$2.09	-$3.27	$0.00		-$2.94
SITE	$40,000	$10,000	$10,000	$7,000	$40,000	$30,000	$40,000	
COMPARISON	INFERIOR	INFERIOR	INFERIOR	EQUAL	INFERIOR	EQUAL		
ADJUSTMENT		$8.00	$6.43	$5.31	$0.00	$1.43		$0.00
SIZE/SF	4,952	3,750	4,664	6,220	7,500	6,975		7,200
COMPARISON		-2%	-1%	3%	5%	4%		5%
ADJUSTMENT		-$0.56	-$0.38	$0.63	$1.63	$0.86		$1.47
OFFICE/FINISHED	29% OFFICE	38% OFFICE	20% FINISHED OFFICE	33% OFFICE	75% RETAIL	13% OFFICE		
COMPARISON	71% WAREHOUSE/SHOP	0%	-9%	9%	-4%	-10%		16%
ADJUSTMENT		$0.00	-$3.38	$1.88	-$1.31	-$2.14		$4.71
AGE/COND	41 YRS/AVG; 12' EAVE	12-17 YRS/METAL	BLT 1970/49YRS/PAST RENO	BLT 2000/19 YRS/METAL	BLT 1975/45 YRS/METAL	BLT 1978/43 YRS/METAL		
COMPARISON	55+-/AVG;METAL/SMALL BV	METAL	12'-14' EAVE; AVERAGE	10'-12' EAVE/AVG	12' EAVE/AVG	9'EAVE/AVG	14' EAVE	5%
ADJUSTMENT	16' EAVE;SOME DEFERRED MAINTENANCE	10% $2.82	-10% -$3.75	10% $2.09	-10% -$3.27	40% $8.57		$1.47
OTHER	PAVED PARKING/	GRAVEL/SMALL PAVED	FENCED PERIMETER	ASPHALT AT FRONT	CONCRETE DRIVE	PARKING AT FRONT	PARKING/DOCK AT FRNT	
EAVE HT/PARKING	FENCED STORAGE YARD	5' FENCED AREA	GRAVEL YARD	NO FENCE	INFERIOR	SMALL FNC STO	NO FENCED AREA	10%
	STORAGE BUILDING	10% $2.82	10% $3.75	10% $2.09	15% $4.90	20% $4.29		$2.94
TOTAL ADJUSTMENTS		$10.26	-$1.07	$9.90	-$1.31	$13.01		$7.66
INDICATES PER SF		$38.47	$36.45	$30.80	$31.36	$34.44		$37.10
WEIGHTING		9	6	8	8	9		7
AVERAGE/PER SF	$34.77							
WEIGHTED AVERAGE	$34.72							
INDICATORS		5.34	N/A	N/A	3.82	5.29		N/A
EGIM		14.01%	N/A	N/A	20.26%	13.12%		N/A
OAR								

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Adjustment Notes

Conditions of Sale
All of these sales reflect typical market conditions, and no adjustments for market conditions were made.

Economic Trends
These sales occurred over the past two-three years, and no indications of increases or decreases in prices at similar properties were noted during this period. No adjustments for economic trends were applied.

Location
Locations were considered to be relatively similar, with major differences after consideration of the contributory value at each site, being the impact from the flood zone, and negative 10% adjustments were applied at all except Sale #5 – consideration was given to Sale #5's drainage, and a negative 5% adjustment was applied.

Adjustment Item 1
Adjustments were applied at each sale for difference in contributory value at each site, as noted in the adjustment grid.

Adjustment Item 2
Smaller buildings tend to command a larger price per square foot [economy of scale]. Market observations in the general regional market recognize a difference in price per square foot, of approximately 5% to 20% for each halving/doubling in size. In this analysis, approximately 10% for each halving/doubling in size was considered. The following table indicates size adjustments applied in this analysis based upon a market derived 10% adjustment for each halving/doubling in size. These adjustments are applied in the adjustment grid as shown.

SIZE ADJUSTMENT FOR SUBJECT

SALE NUMBER	COMP SIZE/SF	SUBJECT SIZE	PERCENT DIFFERENCE IN SIZE	ADJUSTMENT PER DOUBLING	INDICATED ADJUSTMENT
1	3,750	4,952	-24%	10%	-2%
2	4,664	4,952	-6%	10%	-1%
3	6,220	4,952	26%	10%	3%
4	7,500	4,952	51%	10%	5%
5	6,975	4,952	41%	10%	4%
6	7,200	4,952	45%	10%	5%

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Adjustment Item 3

The subject property has approximately 29% office area, with 71% of the structure in the shop/warehouse areas – not climate controlled - and adjustments were applied for differences as shown; Generally, no adjustment was applied at Sale #1, with negative 9% at Sale #2, positive 9% at Sale #3, negative 4% applied at Sale #4, negative 10% applied at Sale #5, and positive 16% applied at Sale #6.

Adjustment Item 4

The subject property is over 55 years old, appears to have received typical maintenance, and is a metal building with 16' eave height. Adjustments applied for difference ranged from positive 5% at Sale #6, to negative 10% at Sales #2, and #4, and positive 10% at Sales #1 and #3. A large positive 40% adjustment was applied at Sale #5 for age/condition and lower eave height.

Adjustment Item 4

The subject includes a larged paved parking lot, with fenced storage yard [security fencing at the paved lot], and storage building. Adjustments were applied as shown – ranging from positive 10% to positive 20%.

After adjustments were applied, the indicated range of values per square foot was:

AVERAGE	$34.77
WEIGHTED AVERAGE	$34.72
HIGH	$38.47
LOW	$30.80

The indication of value per square foot for the subject is considered to more accurately reflected in the mid portion of the range. The overall average after adjustments, indicated by these sales is $34.77 per square foot, and the weighted average [consideration given to most comparable] was $34.72 per square foot, with $34.75 per square foot considered to be well supported for the subject property.

Therefore, the "***AS IS***" market value estimate of the improved site as of the effective date of the appraisal, July 15, 2021, via the per square foot method, is estimated as:

BUILDING AREA	$ PER SF	**INDICATES**
4,952	$34.75	**$172,082.00**
ROUNDED		**$172,000.00**

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Effective Gross Income Multiplier Analysis

The Effective Gross Income Multiplier, or EGIM, is a self-adjusting unit of comparison in that the relationship between income and price/value tends to be similar among reasonably comparable properties. Theoretically, this unit of comparison requires no adjustment because both the sale price and effective gross income of a property presumably move in the same direction and in essentially the same proportion in response to market conditions, locational and environmental influences, amenities and functional characteristics of a property.

In this instance, insufficient data was available for the development of an indication of value via the effective gross income multiplier. Therefore, I have relied upon the price per square foot method in the development of the estimated fee simple value of the improved site, located at 903 Elm Street, Texarkana, Bowie County, Texas, of $172,000.00 in as is condition as of the effective date of the appraisal, July 15, 2021. I have estimated the contributory value of the two separate vacant lots, addressed as 812 and 814 Elm Street [across Elm Street from the improved site] to be $7,000.00 as of the effective date of the appraisal, July 15, 2021.

Based on the analysis summarized above, I have reconciled to an "***AS IS"*** market value estimate via the Sales Comparison Approach to value of the property located at 812, 814 and 903 Elm Street, Texarkana, Texas,[improved site at 903 Elm and two vacant lots at 812 and 814 Elm] as of the effective date of the appraisal on July 15, 2021 of **$179,000.00**, subject to the Limiting Conditions and Assumptions of this appraisal. The value indications are allocated as follows:

	903 ELM/AS IS	2 LOTS/VACANT	TOTAL
RECONCILED VALUE ESTIMATE……	**$172,000.00**	**$7,000.00**	**$179,000.00**

Extraordinary Assumptions: I have assumed no environmental problems exist at this site – I have no reason to believe the site has environmental problems, but no reports were provided. I have assumed that the site size is approzimately as estimated and that all improvements are located within the boundaries of the site, since no survey was provided. Use of these extraordinary assumptions may impact the final value reported.

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Income Approach

The Income Approach to value is based on the present worth of the future rights to income. This type of analysis considers the property from an investor's point of view, the basic premise being that the amount and quality of the income stream are the basis for value of the property.

Direct Capitalization Analysis

The steps involved in capitalizing the subject's net operating income are as follows:

1. Develop the subject's Potential Gross Income (PGI) through analysis of the subject's actual historic income and an analysis of competitive current market income rates.

2. Estimate and deduct vacancy and collection losses to develop the Effective Gross Income (EGI).

3. Develop and subtract operating expenses to derive the Net Operating Income (NOI).

4. Develop the appropriate capitalization rate (R_o).

5. Divide the net operating income by the capitalization rate for an estimate of value through the income approach.

The subject is currently vacant, but has historically been owner/occupied, and no actual income/expense data was available to me. Leases and sales of leased properties similar to the subject are not readily available in the local market since the majority of similar properties are owner/occupied.

The income approach has not been completed in this analysis due to lack of similar data for the development of typical rental income, and typical landlord expenses, as well as capitalization rates, etc.

The most relevant approach to value for property similar to the subject was considered to be the sales comparison approach.

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Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed.

In this appraisal, only one approach to value was applied at the improved property – the contributory value of the two vacant sites was estimated from sales of similar sites in the immediate area. The indications are summarized below:

INDICATIONS - SITE	*AS IF VACANT*	*VACANT LOTS*	
SITE VALUE AS IF VACANT.....	$40,000.00	$7,000.00	
INDICATIONS AT IMPROVED S	***AS IS***	***VACANT LOTS***	***TOTAL***
COST APPROACH.....	NOT COMPLETED		
SALES COMPARISON.....	$172,000.00	$7,000.00	$179,000.00
INCOME APPROACH.....	NOT COMPLETED		
	903 ELM/AS IS	2 LOTS/VACANT	TOTAL
RECONCILED VALUE ESTIMATE.....	$172,000.00	$7,000.00	$179,000.00

Cost Approach

The cost approach provides an accurate estimate of reproduction cost new of the improvements, when the property is relatively new, with a functional plan and no locational obsolescence, and improved to its highest and best use.

The subject property is estimated to be over 55 years old, and the Cost Approach to value was considered to be the least credible approach to value for a property similar in age, and has not been included in this analysis.

Sales Comparison Approach

The sales comparison approach reflects the thinking and behavior of informed rational purchasers and sellers in the market. The sales gathered and analyzed occurred from 2019 through 2021. In my judgment, the pertinent data of each of the sales is well documented; however, sales of similar type properties were limited, due to the differences in location, age, finish, etc.

Sufficient information was gathered from buyers, sellers, brokers and appraisers involved with these transactions to allow for development of several units of comparison, including physical units {price per SF, Gross Rent Multiplier, etc.}, as well as information regarding the income and expenses at each sale, in varying degrees of detail.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Reconciliation -continued

The sales were adjusted to the extent possible in order to achieve similarity with the subject, and an indication of value per square foot was derived.

The Effective Gross Income Multiplier is often considered in the sales comparison approach. In this analysis, the majority of similar properties are owner/occupied. Insufficient information from which to extract EGIM was available. The price per SF indication was considered to be the best indication of value for the subject.

Income Approach

The value estimate by the income approach considers current market attitudes toward similar property types and the risks inherent in the investments.

Comparable data was limited for the estimate of the market rental, expenses and capitalization ranges for the subject.

The income approach was not considered in this analysis.

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Reconciliation -continued

Value Conclusion

The subject is expected to continue to be an owner-occupied property upon sale, and the sales utilized indicate that owner-occupancy is predominant in similar properties. The sales comparison approach has been given most weight in this analysis.

Based on the analysis summarized above, I have reconciled to the following value estimate of the fee simple interest, in the "***AS IS condition",*** as market conditions exist on the effective date of the appraisal, subject to the Limiting Conditions and Assumptions of this appraisal:

	903 ELM/AS IS	2 LOTS/VACANT	TOTAL
RECONCILED VALUE ESTIMATE……	**$172,000.00**	**$7,000.00**	**$179,000.00**

Extraordinary Assumptions: I have assumed no environmental problems exist at this site – I have no reason to believe the site has environmental problems, but no reports were provided. I have assumed that the site size is approzimately as estimated and that all improvements are located within the boundaries of the site, since no survey was provided. Use of these extraordinary assumptions may impact the final value reported.

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Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I previously appraised the property that is the subject of this analysis on August 27, 2018 as of the effective date of death of the prior owner September 21, 2017, for the estate.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP).*
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

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- As of the date of this report, I, Pam Bonds, have completed the continuing education program of the Appraisal Institute.
- No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.
- The Appraiser has established sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- My value conclusion and other opinions expressed herein are not based on a requested minimum value, a specific value or approval of a loan.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Texas Real Estate Commission and/or the Arkansas Real Estate Commission.

Based on the analysis summarized above, I have reconciled to the following value estimate of the fee simple interest, in the "***AS IS***", as market conditions exist on the effective date of the appraisal, subject to the Limiting Conditions and Assumptions of this appraisal:

	903 ELM/AS IS	2 LOTS/VACANT	TOTAL
RECONCILED VALUE ESTIMATE.....	**$172,000.00**	**$7,000.00**	**$179,000.00**

Extraordinary Assumptions: I have assumed no environmental problems exist at this site – I have no reason to believe the site has environmental problems, but no reports were provided. I have assumed that the site size is approzimately as estimated and that all improvements are located within the boundaries of the site, since no survey was provided. Use of these extraordinary assumptions may impact the final value reported.

July 29, 2021
Date

Pam Bonds, MAI, SRA
Real Estate Appraiser
Texas License #TX 1320451 G
Expiration Date - April 30, 2023
Arkansas Certification # CG 0336
Expiration Date – June 30, 2022

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Qualifications

PAM BONDS MAI, SRA

PRESENT POSITION:

Real Estate Appraiser

PROFESSIONAL AFFILIATIONS AND DESIGNATIONS:
Member, Appraisal Institute (MAI), Member #12014

Senior Residential Appraiser, Appraisal Institute, (SRA)

Member, Texas Association of Realtors, National Association of Realtors (Licensed Broker, Texas)

Texas State Certified General Real Estate Appraiser, CERTIFICATE NUMBER TX-1320451-G, Expires April 30, 2023

Arkansas State Certified General Real Estate Appraiser, CERTIFICATE NUMBER #CG0336, Expires June 30, 2022

EDUCATION:

East Texas State University, at Texarkana, Bachelor Degree in Business Administration

Various real estate appraisal courses, Appraisal Institute

EXPERIENCE:

Actively engaged in the real estate appraisal profession since 1977. During this time, obtained experience in the valuation of a large range of property types for various purposes.

EMPLOYMENT

1977 - 1983 - P.M. Brown Realtors, Inc.

1984 - 1985 - Pam Bonds, Real Estate Appraisals

1985 - 1/90 - The Appraisal Group

1/90 -2001 - Pam Bonds, Real Estate Appraisals

2001- present – The Appraisal Group

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Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Addenda

1. Letter of Engagement
2. Deed for legal description
3. Bowie County Tax Appraisal district information printout
4. Property Inspection summary
5. COVID-19 Research articles
6. Arkansas Certification
7. Texas Certification

LETTER OF ENGAGEMENT

Thu 6/24/2021 10:59 AM

TEX-Henslee, Dustin <dustin.henslee@txkusa.org>

RE: Document2

To Pam Bonds

Cc TEX-Orr, David

You replied to this message on 6/24/2021 11:01 AM.

Ms. Bonds,

Please proceed with this appraisal. We are in the process of requesting a Phase 1 Environmental, but it will be at least a couple months before this is done. Only other known issues that may affect marketability at this time would be that the property and building being located in the floodway and floodplain. If you have any questions, please let me know.

Thanks

Dusty Henslee, P.E., CFM
Director of Public Works
City of Texarkana, Texas
Office: (903)-798-3953
Cell: (903)-908-1808

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

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

THE APPRAISAL GROUP
Real Estate Appraisals
3601 North Robison Road
Phone (903) 793-3211 Texarkana, TX 75501 Fax (903) 793-3307

June 24, 2021

Mr. Dusty Henslee
Director of Public Works
City of Texarkana, Texas
220 Texas Boulevard
Texarkana, Texas

Re: Bid proposal, appraisal report for property located at 903 Elm Street, Texarkana, Bowie County, Texas 75501

Dear Mr. Henslee:

Pursuant to your request, I am writing this bid proposal for the development of a real property appraisal for the above referenced property.

This appraisal analysis intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. This report is also intended to comply with Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA).

As discussed, I can deliver to you an appraisal analysis for $1,500.00, within approximately three weeks after an appraisal is ordered.

The purpose of the appraisal as stated to me is for use in purchasing the property that is the subject of this analysis. Please provide any statements/inspections regarding issues [especially environmental, etc., that are outside my area of expertise, that would impact the marketability and/or value of the property].

Respectfully submitted,

The Appraisal Group
3601 North Robison Road
Texarkana, Texas 75503

Pam Bonds, MAI, SRA
Member #12014
Arkansas Certification # CG 0336
Expires 06/30/2022
Texas Certification #TX 1320451-G
Expires 04/30/2023

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

DEED

Filed For Record In:
Bowie County, Texas
Tina Petty
County Clerk
On: Oct 25,2017 at 01:30P

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.

Warranty Deed with Vendor's Lien

Date: October 23, 2017 17176608 ah

Grantor: BETTY FOULKE, also known as BETTY J. FOULKE, owning, occupying and claiming a homestead property other than that herein described

Grantor's Mailing Address:

BETTY FOULKE
2710 Charlotte St.
Texarkana, TX 75501
Bowie County

Grantee: PRUETT REALTY, LLC, a Texas limited liability company

Grantee's Mailing Address:

PRUETT REALTY, LLC
3201 Summerhill Road
Texarkana, TX 75503
Bowie County

Consideration:

Cash and a note of even date executed by Grantee and referred to as the first-lien note and payable to the order of FARMERS BANK & TRUST COMPANY in the principal amount of TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00). The first-lien note is secured by the first and superior vendor's lien against and superior title to the Property retained in this deed in favor of FARMERS BANK & TRUST COMPANY and is also secured by a first-lien deed of trust of even date from Grantee to Dave White, trustee.

Property (including any improvements):

812 Elm:
Lot Numbered NINE (9) in Block Numbered THIRTY-FIVE (35) of the Original City of Texarkana, Bowie County, Texas, also known as TRIGGS ADDITION.

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814 Elm:
Lot Numbered TEN (10) in Block Numbered THIRTY-FIVE (35) of the Original City of Texarkana, Bowie County, Texas.

901 W. 7th:
All that certain tract or parcel of land being a part of Block Numbered SIXTY-SEVEN (67) of the Original City of Texarkana, Bowie County, Texas, and being more particularly described by metes and bounds as follows:
COMMENCING at a railroad spike in place at the Northeast corner of Block Numbered Sixty-Seven (67) of the Original City of Texarkana, Bowie County, Texas, said Point of Commencing being at the point of intersection of South right-of-way line of West Seventh Street and the West right-of-way line of Elm Street;
THENCE S 63° 39' 00" W, 80.67 feet with the North boundary line of said Block No. 67, to a 1/2 inch reinf. steel pin in place at the point of intersection of said North boundary line and the projection of a line along and adjoining the face of an existing concrete curb, for the POINT OF BEGINNING of the herein described tract;
THENCE S 63° 39' 00" W, 248.13 feet with said North boundary line to a 1/2" reinf. square steel pin in place at the Northwest corner of said Block No. 67;
THENCE S 28° 17' 34" E, 300.00 feet with said West boundary line of said Block No. 67 to a 1/2 inch reinf. square pin at the Southwest corner of said Block No. 67;
THENCE N 63° 39' 00" E, 158.07 feet with the South boundary line of said Block No. 67 to a 1/2 inch reinf. steel pin in place at the point of intersection of said South boundary line and the projection of a line along and adjoining the West edge of an existing four (4) foot concrete walk;
THENCE N 26° 33' 16" W, 107.12 feet with said line along walk and the projection thereof to a found 1/2 inch reinf. steel pin for corner at the face of an existing concrete curb;
THENCE N 64° 37' 47" E, 17.45 feet with the face of said curb to a found 1/2 inch reinf. steel pin for corner at the angle point in said curb;
THENCE N 25° 20' 21" E, 93.82 feet to a found 1/2 inch reinf. steel pin for corner at the corner of the face of an existing concrete curb;
THENCE N 26° 03' 41" W, 135.02 feet with a line along and adjoining the face of an existing concrete curb and its projection thereof, to the POINT OF BEGINNING, containing 62.774 square feet or 1.441 acres of land, more or less.

805 Elm:
All of Block 34, TRIGGS ADDITION to the City of Texarkana, Bowie County, Texas, being that property more particularly described in Volume 237, Page 406, Volume 295, Page 522, Deed Records and Volume 2254, Page 29, Real Property Records of Bowie County, Texas, and being the same property as described in Sheriff's Deed dated April 2, 2013, recorded in Volume 6433, Page 281 of the Real Property Records of Bowie County, Texas.

903 Elm:
All that certain tract or parcel of land located in the THOMAS B. MOORE HEADRIGHT SURVEY, Abst. No. 398, and being part of Blocks No. 5 and 6 of the subdivision of the said Thomas B. Moore Headright Survey, and more particularly described by metes and bounds as follows;

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BEGINNING at the Southeast corner of Block No. 6 and the Northeast corner of Block No. 5 of the subdivision of the Thomas B. Moore Headright Survey;
THENCE North 154 feet to a stake set in the West boundary line of Elm Street;
THENCE North 26° 40' West with the West boundary line of Elm Street, 309.5 feet to a stake set in the West boundary line of Elm Street and the South boundary line of Tenth Street;
THENCE South 63° 20' West with the South boundary line of Tenth Street, 324.4 feet to a stake;
THENCE South 28° 40' East, 761.3 feet to a stake;
THENCE North 63° 20' East, 102.1 feet to a stake set in the West boundary line of Ward Street;
THENCE North with the West boundary line of Ward Street, 357.6 feet to the POINT OF BEGINNING.
Being the same property conveyed by those certain Deeds executed by R.W. Burnett and wife, Dale Burnett, in favor of C.A. Lee, recorded in Volume 253, Page 178 and Volume 253, Page 180 of the Deed Records of Bowie County, Texas.

SAVE AND EXCEPT from the above described tract of land, the following:
BEGINNING at an iron pin for corner at the intersection of the South boundary line of Tenth Street and the West boundary line of Elm Street, the Northeast corner of said Lee land;
THENCE South 61° 20' West, 324.4 feet with the South boundary line of Tenth Street to an iron pin for corner, the Northwest corner of said Lee land;
THENCE South 28° 40' East, 236.12 feet to an iron pin for corner on the West boundary line of said Lee land;
THENCE North 61° 42' 33" East, passing at 26.41 feet the corner of a chain link fence and continuing 260.5 feet with said fence to a corner in said fence, and continuing a total distance of 324.41 feet to an iron pin for corner on the West boundary line of Elm Street;
THENCE North 28° 40' West, 238.25 feet with the West boundary line of Elm Street to the PLACE OF BEGINNING, containing 1.766 acres of land, more or less.

ALSO SAVE AND EXCEPT the following:
All that certain tract or parcel of land described as a portion of Lots 5 and 6 of the subdivision of the T.B. Moore Headright Survey, Bowie County, Texas, and being a portion of the same land described in a deed from Western Sports, Inc. to Texarkana Auto Auction, Inc. dated April 13, 1979, and recorded in Volume 648, Page 83, Deed Records, Bowie County, Texas, and being more particularly described by metes and bounds as follows:
COMMENCING at a point for corner at the Northeast corner of said Lot No. 6;
THENCE S 00° 20' 00" W, with the East line of said Lot No. 6, 248.62 feet to a point for corner in the North right-of-way line of 8th Street;
THENCE S 74° 22' 00" W, with said 8th Street right-of-way, 153.49 feet to a point for corner on the East right-of-way line of the K.C.S. Railroad and the POINT OF BEGINNING for the herein described tract;
THENCE N 26° 56' 30" W, with said Railroad right-of-way, 400.22 feet to a point for corner at the Southeast corner of a certain 1.776 acre tract of land conveyed to the City of Texarkana, Texas, by Western Sports, Inc.
THENCE 83° 18' 22" E, with the South line of said 1.776 acre tract, 28.69 feet to a point for corner at a fence corner;
THENCE S 26° 21' 19" E, with a fence line, 405.01 feet to a point for corner at a fence corner, said point being in the North right-of-way line of said 8th Street;

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THENCE S 74° 22' 00" W, with said 8th Street right-of-way line, 24.93 feet to the POINT OF BEGINNING, containing 0.25 acre of land, more or less.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2017, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

FARMERS BANK & TRUST COMPANY, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of FARMERS BANK & TRUST COMPANY and are transferred to FARMERS BANK & TRUST COMPANY without recourse against Grantor.

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

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

BETTY FOULKE

STATE OF TEXAS)

COUNTY OF BOWIE)

Before me, a Notary Public, on this day personally appeared BETTY FOULKE, known to me, or proved to me through Drivers License (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23rd day of October, 2017.

ARLYNDA HITT NOTARY PUBLIC STATE OF TEXAS ID 13098781-A EXP. 01-31-2021

Notary Public, State of Texas
My commission expires: 1-31-21

PREPARED IN THE OFFICE OF:
LANGDON & DAVIS
Attorneys at Law
625 Sam Houston
New Boston, TX 75570

AFTER RECORDING, RETURN TO:
TWIN CITY TITLE
3310 Arista Blvd.
Texarkana, TX 75503

Filed For Record In:
Bowie County, Texas
Tina Petty
County Clerk
On: Oct 25,2017 at 01:30P

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

BOWIE COUNTY TAX APPRAISAL DISTRICT PRINTOUT

TaxNetUSA

Prepared by:
The Appraisal Group
Pam Bonds

3601 North Robison Road
Texarkana, TX 75501
pam.bonds@theappraisalgroupinc.com
903-793-3211

Property Details

PIDN: **36197** Long Account Number: **16380002300**

Owner Name: PRUETT REALTY LLC
Mailing Address: 5904 SUMMERFIELD DR TEXARKANA, TX 75503
Location: 903 ELM
Legal: T B MOORES A-398 PT 2017-11953 10/25/17 BLK/TRACT 5 6 2.22 ACRES

Total Market Value	$172,695
Previous Year Value	$170,284
Percent Change	1.42%
Total Assessed Value	$172,695
Improvement Value	$167,155
Land Value	$15,540
Agri Prod Value	30
Timber Prod Value	50
Restricted Product Value	50

Data up to date as of Aug 10, 2020 including 2020 Certified values.

Property Details

Exemptions	
Freeze Exempt	N
Agent Code	
Living Area (sqft)	4900
Land Acres	2.220
State Code	F1
Neighborhood Code	16380
Neighborhood	T B MOORES A-398
Abstract	0

Estimated Taxes

Code	Entity Name	Taxable Value	Rate Year	Tax Rate	Tax Amt
01B	Bowie County	$172,695	2020	0.42432200	$732.78
02T	Texarkana	$172,695	2020	0.70000000	$1,208.87
03T	Texarkana ISD	$172,695	2020	1.30970000	$2,261.79
04C	Texarkana Community College District	$172,695	2020	0.12308100	$212.55
				*Total Estimated Taxes	$4,415.99

Taxable values based on exemption: [illegible] over 65

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

Improvement Information

Description	SQFT	Year Built
PO02EA	735	0
ER02EA	735	0
WW05SA	3,430	0

Segment Information

Imp ID	Seg ID	Description	Class	Area
1	1	COMMERCIAL	PO02EA	735
2	1	COMMERCIAL	ER02EA	735
3	1	COMMERCIAL	WW05SA	3,430
3	2	ADDITIVE	WW05SA	410
3	3	ADDITIVE	WW05SA	492

Land Information

Land Seg	SPTB Code	Class	Homesite	Size	Size Unit
	F1	A*C37	N	2.220	ACRE

Deed Information

Deed Date	Volume	Page	Grantor	Grantee
20160527	2016	6648	DICKERSON, LARRY	FOULKE, BETTY J
20171025	2017	11953	FOULKE, BETTY J	PRUETT REALTY LLC

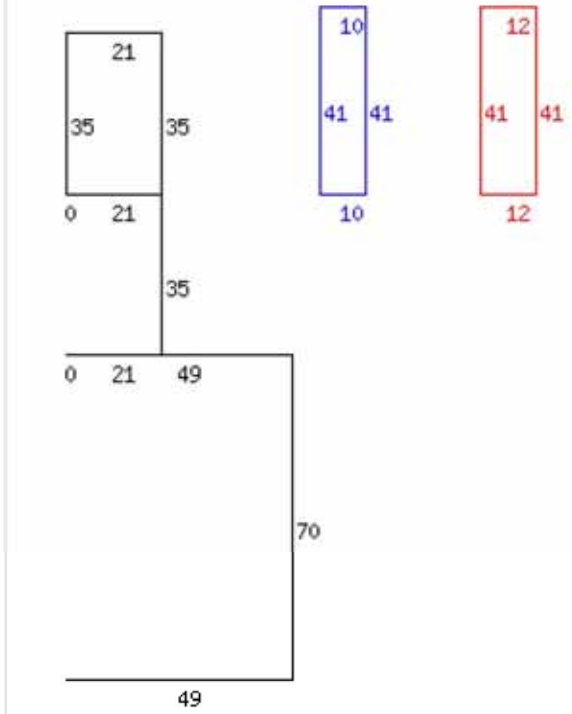
PIDN 16380002300 Bowie County

Jul 21, 2021 Page 1 of 3

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Improvement Sketch



Sketch Image Copyright 2021 TaxNetUSA, Inc. Rendered by DigiSketch.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

TaxNetUSA

Prepared by:
The Appraisal Group
Pam Bonds

3601 North Robison Road
Texarkana, TX 75501
pam.bonds@theappraisalgroupinc.com
903-793-3211

Property Details

PIDN: 8033 Long Account Number: 03840020900

Owner Name: PRUETT REALTY LLC
Mailing Address: 5904 SUMMERFIELD DR TEXARKANA, TX 75503
Location: 814 ELM
Legal: CITY/TRIGGS ADDN LOT 10 2017-11953 10/25/17 BLK/TRACT 35 0.15 ACRES

Total Market Value	$1,750
Previous Year Value	$1,575
Percent Change	11.11%
Total Assessed Value	$1,750
Improvement Value	$0
Land Value	$1,750
Agri Prod Value	$0
Timber Prod Value	$0
Restricted Product Value	$0

Data up to date as of Aug 10, 2020 including 2020 Certified values.

Property Details

Exemptions	
Freeze Exempt	N
Agent Code	
Living Area (sqft)	0
Land Acres	0.160
State Code	C1C
Neighborhood Code	3840
Neighborhood	CITY/TRIGGS ADDN
Abstract	0

Estimated Taxes

Code	Entity Name	Taxable Value	Rate Year	Tax Rate	Tax Amt
01B	Bowie County	$1,750	2020	0.42632200	$7.43
02T	Texarkana	$1,750	2020	0.70000000	$12.25
03T	Texarkana ISD	$1,750	2020	1.30970000	$22.92
04C	Texarkana Community College District	$1,750	2020	0.12308100	$2.15
				*Total Estimated Taxes	$44.75

Taxable values based on exemption: [illegible] 65

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

Improvement Information

Description	SQFT	Year Built
NOCLAS	0	0

Segment Information

Imp ID	Seg ID	Description	Class	Area

Land Information

Land Seq	SPTB Code	Class	Homesite	Size	Size Unit
	C1R	LSBD	N	7000.000	SQFT

Deed Information

Deed Date	Volume	Page	Grantor	Grantee
20160902	2016	10659	DICKERSON, LARRY & CHARLE	FOULKE, BETTY J
20171025	2017	11953	FOULKE, BETTY J	PRUETT REALTY LLC

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

PIDN 03940020000 Bowie County Jul 23, 2021 Page 2 of 2

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

TaxNetUSA

Prepared by:
The Appraisal Group
Pam Bonds

3601 North Robison Road
Texarkana, TX 75501
pam.bonds@theappraisalgroupinc.com
903-793-3211

Property Details

PIDN: **8032** Long Account Number: **03840020800**

Owner Name: PRUETT REALTY LLC
Mailing Address: 5904 SUMMERFIELD DR TEXARKANA, TX 75503
Location: 812 ELM
Legal: CITY/TRIGGS ADDN LOT 9 2017-11953 M 10/25/17 BLK/TRACT 35 0.16 ACRES

Total Market Value	$1,750
Previous Year Value	$1,575
Percent Change	11.11%
Total Assessed Value	$1,750
Improvement Value	$0
Land Value	$1,750
Agri Prod Value	$0
Timber Prod Value	$0
Restricted Product Value	$0

Data up to date as of Aug 10, 2020 including 2020 Certified values.

Property Details

Exemptions	
Freeze Exempt	N
Agent Code	
Living Area (sqft)	0
Land Acres	0.160
State Code	C1C
Neighborhood Code	3840
Neighborhood	CITY/TRIGGS ADDN
Abstract	0

Estimated Taxes

Code	Entity Name	Taxable Value	Rate Year	Tax Rate	Tax Amt
01B	Bowie County	$1,750	2020	0.42632200	$7.43
02T	Texarkana	$1,750	2020	0.70000000	$12.25
03T	Texarkana ISD	$1,750	2020	1.30970000	$22.92
04C	Texarkana Community College District	$1,750	2020	0.12308100	$2.15
				*Total Estimated Taxes	$44.75

Taxable values based on exemption: ClaimedCurrentHomestead,Over 65

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

Improvement Information

Description	SQFT	Year Built
NOCLAS	0	0

Segment Information

Imp ID	Seg ID	Description	Class	Area

Land Information

Land Seq	SPTB Code	Class	Homesite	Size	Size Unit
	C1C	LSBD	N	7000.000	SQFT

Deed Information

Deed Date	Volume	Page	Grantor	Grantee
20160902	2016	10659	DICKERSON, LARRY ETAL	FOULKE, BETTY J
20171025	2017	11953	FOULKE, BETTY J	PRUETT REALTY LLC

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

PIDN 03940020000 Bowie County Jul 23, 2021 Page 2 of 2

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

SUMMARY/INSPECTION REPORT

Report Identification: 0117, 903 Elm St, Texarkana, TX

GENERAL SUMMARY

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC)

Major Concerns Recommend

Major expense/Immediate Attention Needed/Immediate Health/Safety concern

☑ None Apparent at the time of inspection

Safety Concerns

Safety/Fire/Electrical concerns

CEILINGS AND FLOORS

1. Interior ceiling are incomplete at water heater/heating unit closet , this condition is in need of repair to aid in maintaining the fire separation barrier between the home and attic space. 5/8" drywall is recommended to provide an approximate 20 minute burn time during fire.

WINDOWS

2. Window glazing was observed to be cracked/broken at Southwest side, this condition warrants repair by a qualified window/glass technician to aid in the prevention of accidental injury and for proper future performance.

SERVICE ENTRANCE AND PANELS

3. Improper termination of abandoned wiring was observed at main panel, loose/abandoned/spare wiring should be properly terminated by applying proper connectors and electrical tape and stored safely away from energized circuits.

4. *Double tap on branch circuit breaker was observed at the sub panel B. Breakers can not have more than one wire connected to them. If a breaker has more than one wire, it must be mentioned in this report. Multiple wires are a reorganized hazard for house wiring. If there are not enough circuits for the structure an extra sub box may be a good alternative. A qualified licensed electrician should service the system.*

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

5. Improper termination of abandoned wiring was observed at sub panel B, loose/abandoned/spare wiring should be properly terminated by applying proper connectors and electrical tape and stored safely away from energized circuits.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

6. Smoke detectors were observed to be needed throughout the structure. Recommend a qualified contractor evaluate needs and install smoke detection to aid in safe egress during fire/smoke damage.

7. Fire Extinguishers are required to be placed at every exit of a commercial building and inspected annually, recommend a qualified contractor to evaluate and install fire extinguishers.

8. Exposed wiring observed at interior wall at rear bathroom off of kitchen area, this condition is considered a recognized safety hazard, your inspector recommends a qualified electrician evaluate for securing exposed wiring in conduit or in the wall cavity to aid in the prevention of damage and potential for accidental shock.

HEATING EQUIPMENT

9. The furnace does not have the proper amount of available combustion/draft air. If the unit is in the structure, it is very important that proper venting is installed. The gas furnace closet should be sealed from interior of the home and combustion/draft air be supplied from outside. This issue is typically resolved by having a qualified HVAC technician install a 4" pipe into the attic or outside from the furnace closet to allow for supply air to be drawn from outside the home. Your inspector recommends a qualified HVAC technician evaluate and repair as necessary.

WATER HEATING EQUIPMENT

10. The water heater Temperature /Pressure relief piping termination was observed to be improper, this piping is required to terminate in a downward direction and 6"-12" from the floor. Recommend a qualified plumber evaluate for repair to aid in the prevention of accidental injury due to super heated water or excess pressure relief.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Items in Need of Evaluation

Recommend repair by a qualified contractor

FOUNDATIONS

1. Trees and aggressive root system observed near/at North side foundation components, this condition should be evaluated by a qualified Arborist for modification or removal as trees and aggressive roots located near the foundations can lead to costly damage of the home's foundation.

GRADING AND DRAINAGE

2. Your inspector recommends maintaining shrubbery, vines and trees at least 12" away from exterior wall cladding's to allow for proper ventilation and reduce moisture at siding.

3. Gutter systems are leaking at joints/seams in various locations. recommend sealant be applied to the inside of the gutters to aid in the prevention of leaking and premature deterioration.

4. Gutter down spouts were observed to be missing at various locations, recommend a qualified contractor evaluate and repair to aid in the prevention of splash back at exterior walls and to aid in proper drainage away from foundation.

ROOF COVERING MATERIALS

5. Rust was observed at vent stacks and metal flashing, recommend a qualified roofer evaluate and repair as necessary.

6. Prior Hail damage of Metal roofing and vent covers were observed, does not appear to be degraded to the point of leaking, recommend monitoring and repair by a roofer if hail damage is of concern.

7. Trees are impinging the roof. Tree branches can damage a roof even in a gentle breeze. Whenever a tree is in contact with the roof structure, we recommend trimming the tree or branches back aggressively.

ROOF STRUCTURES AND ATTICS

8. Insulation at the roof area was observed to be damage at various areas, recommend a qualified contractor evaluate and repair as necessary.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

WALLS (INTERIOR AND EXTERIOR)

9. Vertical Cracks were observed at the front entrance area and North side, this condition is typically associated with some movement of the structure. Recommend sealing cracks to aid in the prevention of moisture and pest intrusion. Cracks such as these are somewhat common and should be monitored over time. Recommend a qualified brick mason further evaluate should there be additional concern.

10. Caulk /Sealant is recommended at all penetrations such as cracks, gaps, holes and cable or piping penetrations to aid in the prevention of moisture and possible pest intrusion

11. Exterior siding was observed to be damaged and rusted at various areas, recommend a qualified contractor evaluate and repair to aid in the prevention of further damage and potential for moisture intrusion at interior framing.

CEILINGS AND FLOORS

12. Tile Damage- Ceiling tiles loose/old/stained at various location(s), recommend qualified contractor evaluate for repairs and to enhance cosmetic properties.

13. Cracked flooring was observed at rear office area, although somewhat minor at the time of inspection, we recommend evaluation for repair should there be additional concerns.

14. Floor covering was observed to be removed with concrete being visible at front office area. Recommend a qualified floor covering contractor evaluate if of concern.

DOORS (INTERIOR AND EXTERIOR)

15. Interior door at rear office was not closing properly due to misalignment or settlement of the home, this condition warrants having a qualified contractor evaluate and make necessary adjustments to effected doors to allow for proper operation and locking.

Various doors are in need of repair. Recommend repair by a qualified contractor.

16. Various doors are in need of repair. Recommend repair by a qualified contractor.

17. Door trim/molding's damaged and in need of repair at front side, recommend qualified contractor repair damaged trim.

18. Weather stripping is torn or missing on the exterior door(s). Recommend repair by a qualified contractor.

19. Garage doors and trim were observed to be damaged due physical impact, recommend a qualified contractor evaluate and repair to aid in maintaining integrity of surrounding components

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

20. Garage door at front area is in need of repair/paint. Recommend repair/paint by a qualified contractor

21. Weather stripping is torn or missing on the garage door(s). Recommend repair by a qualified contractor.

WINDOWS

22. Window trim was observed to be rusted, recommend a qualified contractor evaluate and repair to help preserve the metal trim.

PORCHES, BALCONIES, DECKS, AND CARPORTS

23. Rust was observed at front entry area at post and awning, recommend a qualified contractor evaluate and repair to help preserve the metal.

OTHER

24. Asphalt driveway was observed, some cracking and minor heaving/settlement was observed, recommend sealing cracks and gaps to aid in the prevention of further damage and potential for injury.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

25. Interior outlets were observed to be inoperable at kitchen area and West interior wall of warehouse, recommend a qualified electrician evaluate and repair/replace the outlet.

HEATING EQUIPMENT

26. Needs cleaning and service, recommend a licensed HVAC technician to evaluate and repair as necessary.

27. Ceiling mount heaters at Northwest and Southeast corners are older and were observed to be inoperable at the time of inspection, recommend a qualified HVAC technician evaluate and repair as necessary.

COOLING EQUIPMENT

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

28. Exterior A/C equipment was not operating properly at the time of inspection.This condition can be due to a variety of deficiencies. Your inspector recommends a qualified HVAC technician evaluate and repair be fore closing as this condition be costly to repair.

29. Breaker/Disconnect - At the time of inspection the breaker disconnect was observed to be to close to the A/C unit and could not be opened, recommend a qualified HVAC technician evaluate and move so the the breaker disconnect is accessible.

DUCT SYSTEMS, CHASES, AND VENTS

30. Ducts appear to need cleaning, recommend HVAC technician evaluate needs and repair as necessary.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

31. Hose bib at North side was inoperable, recommend a qualified plumber evaluate and repair as necessary.

32. Hot side of the sinks at kitchen and back bathroom areas were observed to be to turned off and could not be turned back on. Recommend a qualified plumber evaluate and repair as necessary.

DRAINS, WASTES, AND VENTS

33. The home's drain piping consists of cast iron metal pipe, cast iron piping was widely used during the time of construction and has a typical life span of 50 years. This type of piping rusts from the inside out and can allow for obstruction. We recommend a qualified plumber evaluate the condition of the piping for future performance.

34. Drainage was observed to be leaking under the rear bathrooom sink area off of the kitchen. Recommend qualified contractor evaluate and repair to aid in the prevention of moisture damage to surrounding building materials

35. Toilet at the bathroom in the warehouse was observed to be inoperable, recommend a qualified plumber evaluate and repair as necessary.

36. Drainage at rear bathroom off of the kitchen area was poor and in need of service by qualified plumber.

WATER HEATING EQUIPMENT

37. Water heater burner compartment is showing excessive rust and carbon build up, your inspector recommends a qualified plumbing contractor evaluate and repair/replace as necessary.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

38. Drain Pan was not present at interior Gas water heater located at rear office closet,we recommend installing a drain pan upon replacing the water heater as it is typically not cost effective to install with the water heater currently installed. Recommend a qualified plumber evaluate for drain pan installation if of major concern

39. The water heater was observed to have surpassed it expected life span and was not operating. Water heater have an average life span of 10-12 yrs. Your inspector recommends a qualified plumber replace unit.

RANGE HOOD AND EXHAUST SYSTEMS

40. Range hood appears to be in satisfactory condition at the time of the inspection. Commercial appliances are not within the scope of this inspection, recommend a qualified appliance technician evaluate further.

RANGES, COOKTOPS, AND OVENS

41. Commercial appliances are not within the scope of this inspection, recommend a qualified appliance technician evaluate if of concern.

GARAGE DOOR OPERATORS

42. Overhead door at the Northeast side was observed to be locked and could not be operated. Recommend a qualified contractor evaluate.

43. Overhead door at the Souththeast side was observed to not operate properly. Recommend a qualified overhead door contractor evaluate and repair.

44. Overhead door at the Southwest side was inoperable. Recommend a qualified overhead door contractor evaluate and repair.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Recommend Improvement

Not an immediate need/ Issue not affecting performance at this time

GRADING AND DRAINAGE

1. Improvement: Soil levels against the exterior grade beam were noted to be too high in various locations. When soil levels are high against the face of the foundation it promotes water penetration of the structure and insect infestation. This item should be corrected so there is some exposure of the foundation face and soil grade made to slope away from the home's foundation.

2. Erosion- Minor erosion at rear of structure area(s) observed, a gutter extension should resolve this issue.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Items in Need of Monitoring

Defect or Component is showing signs of aging or wear but with no indication of failure apparent at this time.

GRADING AND DRAINAGE

1. Mature tree(s) were observed to be within 10ft of the structure's foundation, this condition is considered conducive to future damage of the foundation due to potential for aggressive roots to enter foundation components. Recommend monitoring for damage or having the tree removed to aid in the prevention of future damage.

ROOF COVERING MATERIALS

2. Metal Roofing- Monitoring metal roofing is recommended as fasteners may need additional sealant over time, at the time of inspection, roof covering appeared to be performing as intended.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

COVID ARTICLES
IMPACT ON COMMERCIAL/INDUSTRIAL REAL ESTATE
FROM A-Z BIG MEDIA – COLLIERS INTERNATIONAL – REAL ESTATE

Here's how experts say COVID-19 will impact industrial real estate

Above: Hines, together with funds managed by Oaktree Capital Management, L.P., announced in March they have closed on the property for the future development of two speculative industrial buildings, each 569,520 square feet in size, in the City of Glendale.

REAL ESTATE | 28 Aug | AZRE

Although industrial real estate has outperformed other commercial property types this year due in part to a surge in e-commerce, broader macroeconomic indicators suggest industrial space absorption will decline sharply in Q3 2020 and then rebound to positive levels in Q2 2021, according to the NAIOP Industrial Space Demand Forecast, released today.

Industrial net absorption is forecast to decline to negative 141 million square feet in Q3 2020. Net absorption is forecast to remain negative after Q3, with negative absorption of approximately 72 million square feet in Q4 2020 and 27 million square feet in Q1 2021. The forecast calls for a return to positive net absorption by Q2 2021. Growth in industrial absorption consistent with pre-pandemic trends, however, is not forecast to resume until Q1 2022.

"The U.S. macroeconomic landscape has deteriorated significantly," say the authors, Hany Guirguis, Ph.D., Professor, Economics and Finance, Manhattan College and Timothy Savage, Ph.D., Clinical Assistant Professor, Schack Institute of Real Estate, New York University. "The Q2 2020 contraction in Gross Domestic Product (GDP), if annualized, was nearly 33%, rivaling the early years of the Great Depression. The yield curve, the difference between long- and short-term interest rates and a bellwether of forward-looking expectations of economic growth, has been below 50 basis points, or negative, since January 2019. Moreover, real-time indicators of economic activity, as well as academic forecasts of growth, highlight the headwinds currently facing the U.S. economy."

According to the report, although the pandemic will likely increase demand for e-commerce, it is unlikely that industrial real estate will be completely immune from the effects of the coronavirus-induced recession. These include significant disruptions to supply chains and global trade, reduced manufacturing and construction activity, and widespread store closures among brick-and-mortar retailers.

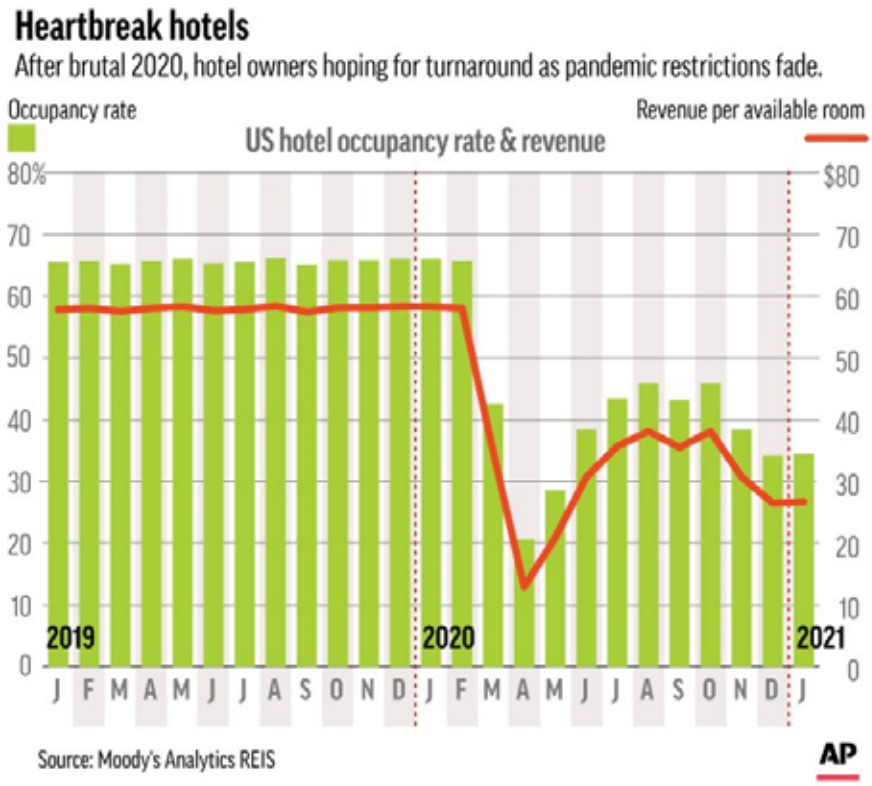
"E-commerce will drive long-term growth in industrial real estate," said Thomas J. Bisacquino, president and CEO of NAIOP. "But it is only one piece of the puzzle. COVID is a natural disaster that significantly affected consumer demand and supply chains. When the crisis ends, we anticipate that the rebound will be faster than in prior economic slowdowns."

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

AP NEWS

Pandemic impact may weigh on commercial real estate recovery

By ALEX VEIGA April 8, 2021



LOS ANGELES (AP) — The distribution of COVID-19 vaccines is fueling optimism that Americans will increasingly return to the ways they used to shop, travel and work before the pandemic.

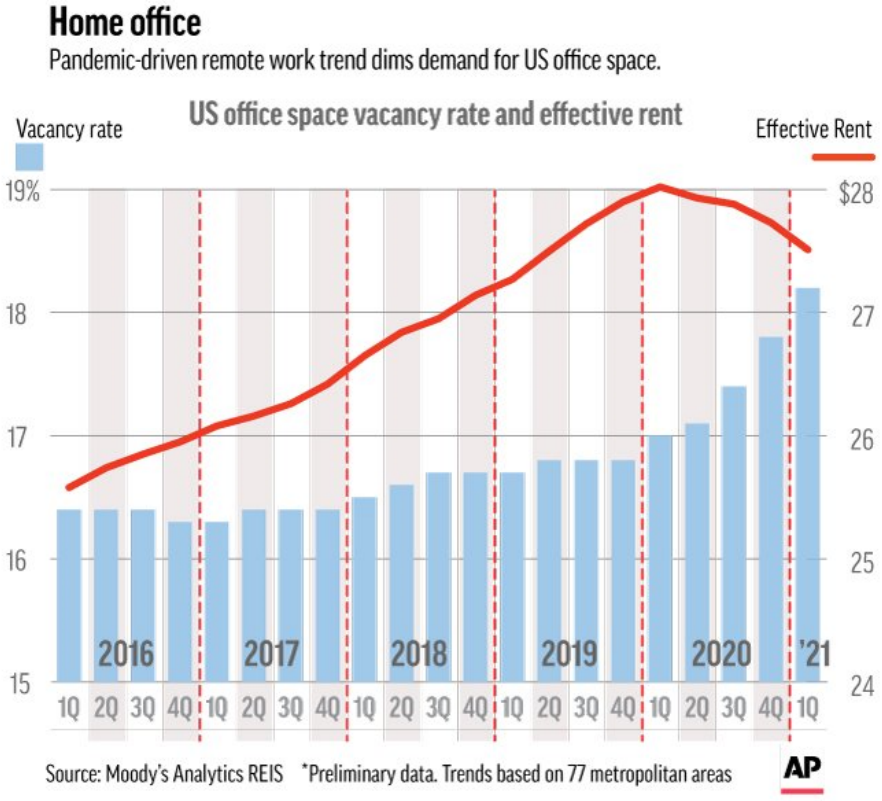
That would be a welcome change for companies that own office buildings and hotels, or those that lease space to restaurants, bars, department stores and other retailers. These have been the hardest-hit areas of commercial real estate over the past year as the pandemic forced many businesses to shut down temporarily or operate on a limited basis.

But even as the U.S. economy appears set to roar back to life this year, as many economists now predict, demand trends for commercial real estate could take longer to recover as businesses reassess their post-pandemic needs.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

This means higher vacancy rates and declining rents this year, especially for retail and office property owners, said Thomas LaSalvia, senior economist with Moody's Analytics.

"We see such potential and plenty of anecdotes and early data of actual shifts in how we work and how we shop," he said. "The structural changes that are going on still give us pause to say that we've entered a recovery in terms of office or retail."



So far this year, the commercial real estate market has seen some positive trends, as many businesses that had to shut down or operate on a limited basis are being given the green light to open by governments amid a pullback in new coronavirus cases and a ramped-up rollout of vaccines.

In March, the national unemployment rate fell from 6.2% to 6% and employers added 916,000 jobs, the most since August. That included 216,000 positions at restaurants, hotels and bars — the sector most damaged by the pandemic.

And this week, the International Monetary Fund forecast that the U.S. economy will grow 6.4% this year. That would fastest annual pace since 1984 and the strongest among the world's wealthiest countries.

Still, commercial real estate owners face uncertainty as tenants reevaluate their needs. Will businesses that rented office space and spent the last year with most or all of their

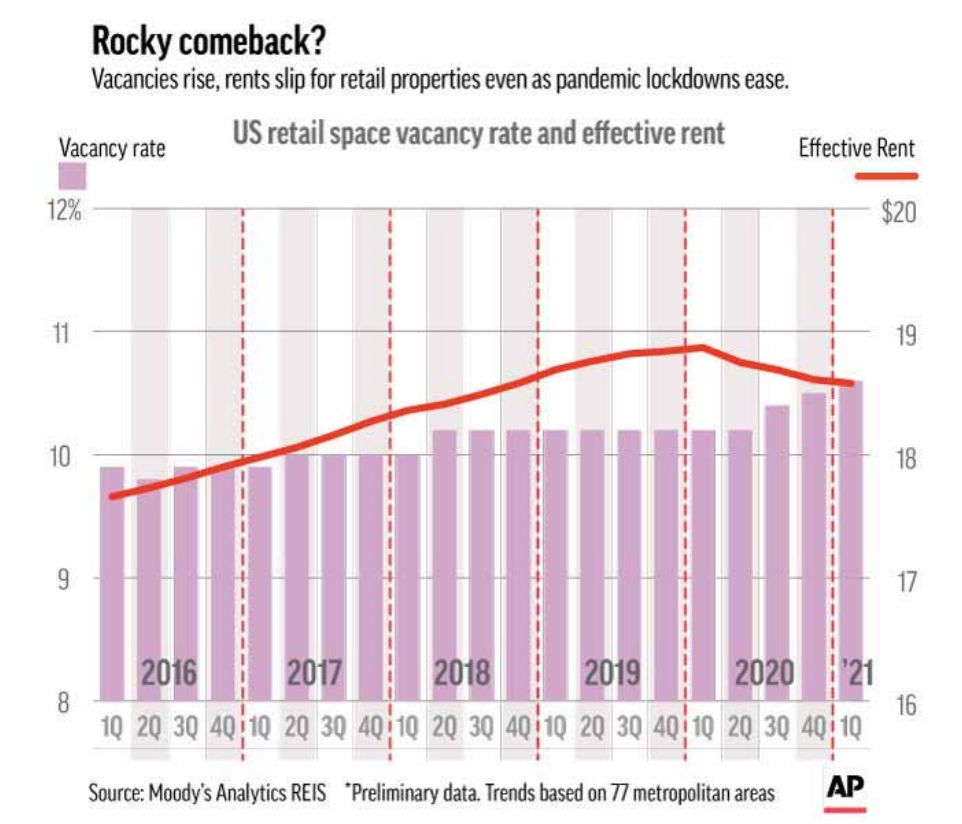
Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

employees working from home need as much space? Will retailers that shifted more of their operations online during the pandemic cut back on storefronts? Will businesses resume spending on travel after having embraced video conferencing?

The full impact of these assessments may not be known for a while, as commercial property leases tend to run between five and 15 years. Still, some of the economic fallout from the pandemic is already visible in national commercial real estate industry data.

The vacancy rate for retail space increased to 10.6% in the first three months of this year from 10.2% a year earlier, according to Moody's Analytics. And average effective rent, what's left after taking out concessions offered by landlords to woo tenants, dropped 1.5%.

Moody's Analytics is projecting vacancy rates for retail properties will climb to 11% or 12% as businesses reconsider their space needs after last year, when the percentage of retail purchases made online nearly doubled to 20%.



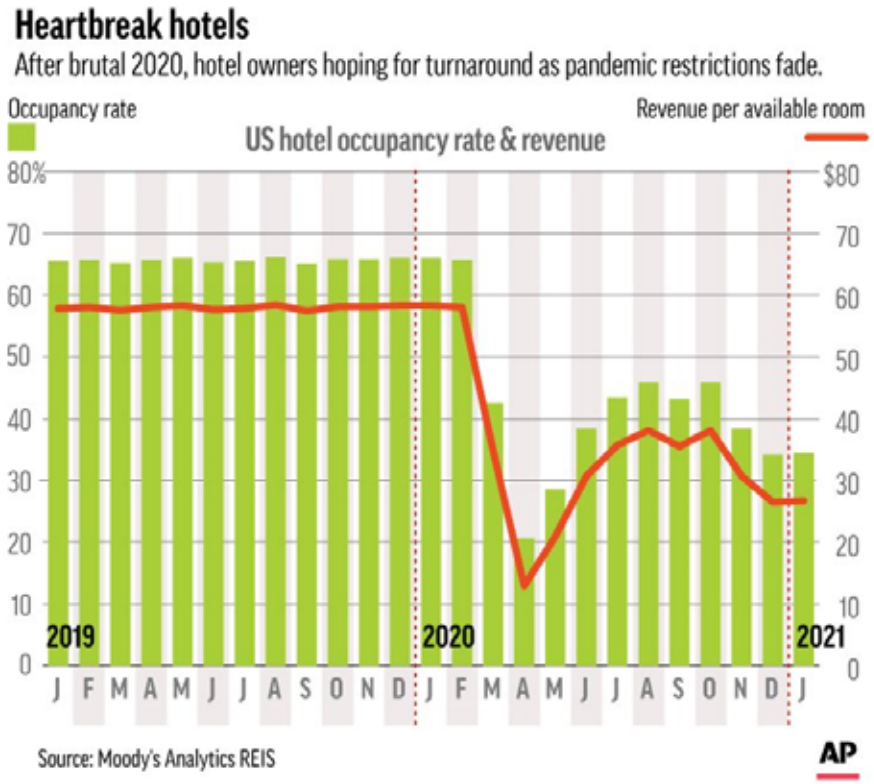
"We actually expect that to rise closer to 25% by 2025," LaSalvia said. "This pandemic forced a lot of people to pull the bandage off in terms of being willing and able to shop online."

For office space, vacancies rose to a rate of 18.2% in the first quarter from 17%, while average effective rent fell 1.8%, according to Moody's Analytics.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

Before the pandemic, office vacancies had been trending around 15% to 16% nationally. LaSalvia expects that to climb to 20% by 2022, then decline gradually to 17% by the end of the decade.

Hotels have had it particularly rough. Occupancy rates sank a year ago after global leisure and business travel all but ground to a halt. The monthly occupancy rate had been running well above 60% in 2019 and stood at 65.7% in February 2020. Two months later, it sunk to 20.6%, according to data from Moody's Analytics.



Occupancy improved to about 45% last summer, before easing again. It was 34.4% in January, down from 66% a year earlier.

Meanwhile, the average revenue per available room, or RevPAR, a key hotel industry metric, was $30.27 in January, down 64% from a year earlier.

Hotel occupancy is expected to pick up this summer, as more people receive a COVID-19 vaccine and feel more at ease about travel. Last month, U.S. airport security checkpoints recorded sharp increases in traffic, including more than 1.5 million people in a single day, the largest number since the pandemic began.

"The summer leisure season will be pretty good," LaSalvia said. "But the business travel is going to hold us back a little bit this year and it's going to take maybe a couple of years before that really picks up again."

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

DEMAND INCREASING AT INDUSTRIAL

UNITED STATES

CBRE

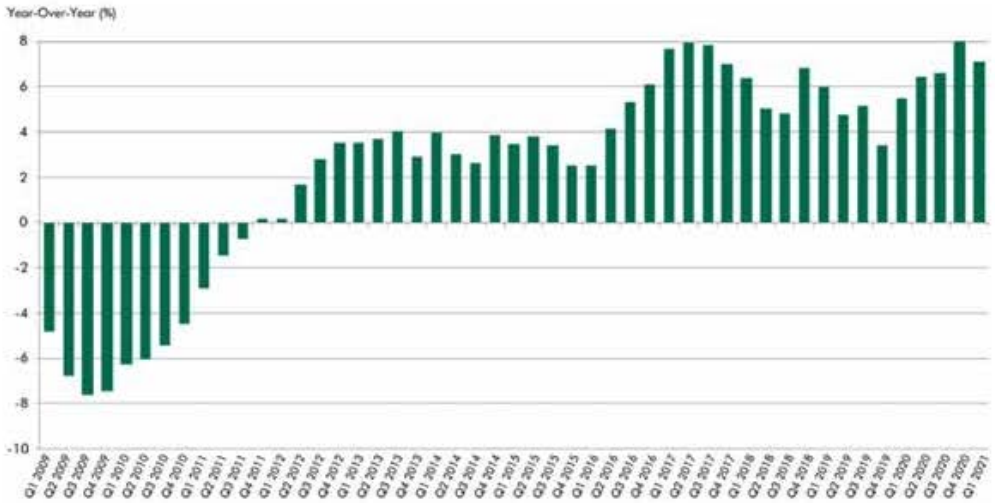
U.S. MarketFlash: Industrial Taking Rents Now Growing Faster Than Asking Rents, Reflecting Voracious Demand

2 minute read time

June 10, 2021

Average industrial asking rents increased by a record 8.3% year-over-year in Q4 2020 and by 7.1% in Q1 2021. Over the past five years, asking rents have averaged 6.8% annual growth.

Figure 1: Strong Fundamentals Increase Asking Rents

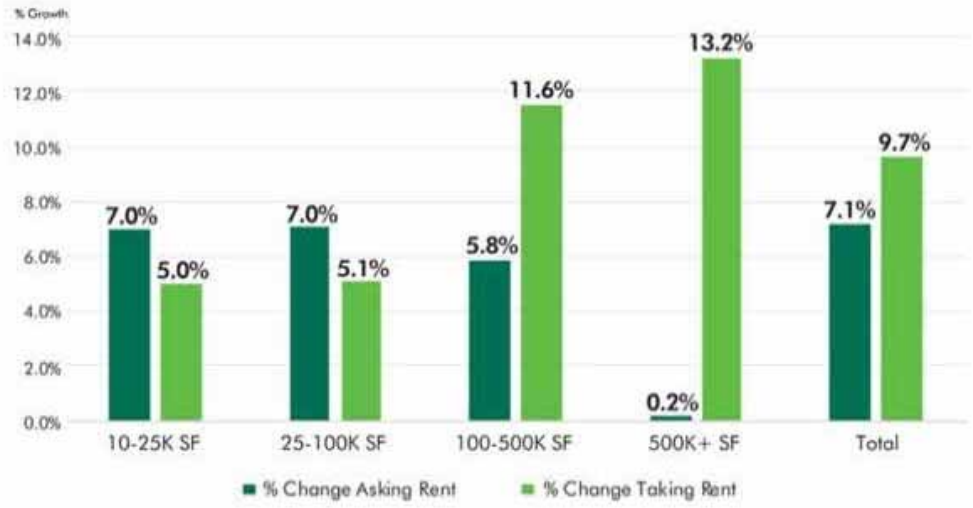


Source: CBRE Econometric Advisors, Q1 2021.

Taking rents are growing even more robustly. First-year base rents on leases of 12 months or more rose by 9.7% year-over-year for the first five months of 2021. Bulk warehouses have seen even sharper taking rent growth, logging increases of 13.2% for leases of 500,000 sq. ft. or more and 11.6% for leases of between 100,000 and 499,999 sq. ft.

Figure 2: Taking Rent Growth Exceeds Asking Rent Growth

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)



Note: Compares 1-year listing lease rate for new leases and renewals with a lease term of 12 months or longer.
Source: CBRE Research.

Coastal markets, those near growing population centers or those with inland port hubs had the most growth in rents. First-year lease rents in Northern New Jersey were up by 33.3% year-over-year through May, while Inland Empire rents grew by 24.1%. These two markets have long been regional distribution hubs because of their proximity to the country's largest seaports and metropolitan areas. They also have some of the lowest industrial vacancy rates in the country with the Inland Empire at 1.5% and Northern New Jersey at 2.2%. The need to have facilities in these markets, coupled with record low vacancy rates, has often led to bidding wars among occupiers that are driving up rental rates.

Figure 2: Coastal Markets Dominate Year-Over-Year Base Rent Growth

	Market	% Change		Market	% Change
1	Northern New Jersey	33.3%	9	Central New Jersey	13.6%
2	Inland Empire	24.1%	10	Indianapolis	13.4%
3	Philadelphia	19.7%	11	Phoenix	12.1%
4	Louisville	19.0%	12	Reno	11.4%
5	Orange County	16.9%	13	Denver	9.6%
6	Boston	14.8%	14	East Bay, CA	8.3%
7	Nashville	14.5%	15	Los Angeles County	7.6%
8	Sacramento	14.1%			

Note: Compares year-over-year % growth in lease assignments signed from Jan.1 to May 31, 2021. Includes base rents for new leases and renewal transactions 10,000 sq. ft. and above with a lease term of 12 months or more.
Source: CBRE Research.

With continued near-record low vacancy rates, taking rent growth will outpace asking rent growth for the foreseeable future. Consequently, taking rents will remain a better gauge of the market's strength than more traditional metrics.

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

ARKANSAS CERTIFICATION

ARKANSAS
APPRAISER LICENSING &
CERTIFICATION BOARD
This is to certify that
Pamela Bonds

License #: CG 0336

has complied with the requirements of
Arkansas Code Section §17-14-201 et seq,;
and is the holder of a valid certificate.
This card is for identification purposes only.

6/30/2022
Expiration Date

Chairman

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

TEXAS CERTIFICATION

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: PAMELA RAYE BONDS
License #: TX 1320451 G
License Expires: 04/30/2023

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Commissioner

Attachment: 2022-114 ATTH 01 Appraisal-903 Elm Street (3801 : 2022-114 RES city property surplus & agreement)

BOWIE CAD

Bowie Central Appraisal District

122 Plaza West, Suite A
Post Office Box 6527
Texarkana, TX 75505-6527
Phone (903) 793-8936
Fax (903) 792-8889

710 James Bowie Dr.
Post Office Box 967
New Boston, TX 75570-0967
Phone (903) 628-5493
Fax (903) 628-2087

Dusty Henslee
Director of Public Works
City of Texarkana Texas

Dusty,

You asked me for an opinion of value for the 6 lots in Shillings South 2nd and have frontage on Shilling Lane owned by the City of Texarkana Texas. It is my opinion that in the current Texarkana market, each of the lots would sell for $30,000-35,000 if sold individually. They would likely bring a slightly lower price per lot if sold as a bundle.

The lots in question are account #

21257003000
21257005400
21258000100
21258003100
21258004200
21258004300

Regards,

Mike Brower
Chief Appraiser
Bowie CAD

Attachment: 2022-114 ATTH 02 Appraisal-CityLots (3801 : 2022-114 RES city property surplus & agreement)

City Owned Lots

Property	Value
Lot 30, Blk 1 Amended Shilling South (21257003000)	$30,000
Lot 24, Blk 1 Amended Shilling South (21257005400)	$30,000
Lot 1, Blk 1 Revised Shilling South 2nd (21258000100)	$30,000
Lot 1, Blk 2 Revised Shilling South 2nd (21258003100)	$30,000
Lot 12, Blk 2 Revised Shilling South 2nd (21258004200)	$30,000
	$150,000

Pruett Property - 903 Elm Street

Property		Value
Texarkana Auto Auction (903 Elm Street)		$179,000
Repairs to Building		
	Water/Plumbing	$20,000
	Overhead Doors	$ 9,875
Total Value		$149,125

Cheney Property Legal Descriptions
903 Elm Street (16380002300) - T B Moores A-398, Tract 5 6, 2.2 Acres
805 Elm Street (03840019600) - City/Triggs Addition, Tract 34, 0.17 acres
814 Elm Street (03840020900) - City/Triggs Addition, Lot 10, Blk 35, 0.16 acres
812 Elm Street (03840020800) - City/Triggs Addition, Lot 9, Blk 35, 0.16 acres

Attachment: 2022-114 ATTH 03 ValueComparison (3801 : 2022-114 RES city property surplus & agreement)

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved:	No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

Attachment: 2022-114 Goals & Perspectives (3801 : 2022-114 RES city property surplus & agreement)

City of Texarkana, Texas

Briefing Sheet

Version:
Update Date: 9/21/2022 12:11 PM

Lead Department: Public Works Department **Action Officer:** Jonathan Wade,

Subject: Ordinance No. 2022-115 amending the City's Traffic Register to establish changes in school zone speed limits on certain sections of SH 93 [Summerhill Road].

Briefing: 10/10/2022 **Public Hearing:** 10/10/2022 **Council Vote:** 10/10/2022

Item Schedule

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

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

Attached as part of this item is an email from Jamie Barnes, Engineering Specialist for the Atlanta District of the Texas Department of Transportation (TxDOT). As per this correspondence, Texas High communicated with TxDOT that they would be changing their traffic routing onto Tiger Drive and TxDOT wished to accommodate this change by moving the existing northern School Zone limits on SH 93 further north.

Potential Options:

- Approve School Zone change
- Not approve School Zone change

Fiscal Implications:

NONE

Staff Recommendation:

Staff recommends approval of moving the northern School Zone limits on SH 93 further north.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

a. 2022-115 ORD Speed Limit Change to SH 93 (DOCX)
b. 2022-115 EXH 'A' Proposed Speed Plan (PDF)
c. 2022-115 EXH 'B' Existing Speed Plan (PDF)
d. 2022-115 ATTH 01 TxDOT Correspondence (PDF)
e. 2022-115 Goals & Perspectives (DOCX)

Staff Coordination

Public Works Department	Dusty Henslee	Department Head Review	Completed	09/19/2022 8:02 AM
Police	Kevin Schutte	Review	Completed	09/19/2022 8:42 AM
Economic Development	Lisa Thompson	Review	Completed	09/19/2022 9:00 AM
City Manager	David Orr	City Manager Review	Completed	09/19/2022 10:05 AM
City Council	Jennifer Evans	Meeting	Completed	09/26/2022 6:00 PM

Meeting History

09/26/22 City Council MOVED FORWARD Next: 10/10/22
Dusty Henslee briefed this agenda item.

PUBLISH

ORDINANCE NO. 2022-115

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE CITY'S TRAFFIC REGISTER TO ESTABLISH MAXIMUM SPEED LIMITS FOR THE SPEED OF MOTOR VEHICLES UPON CERTAIN SECTIONS OF STATE HIGHWAY 93 SPECIFIC TO TRAVELING DIRECTIONS, INCLUDING LOWERING SCHOOL ZONE MAXIMUM SPEED LIMITS TO THIRTY (30) MILES PER HOUR ON SCHOOL DAYS WHEN CHILDREN ARE PRESENT OR WHEN SCHOOL ZONE FLASHING BEACONS ARE OPERATIONAL; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Traffic Register of the City of Texarkana, Texas, provides for certain maximum speeds for motor vehicles specific to traveling directions upon certain sections of SH 93 within the corporate limits of the City of Texarkana, Texas, including maximum speeds within school zones when flashing beacons are in operation on school days; and

WHEREAS, the City and the Texas Department of Transportation have conducted engineering studies and traffic investigations to revise the Traffic Register of the City of Texarkana, Texas; and

WHEREAS, it has been determined by engineering studies and traffic investigations that the reasonable and safe prima facie maximum speeds for motor vehicles traveling upon said sections of SH 93 specific to traveling directions, which includes the lowering of maximum speed limits to thirty (30) miles per hour in school zones on said sections of SH 93 on school days when children are present or when the school zone flashing beacons are operational, should be as set out hereinafter; and

WHEREAS, the Texas Department of Transportation, upon its own independent investigations, has approved said sections of SH 93 with said reasonable and safe prima facie speed limits as set out hereinafter; and

WHEREAS, the Texas Department of Transportation has authority over SH 93, a non-controlled access state highway, to install and maintain normal regulatory signs indicating the reasonable and safe prima facie maximum speed limits along SH 93 within the City of Texarkana, Texas, as set out hereinafter.

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

SECTION 1. The Traffic Register of the City of Texarkana, Texas, is hereby amended in its entirety to read as follows:

Attachment: 2022-115 ORD Speed Limit Change to SH 93 (3802 : 2022-115 ORD Speed Limit Change to SH 93)

PUBLISH

Designated portions of SH93 and school zone; penalty.

1. For traffic traveling in a Southerly direction on SH 93:

   (a) Forty (40) miles per hour from the intersection of FM 1397 (MP 6.466 - Cont. 0945-01), south for a distance of 3.477 miles, to a point 359 feet north of Bertha St. (MP 9.344 - Cont. 0218-01); except that the speed limit shall be thirty (30) miles per hour for the following portions on school days when children are present or when flashing beacons are in operation:

   (i) for that portion from a point 454 ft. north of Tiger Dr. (MP 6.944 Cont. 0945-01) south for a distance of 0.327 miles to a point 190 feet north of W. 40th St. (MP 7.271 Cont. 0945-01); and

   (ii) for that portion to a point 560 feet south of Kennedy Ln. (MP 7.480 Cont. 0945-01) south for a distance of 0.200 miles to a point 180 feet north of College Dr. (MP 7.680 Cont. 0945-01).

   (b) Forty-five (45) miles per hour from a point 359 feet north of Bertha St. (MP 9.344 Cont. 0218-01) south for a distance of 1.170 miles to a point 395 feet south of FM 558 (MP 10.514 Cont. 0218-01).

   (c) Fifty (50) miles per hour from a point 395 feet south of FM 558 (MP 10.514 – Cont. 0218-01), south for a distance of 1.886 miles, to a point at the intersection of the east frontage roads of SL 151 and IH 369 (MP 12.400 – Cont. 0218-01) said point also being the point of termination.

2. For traffic traveling in a Northerly direction on SH 93:

   (a) Fifty (50) miles per hour from the intersection of SL 151 and IH 369 east frontage roads (MP 12.400- Cont. 0218-01) north for a distance of 1.886 miles, to a point 395 feet south of FM 558 (MP 10.514 – Cont. 0218-01).

   (b) Forty-five (45) miles per hour from a point 395 feet south of FM 558 (MP 10.514 – Cont. 0218-01) north for a distance of 1.170 miles, to a point 359 feet north of Bertha St. (MP 9.344 – Cont. 0218-01).

   (c) Forty (40) miles per hour from a point 359 feet north of Bertha St. (MP 9.344 – Cont. 0218-01) north for a distance of 3.477 miles, to a point at the intersection FM 1397 (MP 6.466 - Cont. 0945-01) said point also being the point of termination; except that the speed limit shall be thirty (30) miles per hour for the following portions on school days when children are present or when flashing beacons are in operation:

   (i) for that portion from a point 180 feet north of College Dr. (MP 7.680 Cont. 0945-01) north for a distance of 0.200 miles to a point 560 feet south of Kennedy Ln. (MP 7.480 Cont. 0945-01); and

Attachment: 2022-115 ORD Speed Limit Change to SH 93 (3802 : 2022-115 ORD Speed Limit Change to SH 93)

PUBLISH

(ii) for that portion from a point to a point 190 feet north of W. 40th St. (MP 7.271 Cont. 0945-01) north for a distance of 0.327 miles to a point 454 ft. north of Tiger Dr. (MP 6.944 Cont. 0945-01).

3. The hereinabove speeds for vehicular traffic traveling upon the designated sections of streets in the directions specified are hereby found to be reasonable and safe prima facie speed limits therefor.

4. The Texas Department of Transportation will erect the appropriate signs indicating the prima facie speed limits herein established.

5. Any person violating any provision of this section shall upon conviction be deemed guilty of a misdemeanor and shall be fined in a sum not to exceed Two Hundred Dollars ($200.00).

SECTION 2. The City Council finds and determines that the speed limit changes for vehicular traffic traveling in the directions specified for each and every section of the roadways as described in Section 1, above, are reasonable and safe, are in the best interest and safety of the citizens of the City of Texarkana, Texas, and are therefore found to be reasonable and safe prima facie speed limits; and that any speed in excess of limits specified for the sections of the roadways described in Section 1, above, shall be prima facie evidence that the speed is not reasonable, not prudent, and unlawful.

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

SECTION 4: 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: All ordinances or parts of ordinances in conflict herewith are specifically repealed ten (10) days after passage and approval of this Ordinance.

SECTION 6: This Ordinance shall be in full force and effect ten (10) days after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **10th day of October, 2022.**

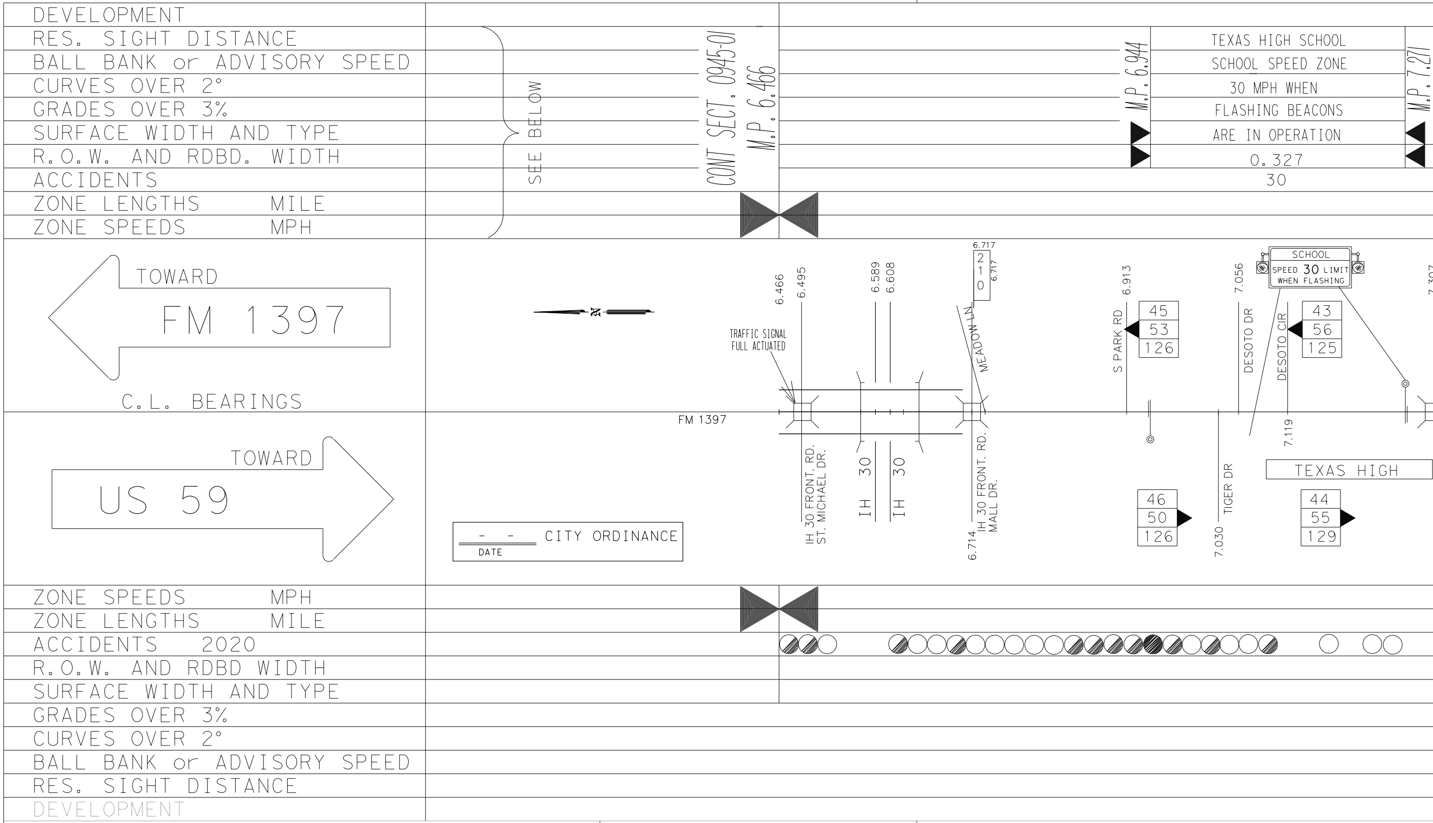
ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2022-115 ORD Speed Limit Change to SH 93 (3802 : 2022-115 ORD Speed Limit Change to SH 93)

SH 93

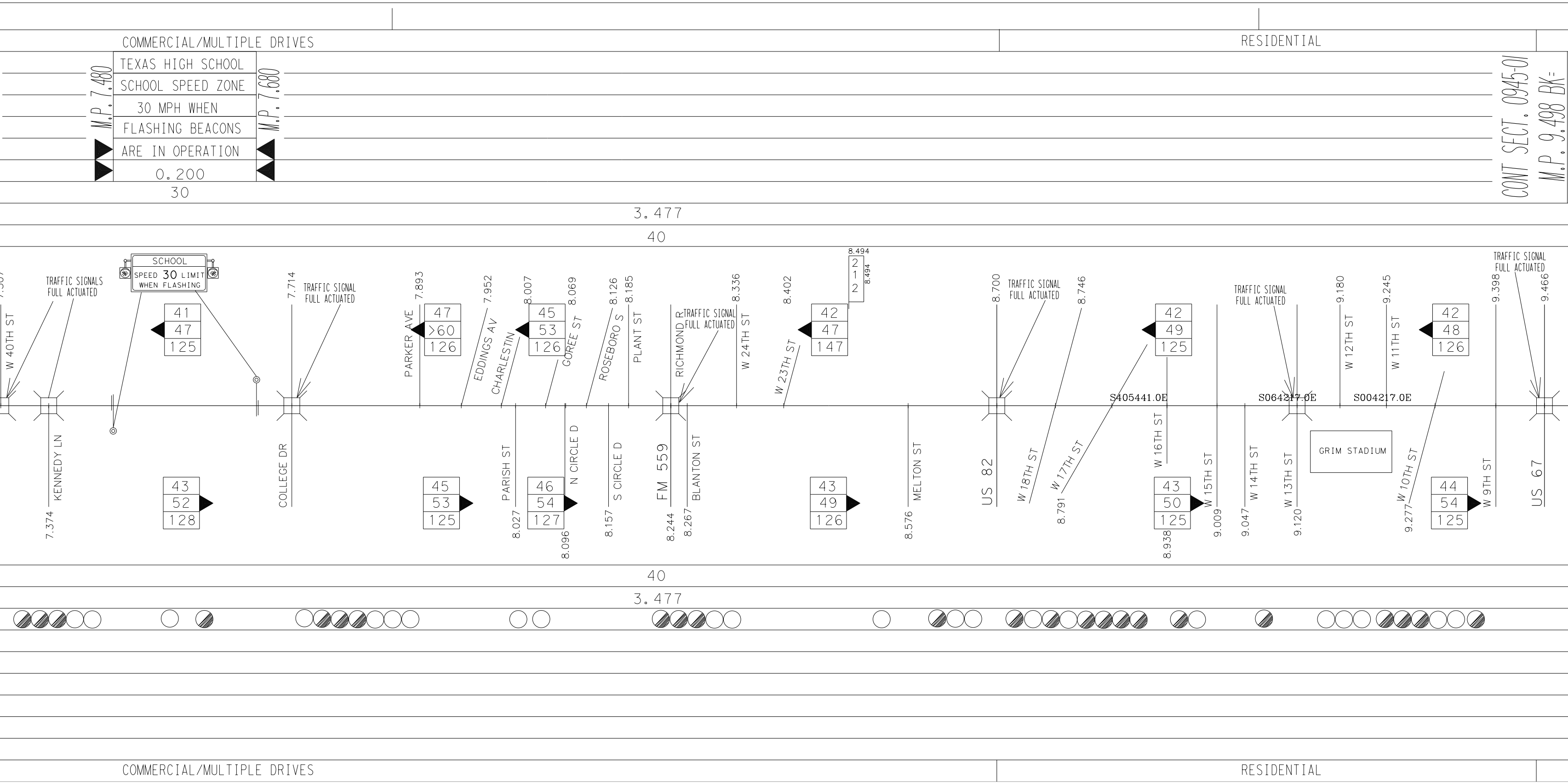

DEVELOPMENT
RES. SIGHT DISTANCE
BALL BANK or ADVISORY SPEED
CURVES OVER 2°
GRADES OVER 3%
SURFACE WIDTH AND TYPE
R.O.W. AND RDBD. WIDTH
ACCIDENTS
ZONE LENGTHS MILE
ZONE SPEEDS MPH
SEE BELOW
CONT SECT. 0945-01
M.P. 6.466
M.P. 6.944
TEXAS HIGH SCHOOL
SCHOOL SPEED ZONE
30 MPH WHEN
FLASHING BEACONS
ARE IN OPERATION
0.327
30
M.P. 7.271
TOWARD
FM 1397
C.L. BEARINGS
TOWARD
US 59
N
- - CITY ORDINANCE
DATE
FM 1397
TRAFFIC SIGNAL
FULL ACTUATED
6.466
6.495
IH 30 FRONT. RD.
ST. MICHAEL DR.
6.589
6.608
IH 30
IH 30
6.717
2
1
0
6.717
MEADOW LN
6.714
IH 30 FRONT. RD.
MALL DR.
6.913
S PARK RD
45
53
126
46
50
126
7.030
TIGER DR
7.056
DESOTO DR
DESOTO CIR
7.119
SCHOOL
SPEED 30 LIMIT
WHEN FLASHING
43
56
125
TEXAS HIGH
44
55
129
ZONE SPEEDS MPH
ZONE LENGTHS MILE
ACCIDENTS 2020
R.O.W. AND RDBD WIDTH
SURFACE WIDTH AND TYPE
GRADES OVER 3%
CURVES OVER 2°
BALL BANK or ADVISORY SPEED
RES. SIGHT DISTANCE
DEVELOPMENT

DIST. ATL.	COUNTY BOWIE	MINUTE NO.	DATE / /
HIGHWAY SH 93	CITY TEXARKANA	REPLACES	DATE / /
DATE OF SURVEY JUNE 2021	SCALE 1" = 800′	REPLACED BY	DATE / /
		CANCELED BY	DATE / /

LIMITS OF ZONE

SECTION ONE		LENGTH 3.477 MILES		SECTION TWO		LENGTH 1.170 MILES		SECTION THREE		LENGTH 1.886 MILES	
	STA. OR M.P.	CONT. & SECT.	PROJECT		STA. OR M.P.	CONT. & SECT.	PROJECT		STA. OR M.P.	CONT. & SECT.	PROJECT
BEGINS	M.P. 6.466	0945-01		BEGINS	M.P. 9.344	0218-01		BEGINS	M.P. 10.514	0218-01	
	STA. OR M.P.	CONT. & SECT.	PROJECT		STA. OR M.P.	CONT. & SECT.	PROJECT		STA. OR M.P.	CONT. & SECT.	PROJECT
ENDS	M.P. 9.344	0218-01		ENDS	M.P. 10.514	0218-01		ENDS	M.P. 12.400	0218-01	

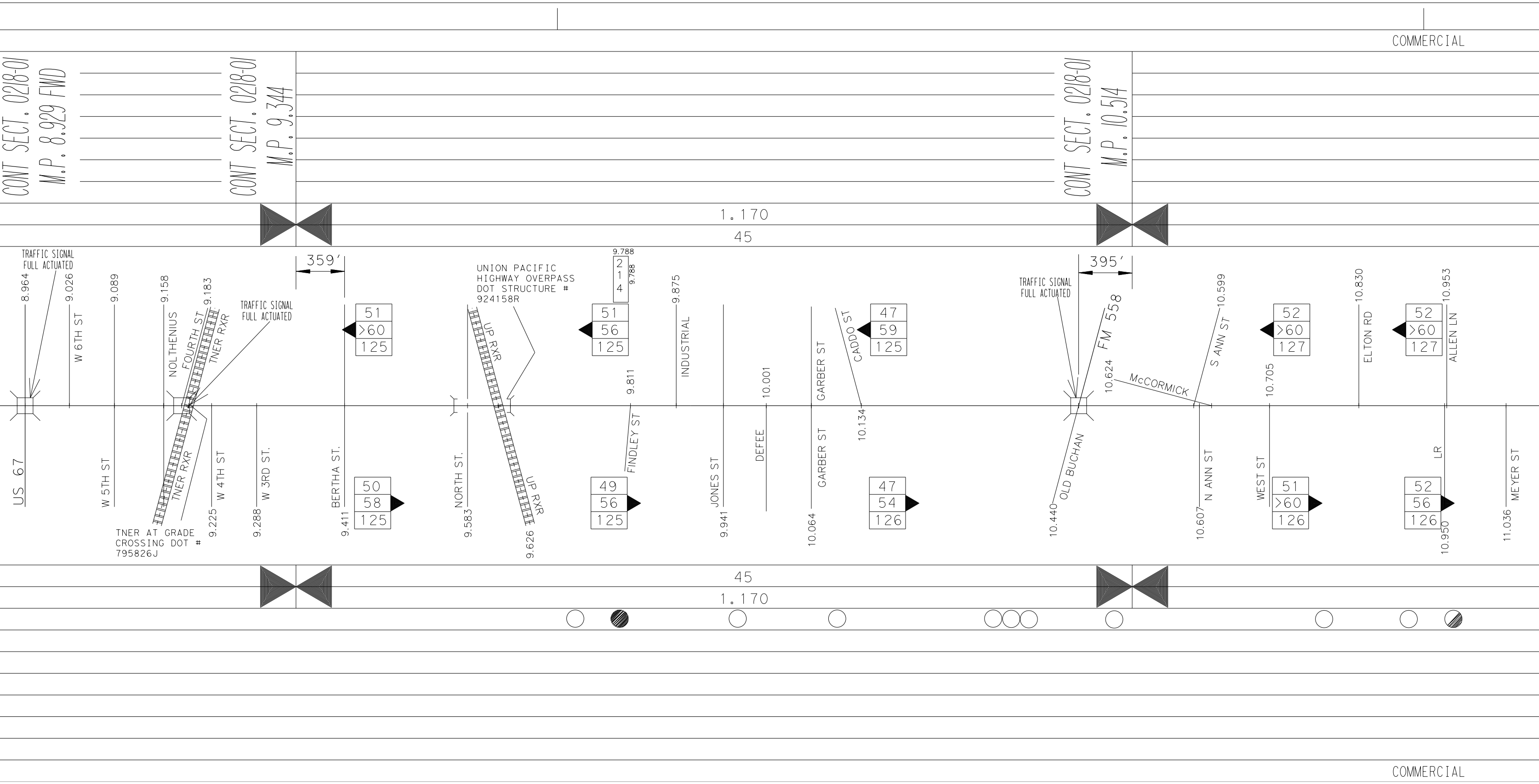
SH 93.dgn


COMMERCIAL/MULTIPLE DRIVES
RESIDENTIAL
TEXAS HIGH SCHOOL
SCHOOL SPEED ZONE
30 MPH WHEN
FLASHING BEACONS
ARE IN OPERATION
0.200
30
M.P. 7.480
M.P. 7.680
CONT SECT. 0945-01
M.P. 9.498 BK=
3.477
40
SCHOOL SPEED 30 LIMIT WHEN FLASHING
TRAFFIC SIGNALS FULL ACTUATED
TRAFFIC SIGNAL FULL ACTUATED
W 40TH ST
KENNEDY LN
7.374
COLLEGE DR
7.714
PARKER AVE
7.893
EDDINGS AV
7.952
CHARLESTIN
8.007
PARISH ST
8.027
GOREE ST
8.069
N CIRCLE D
8.096
ROSEBORO S
8.126
S CIRCLE D
8.157
PLANT ST
8.185
RICHMOND R
FM 559
8.244
BLANTON ST
8.267
W 24TH ST
8.336
W 23TH ST
8.402
8.494
MELTON ST
8.576
US 82
8.700
W 18TH ST
8.746
W 17TH ST
8.791
W 16TH ST
8.938
W 15TH ST
9.009
W 14TH ST
9.047
W 13TH ST
9.120
W 12TH ST
9.180
W 11TH ST
9.245
W 10TH ST
9.277
W 9TH ST
9.398
US 67
9.466
S405441.0E
S064217.0E
S004217.0E
GRIM STADIUM
41 47 125
47 >60 126
45 53 126
42 47 147
42 49 125
42 48 126
43 52 128
45 53 125
46 54 127
43 49 126
43 50 125
44 54 125

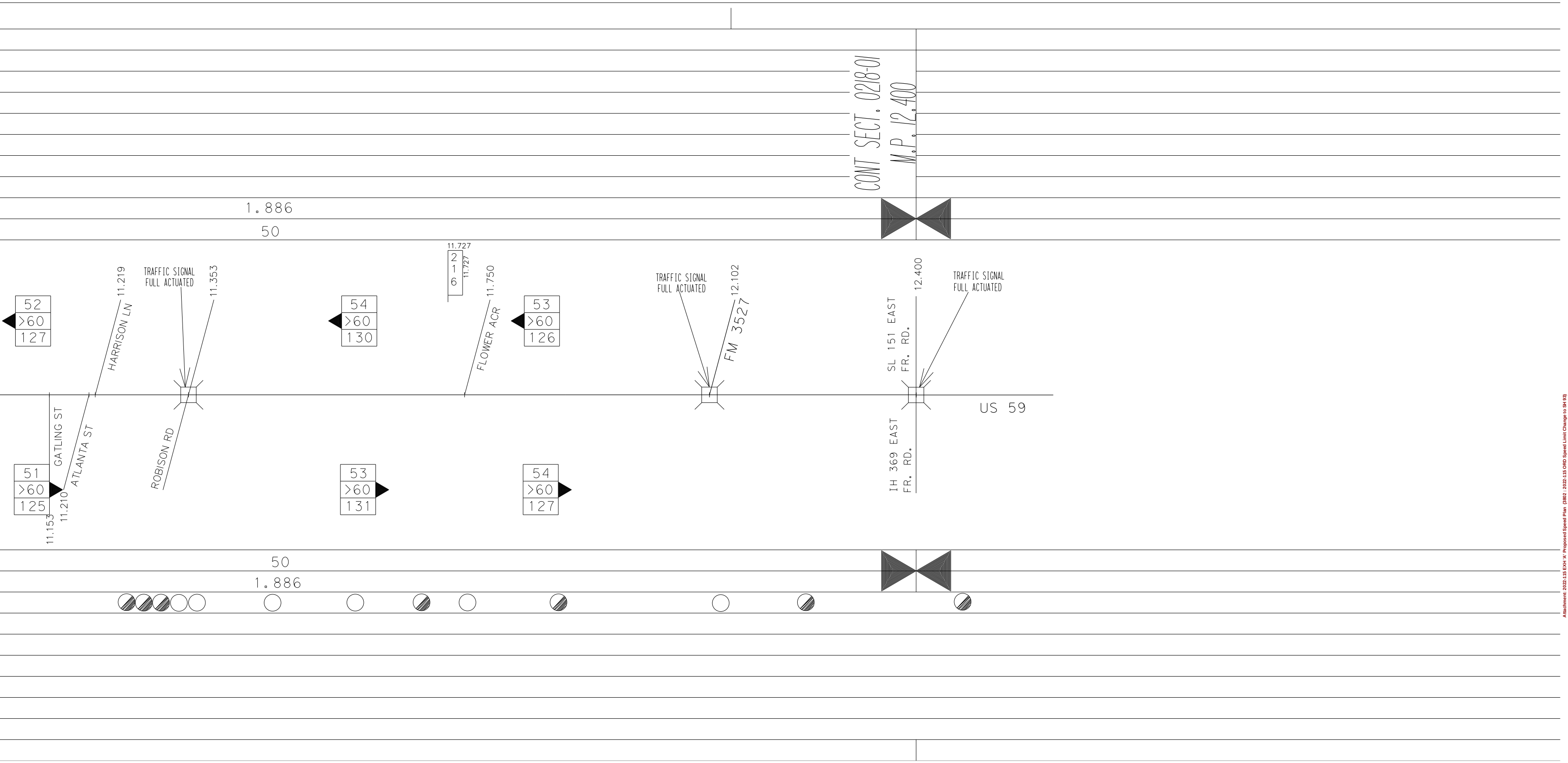
42	85 PERCENTILE SPEED
62	TOP SPEED MEASURED
125	NUMBER OF CARS CHECKED
●	FATAL ACCIDENT
◍	PERSONAL INJURY ACCIDENT
○	PROPERTY DAMAGE ACCIDENT
▬	INDICATES SECTION ZONED BY COMMISSION MINUTE

SPEED ZONE

CONT. 0945 SEC. 01 &
CONT. 0218 SEC. 01


COMMERCIAL
CONT SECT. 0218-01
M.P. 8.929 FWD
CONT SECT. 0218-01
M.P. 9.344
CONT SECT. 0218-01
M.P. 10.514
1.170
45
359'
395'
TRAFFIC SIGNAL
FULL ACTUATED
8.964
9.026
W 6TH ST
9.089
9.158
NOLTHENIUS
9.183
FOURTH ST
TNER RXR
TRAFFIC SIGNAL
FULL ACTUATED
US 67
W 5TH ST
TNER RXR
W 4TH ST
9.225
W 3RD ST.
9.288
TNER AT GRADE
CROSSING DOT #
795826J
BERTHA ST.
9.411
51
>60
125
50
58
125
UNION PACIFIC
HIGHWAY OVERPASS
DOT STRUCTURE #
924158R
UP RXR
NORTH ST.
9.583
UP RXR
9.626
9.788
2
1
4
9.788
51
56
125
9.811
FINDLEY ST
49
56
125
9.875
INDUSTRIAL
JONES ST
9.941
10.001
DEFEE
GARBER ST
GARBER ST
10.064
CADDO ST
10.134
47
59
125
47
54
126
TRAFFIC SIGNAL
FULL ACTUATED
FM 558
10.624
McCORMICK
OLD BUCHAN
10.440
10.599
S ANN ST
N ANN ST
10.607
52
>60
127
10.705
WEST ST
51
>60
126
10.830
ELTON RD
10.953
52
>60
127
ALLEN LN
LR
52
56
126
10.950
MEYER ST
11.036
45
1.170
COMMERCIAL

2022-115 EXH 'A'


CONT SECT. 0218-01
M.P. 12.400
1.886
50
11.727
2
1
6
11.727
52
>60
127
11.219
HARRISON LN
TRAFFIC SIGNAL
FULL ACTUATED
11.353
54
>60
130
11.750
FLOWER ACR
53
>60
126
TRAFFIC SIGNAL
FULL ACTUATED
12.102
FM 3527
12.400
SL 151 EAST
FR. RD.
TRAFFIC SIGNAL
FULL ACTUATED
US 59
GATLING ST
ATLANTA ST
ROBISON RD
IH 369 EAST
FR. RD.
51
>60
125
11.153
11.210
53
>60
131
54
>60
127
50
1.886

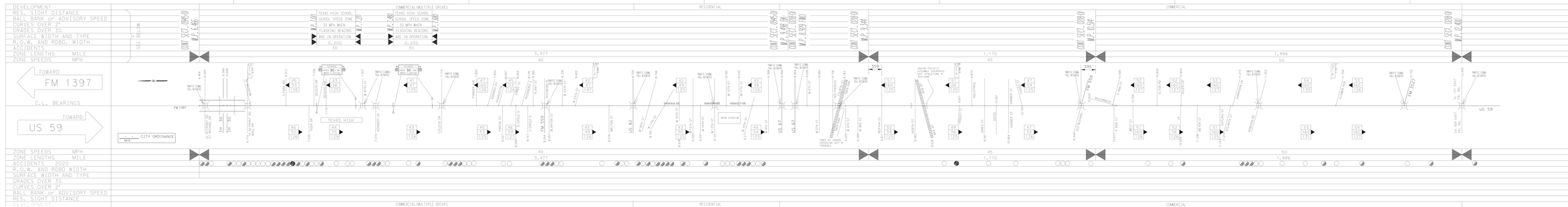
Texas Department of Transportation

SPEED STUDY
BOWIE COUNTY
SH 93

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
	STATE	STATE DIST. NO.	COUNTY	1 of 1
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.	HIGHWAY NO.
				SH 93

Attachment: 2022-115 EXH 'A' Proposed Speed Plan (3802 : 2022-115 ORD Speed Limit Change to SH 93)

SH 93



2022-115 EXH 'B'

DIST. ATL.	COUNTY BOWIE	MINUTE NO.	DATE / /
HIGHWAY SH 93	CITY TEXARKANA	REPLACES	DATE / /
DATE OF SURVEY JUNE 2021	SCALE 1" = 800'	REPLACED BY	DATE / /
		CANCELED BY	DATE / /

LIMITS OF ZONE

SECTION ONE	STA. OR M.P.	CONT. & SECT.	PROJECT	LENGTH 3.477 MILES	STA. OR M.P.	CONT. & SECT.	PROJECT	SECTION THREE	STA. OR M.P.	CONT. & SECT.	PROJECT	LENGTH 1.886 MILES	STA. OR M.P.	CONT. & SECT.	PROJECT
BEGINS	M.P. 6.466	0945-01		BEGINS	M.P. 9.344	0218-01		BEGINS	M.P. 10.514	0218-01		ENDS	M.P. 12.400	0218-01	

42 — 85 PERCENTILE SPEED
67 — TOP SPEED MEASURED
125 — NUMBER OF CARS CHECKED

● FATAL ACCIDENT
◕ PERSONAL INJURY ACCIDENT
○ PROPERTY DAMAGE ACCIDENT
INDICATES SECTION ZONED BY COMMISSION MINUTE

SPEED ZONE

CONT. 0945 SEC. 01 &
CONT. 0218 SEC. 01

Texas Department of Transportation

SPEED STUDY
BOWIE COUNTY
SH 93

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	DIST. COUNTY	CONT. 1 of 1
CHECKED	CONTROL SEC.	SECTION JOB	HIGHWAY NO. SH 93

SH 93.dgn

TEX-Wade, Jonathan

From: TEX-Henslee, Dustin
Sent: Friday, September 9, 2022 10:58 AM
To: Jamie Barnes
Cc: Rebecca Wells; Christina Trowler; TEX-Wade, Jonathan
Subject: RE: SH 93 Texas High School Zone - City Ordinance
Attachments: 2021-062 ORD Lwr speed limit and establish new school zone on SH 93 TXK revision 9-9-22.docx; Original Limits of North School Zone SH 93.png; Proposed limits North School Zone SH 93.png

We will try and get this on the Agenda for Sept. 26.

Thanks
Dusty

From: Jamie Barnes <Jamie.Barnes@txdot.gov>
Sent: Friday, September 9, 2022 10:56 AM
To: TEX-Henslee, Dustin <dustin.henslee@txkusa.org>
Cc: Rebecca Wells <Rebecca.Wells@txdot.gov>; Christina Trowler <Christina.Trowler@txdot.gov>
Subject: SH 93 Texas High School Zone - City Ordinance

CAUTION: This email originated from outside our email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dusty,

Texas High contacted Rebecca and Christina late in the summer and told them that they would be changing their operations to route traffic at the High School for the upcoming year by sending vehicles out Tiger Drive. Due to this change in operation we had to move the existing North School Zone limits farther north to accommodate this change. I believe Christina contacted you to discuss this sometime back.

We recently received approval from TRF in Austin for the change in the school zone limits. We now need to get with the city to see if we can get an ordinance passed showing this change in the Northern School Zone limits.

Since we just did a complete speed zone study on SH 93 the year before I took the original ordinance that you sent me a copy of last year made changes to reflect the change in the school zone limit. These changes are highlighted. Nothing else is being changed on any of the other speed zones on SH 93, or the other school zone between College and Kennedy.

I will stop by your office sometime next week and leave paper copies of the proposed strip map so that you can present these to the city.

Let me know what else you need from us on this and if you have any questions.

Thanks.

Attachment: 2022-115 ATTH 01 TxDOT Correspondence (3802 : 2022-115 ORD Speed Limit Change to SH 93)

A Texas Department of Transportation message

Attachment: 2022-115 ATTH 01 TxDOT Correspondence (3802 : 2022-115 ORD Speed Limit Change to SH 93)

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: 2022-115 Goals & Perspectives (3802 : 2022-115 ORD Speed Limit Change to SH 93)