



CITY OF TEXARKANA
CITY COUNCIL
AGENDA • NOVEMBER 13, 2018

Council Chambers

Regular Meeting

6:00 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

Mayor

Bob Bruggeman

Ward 1

Jean H. Matlock

Ward 3

Betty Williams

Ward 5

Bill Harp

Ward 2

Mary Hart

Ward 4

Christie Alcorn

Ward 6

Josh Davis



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

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

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

Upcoming City Council Meetings:

Monday, November 26, 2018 at 6:00 p.m. - Council Members Swearing-In Ceremony
Monday, December 10, 2018 at 6:00p.m. - Last meeting of the year

Upcoming Joint City Meeting:

The Texarkana Chamber of Commerce will host a "Joint Texarkana Community Committee" meeting with the City of Texarkana, Arkansas, on Tuesday, November 20, 2018, at 3:00 p.m. The topic of the meeting is "REDI - Regional Economic Development Inc.". The meeting is open to the public and will be held at the Ark-Tex Council of Governments building located at 4808 Elizabeth Street, Texarkana, Texas.

Other City Events:

Farmers' Market Christmas Market - Monday, December 3rd from 5:00 - 7:00 p.m. at 305 Texas Boulevard.

Annual Downtown Christmas Parade - Monday, December 3rd starting at 7:00 p.m.

Shop With a Cop or Firefighter - Tuesday, December 4th at 9:00 a.m. at Target Department Store, 102 Richmond Ranch Road.

Parks & Recreation Events:

November 22 nd	Turkey Trot 5K	Spring Lake Park
December 6 th	Bramlett Beans & Cornbread	Southwest Center

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

Special Presentations

Small Business Saturday - November 24, 2018

Appointments to Boards & Commissions**IV. ITEMS FOR CONSIDERATION*****Consent Items***

1. Consider approval of the minutes of the Regular Meeting of the City Council held on October 22, 2018 at 6:00 PM.
2. Consider approval of the minutes of the Called Special Meeting of the City Council held on November 7, 2018 at 5:30 PM.

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

Per Council rules adopted April 9, 2018, agenda items scheduled for a public hearing or which have already had a public hearing are not to be addressed at the "Open Forum".

Action Items

3. Resolution No. 2018-126 approving the amendment to the TIRZ #1 project list for funding or partial funding of infrastructure improvements to property on South Cowhorn Loop in an amount not to exceed \$310,000 and authorizing the City Manager to enter into an amended contract for the reimbursement of said amount from funds in the Tax Increment Reinvestment Zone #1 Fund.

Public Hearing: November 13, 2018

Council Vote: November 13, 2018

4. Resolution No. 2018-134 authorizing the expenditure of Community Relations funds in support of the Live United Bowl Team's Banquet.

Public Hearing:

Council Vote: November 13, 2018

V. FIRST BRIEFINGS**VI. PUBLIC HEARINGS**

1. Ordinance No. 2018-116 rezoning a 15-acre tract of land located in the L.T. King HRS, A-327, located on East Wallace Drive approximately 0.9 miles from Leopard Drive, Agriculture to Commercial. Clint Blakey, Big Horn Properties, II, owner. Vance Liles, MTG Engineers & Surveyors, agent.

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

VII. ITEMS FOR DISCUSSION

Staff Updates - Texarkana Public Library - by Jennifer Strayhorn

VIII. ADMINISTRATIVE COMMENTS

1. City Council
2. City Staff

IX. ADJOURNMENT

Jennifer Evans
City Secretary

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

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

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

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

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

Briefing Sheet

Version:
Update Date: 10/9/2018 6:29 PM

Lead Department: City Manager

Action Officer: Jennifer Evans, City Secretary

Subject: Small Business Saturday - November 24, 2018

Updates/History of Briefing:

NOT APPLICABLE

Executive Summary and Background Information:

N/A

Potential Options:

- None
-

Fiscal Implications:

None

Staff Recommendation:

Staff recommends the Mayor to proclaim Saturday, November 24, 2018 as Small Business Saturday in Texarkana, Texas

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. Small Business Saturday Proc. 112418 (PDF)

PROCLAMATION

Small Business Saturday November 24, 2018

Whereas, the government of the City of Texarkana, Texas, celebrates our local small businesses and the contributions they make to the local economy and community, and according to the United States Small Business Administration, there are currently 30.2 million small businesses in the United States, that represent 99.7 percent of all businesses with employees in the United States, and are responsible for 65.9 percent of net new jobs from 2000 to 2017; and

Whereas, small businesses employ 47.5 percent of the employees in the private sector in the United States; and

Whereas, 90% of consumers in the United States say Small Business Saturday has had a positive impact on their communities; and

Whereas, 89% of consumers who are aware of Small Business Saturday said the day encourages them to Shop Small all year long; and

Whereas, 73% of consumers, who reportedly Shopped Small at independently-owned retailers and restaurants on Small Business Saturday, did so with friends or family; and

Whereas, the most reported reason for consumers aware of the day to shop and dine at small, independently-owned businesses was to support their community (64%) and

Whereas, Texarkana, Texas, supports its local businesses that create jobs, boost the local economy and preserve our community; and

Whereas, advocacy groups, as well as public and private organizations across the country, have endorsed the Saturday after Thanksgiving as Small Business Saturday.

NOW, THEREFORE, I, Bob Bruggeman, Mayor of the City of Texarkana, Texas, do hereby proclaim, November 24, 2018, as:

SMALL BUSINESS SATURDAY

and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Bob Bruggeman, Mayor
City of Texarkana, Texas

Attest:

Jennifer Evans, City Secretary
City of Texarkana, Texas



CITY OF TEXARKANA
CITY COUNCIL
MINUTES • OCTOBER 22, 2018

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

220 TEXAS BLVD.
TEXARKANA, TX 75501

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

Member Name	Title	Status	Arrived
Aggeman	Mayor	Present	
Matlock	Ward 1	Present	
art	Ward 2	Present	
Williams	Ward 3	Present	
Alcorn	Ward 4	Present	
p	Ward 5	Present	
vis	Ward 6	Present	

City Staff: City Manager Shirley Jaster, Jennifer Evans, Kyle Dooley, Kristin Peeples, David Orr, Michael Henry, Dusty Henslee, Sharon Moore, Eric Schlotter, Mashell Daniel, and Karey Parker.

Legal Counsel: Jeff Lewis.

II. INVOCATION AND PLEDGE BY COUNCIL MEMBER JOSH DAVIS

III. MAYOR'S REMARKS AND ITEMS OF COMMUNITY INTEREST

Upcoming City Council Meetings:

Tuesday, November 13, 2018 at 6:00 p.m.

Monday, November 26, 2018 at 6:00 p.m. - Council Members Swearing-In Ceremony

Monday, December 10, 2018 at 6:00p.m. - Last meeting of the year

Parks & Recreation Events:

October 25 th	Movies in the Park - "The Town That Dreaded Sundown" *	Spring Lake Park
October 27 th	Community Yard Sale/Electronics Recycle Day	Spring Lake Park
October 27 th	Down Syndrome Awareness Walk	Spring Lake Park
November 3 rd	Bark at the Park 10:00 a.m. to 3:00 p.m.	Spring Lake Park - Next to Kylee Sullivan Dog Park

Minutes Acceptance: Minutes of Oct 22, 2018 6:00 PM (Consent Items)

Movies in the Park start time: * At dusk

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

Mayor Bruggeman welcomed to the meeting several students from Texas A&M - Texarkana.

The annual downtown Christmas Parade is scheduled for Monday, December 3rd.

Special Presentations

Texarkana Water Update - by Water Liaison Steve Mayo

Mr. Mayo said the actions of the Sulphur River Basin Authority (SRBA) have been extremely disappointing. Attending meetings of the SRBA is not proving to be useful at all. He will discuss this non-cooperative behavior with the City Manager and Deputy City Manager. He said one item of consolation in relation to SRBA is that Kelly Mitchell was doing a tremendous job in attending meetings and keeping staff informed of current and future intentions of the SRBA.

For positive news, Riverbend Water Resources District will soon have a funding agreement for the first phase of the ultimate rule curve now pending with the Corps of Engineers.

Pro Bono Week - October 21-27, 2018

Mayor Bruggeman read and presented the proclamation to Staff Attorney King Wong from Lone Star Legal Aid.

RESULT:	CLOSE ACTION
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Appointments to Boards & Commissions

Council Member Williams recommended the appointment of Bryan Callaway to the Historic Landmark Preservation Committee.

Mayor Bruggeman said he is still working on filling the Resident Commissioner vacancy on the Housing Authority Board.

1. Motion to make an appointment to the Historic Landmark Preservation Committee.

(6:20 p.m.)

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

IV. ITEMS FOR CONSIDERATION

Consent Items

(6:21 p.m.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Betty Williams, Ward 3
SECONDER:	Bill Harp, Ward 5
AYES:	Matlock, Hart, Williams, Alcorn, Harp, Davis
EXCUSED:	Bruggeman

1. Consider approval of the minutes of the Regular Meeting of the City Council held on October 8, 2018 at 6:00 PM.

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

There were no public comments made at Open Forum.

Action Items

2. Resolution No. 2018-118 approving Bowie Central Appraisal District's 2018 tax roll.

Public Hearing:

Council Vote: October 22, 2018

Kristin Peebles provided background information on this agenda item.

(6:22 p.m.)

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

3. Resolution No. 2018-119 adopting the City's investment policy.

Public Hearing:

Council Vote: October 22, 2018

Kristin Peebles provided background information on this agenda item.

(6:24 p.m.)

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

4. Resolution No. 2018-121 approving and accepting a cash offer for sale "as is" of the city-owned real property at 3523 Galleria Oaks Drive.

Public Hearing:

Council Vote: October 22, 2018

Sharon Moore provided background information on this agenda item.

(6:26 p.m.)

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

5. Resolution No. 2018-123 approving the application for the Edward Byrne Justice Assistance Grant, providing a total grant in the amount of \$23,250, where the City of Texarkana, Texas, will receive \$13,950 and Bowie County, Texas, will receive \$9,300.

Public Hearing: October 22, 2018

Council Vote: October 22, 2018

Michael Henry provided background information on this agenda item. There were no public comments made at this hearing.

(6:29 p.m.)

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

6. Ordinance No. 2018-125 amending the budget for the fiscal year beginning October 1, 2018 and ending September 30, 2019 to include funds for the USDA Farmers' Market Promotion Program (FMPP) Grant.

Public Hearing: October 22, 2018
Council Vote: October 22, 2018

David Orr provided background information on this agenda item. There were no public comments made at this hearing.

(6:31 p.m.)

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

V. FIRST BRIEFINGS

1. Ordinance No. 2018-116 rezoning a 15-acre tract of land located in the L.T. King HRS, A-327, located on East Wallace Drive approximately 0.9 miles from Leopard Drive, Agriculture to Commercial. Clint Blakey, Big Horn Properties, II, owner. Vance Liles, MTG Engineers & Surveyors, agent.

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

David Orr briefed this agenda item.

RESULT:	MOVED FORWARD	Next: 11/13/2018 6:00 PM
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VI. PUBLIC HEARINGS - NONE

VII. ITEMS FOR DISCUSSION

Staff Updates - Texarkana Public Library - by Jennifer Strayhorn

**This presentation was postponed to the next council meeting scheduled for November 13th.

VIII. ADMINISTRATIVE COMMENTS

1. City Council

The Mayor said the city received a request from the AR-TX REDI (Regional Economic Development Incorporated) board for funding to support the efforts of REDI. A letter will be sent to the REDI Board Chairperson outlining the city's willingness to help sustain the viability of REDI.

2. City Staff

Staff had no administrative comments.

IX. CLOSED SESSION

The City Council convened into closed session pursuant to Section 551.071 of the Texas Government Code for a private consultation with the City's legal counsel regarding fire collective bargaining and Section 551.074 (Personnel Matters) to discuss or deliberate the City Manager's contract, evaluation, duties, goals, and performance review.

X. RECONVENED INTO OPEN SESSION**XI. ADJOURNMENT**

A motion was made to adjourn the meeting.
(7:58 p.m.)

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



CITY OF TEXARKANA

CITY COUNCIL

MINUTES • NOVEMBER 7, 2018

Council Chambers

Called Special Meeting

5:30 PM

220 TEXAS BLVD.
TEXARKANA, TX 75501

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

Name	Title	Status	Arrived
Aggeman	Mayor	Present	
Matlock	Ward 1	Present	
art	Ward 2	Present	
Williams	Ward 3	Present	
Alcorn	Ward 4	Present	
p	Ward 5	Present	
vis	Ward 6	Present	

Staff Present: City Manager Shirley Jaster, Jennifer Evans, Kyle Dooley, J.D. Phillips, and Karey Parker.

Water Liaison: Steve Mayo.

Legal Counsel: Jeff Lewis.

II. CLOSED SESSION

The City Council convened into closed session pursuant to Section 551.071 of the Texas Government Code for a private consultation with the City Attorney.

III. RECONVENED INTO OPEN SESSION

IV. ACTION

- Resolution No. 2018-127 supporting the role of Riverbend Water Resources District as the designated lead funding sponsor and regional wholesale water provider to procure new regional water infrastructure for development of water supply for the potable and non-potable use by Texarkana and other surrounding entities.

Public Hearing:

Council Vote: November 7, 2018

Minutes Acceptance: Minutes of Nov 7, 2018 5:30 PM (Consent Items)

Kelly Mitchell, of the Sulphur River Basin Authority, expressed appreciation for the council's efforts to enhance economic development for the area by using Texarkana's current resources.

Fred Milton, of the Riverbend Water Resources District, said the city is at a critical junction of water planning. Control of water resources is key. He thanked the council for consideration of this resolution.

Steve Mayo, Water Liaison, said this process has come a long way and is stronger than before. He thanked the member cities for their support.

Mayor Bruggeman said that the City of Texarkana, Arkansas, will also be a part of the process. City staff and legal counsel on both sides of state line have already begun open communication related to this matter.

Mayor Pro Tem Council Member Davis especially thanked all parties who have spent many diligent hours in bringing this project forward. He also thanked the support of those in attendance and said, in behalf of the council, the city is looking forward to the next phase of this project.

In closing, Mayor Bruggeman thanked all the former and current mayors, member city representatives, and county officials who attended the meeting in support.
6:20 p.m.

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

V. ADJOURNMENT

A motion was made to adjourn the meeting.
6:21 PM

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

City of Texarkana, Texas

Version: B

Update Date: 11/6/2018 3:57 PM

Briefing Sheet

Lead Department: Economic Development **Action Officer:** Lisa Thompson, Economic Development/PIO
Subject: Resolution No. 2018-126 approving the amendment to the TIRZ #1 project list for funding or partial funding of infrastructure improvements to property on South Cowhorn Loop in an amount not to exceed \$310,000 and authorizing the City Manager to enter into an amended contract for the reimbursement of said amount from funds in the Tax Increment Reinvestment Zone #1 Fund.

Briefing: 11/13/2018 **Public Hearing:** 11/13/2018 **Council Vote:** 11/13/2018

Item ScheduleSchedule 3: No briefing required (one week)**Updates/History of Briefing:**

(Insert Date Here):
 NOT APPLICABLE

Executive Summary and Background Information:

In April of 2018 the Tax Increment Reinvestment Zone Advisory Board for Zone 1 approved a request for sidewalk construction and drainage improvements to property on South Cowhorn Loop in an amount not to exceed \$126,375. Council also approved this request, as recommended by the TIRZ board.

On October 24, 2018 the TIRZ board met to discuss an amendment to the amount approved for this project, based on more definite costs of the project. The TIRZ board unanimously approved the amendment in an amount not to exceed \$310,000.

If this resolution is approved by council, staff will work with legal to draft a new agreement in an amount not to exceed \$310,000.

Potential Options:

- Approve
- Deny
- Take No Action
-

Fiscal Implications:

The amended amount requested is available in the TIRZ account, and the project is projected to earn a ROI for the City in 5 years.

Staff Recommendation:

City of Texarkana, Texas

Staff recommends approval.

Advisory Board/Committee Review:

TIRZ Advisory Board for Zone 1 recommends approval.

Board/Committee Recommendation:

NOT APPLICABLE

Advisory Board/Committee Meeting Date and Minutes:

MINUTES

Tax Increment Reinvestment Zone Advisory Board for Zone 1

Municipal Building-2nd Floor

220 Texas Blvd. (West 3rd Street and Texas Blvd)

Texarkana, Texas

October 24, 2018

Noon (12:00 p.m.)

An Open Meeting for Zone 1 was held at the Texarkana City Hall at noon on October 24, 2018. will be held concerning the following subject:

1. Call to Order, Roll Call, Establishment of Quorum
 - a. With the absence of Chair Kelly Mitchell, the meeting was called to order by Cory Floyd.
 - b. A quorum was established. Members present included: Yates, Thomson, Floyd, Stone, DePriest, Andrus and Tye (ex-officio). Also in attendance were staff members of the City of Texarkana, representatives of the project, and David Williams from MTG Engineers.
2. There were no public comments.
3. Request for an amendment to the TIRZ #1 Project List:
 - a. Staff made a presentation on the request to amend a previously approved project on South Cowhorn Loop in an amount of \$126,375. The project would improve infrastructure for sidewalks and drainage in area being developed for a Newks restaurant and a Tacos-4-Life restaurant. The amended request was for an amount not to exceed \$310,000.
 - b. David Williams of MTG Engineers informed the members of the reasons the quantities and amounts of the original request had increased. In his presentation, he stated that the original request was based on estimates and the amended request was based on bids for the project.
 - c. In further discussion, members expressed concerns that this action might set a precedent for projects presenting a low dollar estimate to gain approval and then return with a higher bid price. Staff noted that this request was the first time an amendment increasing the funding has been received for a TIRZ project.
 - d. Ms. Yates made a motion to fund the amended request in an amount not to exceed \$310,000. A second to the motion was provided by Mr. DePriest. The motion carried with six votes in favor and no votes opposed.
4. With no further business and no questions, the meeting was adjourned.

City of Texarkana, Texas

Attachments

- a. 2018-126 RES TIRZ S Cowhorn Loop OCT 2018 (DOC)
- b. 2018-126 ATTH 01 Minutes TIRZ 1 for 24 October 2018 (DOCX)
- c. 2018-126 ATTH 02 TIRZ South Cowhorn Loop 2nd request Oct 2018 (PDF)
- d. 2018-126 ATTH 03 S Cowhorn Analysis Mar 2018 (PDF)
- e. 2018-126 ATTH 04 TIRZ Bid Tab Comparison (PDF)
- f. 2018-126 Goals & Perspectives (DOCX)

Staff Coordination

Economic Development	Lisa Thompson	Department Head Review	
Completed	10/29/2018 9:20 AM		
Purchasing and Contracting	Sharon Moore	Purchasing Review	
Completed	10/29/2018 9:22 AM		
Finance Department Kristin Peeples	Finance Review	Completed	10/29/2018
10:35 AM			
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager	
Review	Completed	10/29/2018 3:24 PM	
City Attorney Jennifer Evans	Review	Skipped	11/02/2018
4:07 PM			
City Manager Shirley Jaster	City Manager Review	Completed	11/06/2018
3:57 PM			
City Council Vicky Coopwood	Meeting	Pending	11/13/2018
6:00 PM			

Meeting History

RESOLUTION NO. 2018 - 126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, APPROVING THE AMENDMENT TO THE TIRZ # 1 PROJECT LIST FOR THE FUNDING OR PARTIAL FUNDING OF INFRASTRUCTURE IMPROVEMENTS TO PROPERTY ON SOUTH COWHORN LOOP IN AN AMOUNT NOT TO EXCEED \$310,000 AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH SOUTH COWHORN CREEK PARTNERS, LTD., FOR THE REIMBURSEMENT OF AN AMOUNT NOT TO EXCEED \$310,000 USING FUNDS FROM THE TAX INCREMENT REINVESTMENT ZONE #1 FUND; AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, the TIRZ #1 Board has recommended amending the TIRZ # 1 Project List partial funding drainage infrastructure and sidewalk improvements on property on South Cowhorn Loop in an increased amount not to exceed **\$310,000**; and

WHEREAS, the City Council recognizes the need for funding for this proposed infrastructure improvement project through reimbursement of approved construction costs using funds generated from the Tax Increment Reinvestment Zone #1 Fund; and

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

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

SECTION 1: The City Council of the City of Texarkana, Texas, approves the amendment to the project list of Tax Increment Reinvestment Zone #1 of the partial funding of drainage infrastructure and sidewalk improvements in an amount not to exceed **\$310,000**.

SECTION 2: The City Manager be and is hereby authorized to enter into a contract with South Cowhorn Creek Partners, Ltd., a Texas Limited Partnership for reimbursement of an amount not to exceed **\$310,000** upon completion of the project.

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

PASSED AND APPROVED in Regular Council Session on this the 13th day of November, 2018.

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

Attachment: 2018-126 RES TIRZ S Cowhorn Loop OCT 2018 (1957 : 2018-126 RES Amendment to TIRZ S. Cowhorn Loop Project)

MINUTES

Tax Increment Reinvestment Zone Advisory Board for Zone 1
Municipal Building-2nd Floor
220 Texas Blvd. (West 3rd Street and Texas Blvd)
Texarkana, Texas
October 24, 2018
Noon (12:00 p.m.)

An Open Meeting for Zone 1 was held at the Texarkana City Hall at noon on October 24, 2018. will be held concerning the following subject:

1. Call to Order, Roll Call, Establishment of Quorum
 - a. With the absence of Chair Kelly Mitchell, the meeting was called to order by Cory Floyd.
 - b. A quorum was established. Members present included: Yates, Thomson, Floyd, Stone, DePriest, Andrus and Tye (ex-officio). Also in attendance were staff members of the City of Texarkana, representatives of the project, and David Williams from MTG Engineers.
 - c. There were no public comments.
2. Public Comments (limited to 5 minutes)
3. Request for an amendment to the TIRZ #1 Project List:
 - a. Staff made a presentation on the request to amend a previously approved project on South Cowhorn Loop in an amount of \$126,375. The project would improve infrastructure for sidewalks and drainage in area being developed for a Newks restaurant and a Tacos-4-Life restaurant. The amended request was for an amount not to exceed \$310,000.
 - b. David Williams of MTG Engineers informed the members of the reasons the quantities and amounts of the original request had increased. In his presentation, he stated that the original request was based on estimates and the amended request was based on bids for the project.\
 - c. In further discussion, members expressed concerns that this action might set a precedent for projects presenting a low dollar estimate to gain approval and then return with a higher bid price. Staff noted that this

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

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

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

2018-126 ATTH 01

request was the first time an amendment increasing the funding has been received for a TIRZ project.

- d. Ms. Yates made a motion to fund the amended request in an amount not to exceed \$310,000. A second to the motion was provided by Mr. DePriest. The motion carried with six votes in favor and no votes opposed.
- 4. With no further business and no questions, the meeting was adjourned.

Respectfully submitted
Jerry Sparks

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

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

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

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

AGENDA
Tax Increment Reinvestment Zone Advisory Board for Zone 1
Municipal Building-2nd Floor
220 Texas Blvd. (West 3rd Street and Texas Blvd)
Texarkana, Texas
October 24, 2018
Noon (12:00 p.m.)

An Open Meeting for Zone 1 will be held concerning the following subject:

1. Call to Order, Roll Call, Establishment of Quorum (Kelly Mitchell)
2. Public Comments (limited to 5 minutes)
3. Presentation on a request for an amendment to the TIRZ #1 Project List (Staff)
 - a. Amend project for sidewalk construction and drainage improvements to property on South Cowhorn Loop to increase the approved amount of \$126,375 to a revised amount not to exceed \$310,000. (requires a vote)
4. Questions & Answers
5. Adjournment

Posted this 26th day of October 2018 at 4:00 p.m.

Jennifer Evans
 City Secretary

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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.

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SOUTH COWHORN CREEK PARTNERS, LTD.
POST OFFICE BOX 449
TEXARKANA, TEXAS 75504-0449

Mr. Jerry Sparks
Director of Economic Development
City of Texarkana, Texas
220 Texas Blvd
Texarkana, TX 75501

RE: Budget Amendment Request
Cowhorn Loop TIRZ Improvements
South Cowhorn Creek Partners, Ltd.

Dear Mr. Sparks,

On behalf of South Cowhorn Creek Partners, Ltd, I respectfully ask the City to consider a budget amendment for the Cowhorn Loop TIRZ Improvements.

The original budget we presented was based on a preliminary schematic design for the proposed improvements utilizing historical cost data. During the detailed design process, items of work not considered in the original estimate were determined to be essential to the development of the original intent and scope of the project. The scope of the original project was not modified.

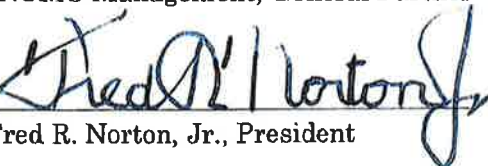
Construction bids for the City-approved construction plans were solicited from seven (7) construction companies, and the proposed budget amendment is based on the bid prices received.

It is our belief that the requested budget amendment still provides a positive return on investment for the City. Accordingly, we request the budget for this project be revised to \$310,000.00 based on the attached detailed cost basis.

Please feel free to contact David Williams or me if you have any questions or desire additional information.

Cordially yours,

South Cowhorn Creek Partners, Ltd.
By: NOMO Management, General Partner

By: 
Fred R. Norton, Jr., President

South Cowhorn Creek Loop Partners, LTD
Construction of Cowhorn Loop TIRZ Improvements
Budget Revision

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	TOTAL	
				UNIT PRICE	
1	1	LS	Mobilization	\$14,812.00	\$14,812.00
2	1	AC	Prep ROW	\$17,192.50	\$17,192.50
3	1	LS	Barriades, Signs & Traffic Handling	\$3,174.00	\$3,174.00
4	180	CY	Excavation	\$26.45	\$4,761.00
5	120	CY	Embankment	\$26.45	\$3,174.00
6	11	LF	Remove Curb and/or Curb & Gutter	\$31.74	\$349.14
7	2	EA	Adjust Water Valve	\$529.00	\$1,058.00
8	900	SF	Retaining Wall (Concrete Block)	\$31.74	\$28,566.00
9	696	SY	Concrete Sidewalks (4") (Reinf.)	\$58.72	\$40,868.42
10	8	EA	Curb Ramp (Type 7)	\$1,587.00	\$12,696.00
11	1	EA	Wingwalls (Straight) (4:1)	\$12,696.00	\$12,696.00
12	970	LF	36" RCP (Class III)	\$100.51	\$97,494.70
13	44	SY	Cut and Restore Pavement	\$89.93	\$3,956.92
14	2	EA	Junction Box (Precast)	\$9,098.80	\$18,197.60
15	1	AC	Hydromulch Seeding	\$10,580.00	\$10,580.00
16	420	LF	Silt Fence	\$3.70	\$1,555.26
17	1	LS	Lower Existing 8" Water Main	\$10,368.40	\$10,368.40
BID TOTALS (Items 1-17)					\$281,499.94

Design Survey
Engineering Design
Construction Specifications
Construction Engineering
SUBTOTAL

	\$2,000.00
	\$13,500.00
	\$1,250.00
	\$11,500.00
	\$28,250.00

ESTIMATED TOTAL COST

\$309,749.94

9/17/2018



		REQUEST		Staff Recommendation	Revised Request
ITEM	QTY Unit Description Price Cost				
1	635 LF 8" Sanitary Sewer	\$20.00	\$ 12,700.00		
2	175 LF 8" Sanitary Sewer (Bore)	\$80.00	\$ 14,000.00		
3	3 EA Sanitary Sewer Manholes	\$3,750.00	\$ 11,250.00		
6	241 LF 8" Water Line	\$20.00	\$ 4,820.00		
7	1 EA Fire Hydrant Assembly	\$3,500.00	\$ 3,500.00		
8	912 LF 36" RCP	\$80.00	\$ 72,960.00	\$ 72,960.00	
9	2 EA 36" 4:1 SET	\$3,500.00	\$ 7,000.00	\$ 7,000.00	
10	1 EA Grate Inlet	\$5,000.00	\$ 5,000.00	\$ 5,000.00	
11	60 LF 24" Detention Basin Outfall	\$60.00	\$ 3,600.00		
12	1 LS SE Stormwater Detention Basin	\$15,000.00	\$ 15,000.00		
13	592 SY Conc Sidewalk (Phase I)	\$55.00	\$ 32,560.00		
14	29 SY Conc Stair/Handrails (Phase I)	\$90.00	\$ 2,610.00		
15	753 SY Conc Sidewalk (Phase II)	\$55.00	\$ 41,415.00	\$ 41,415.00	
16	1 LS Contingency (10%)	\$22,641.50	\$ 22,641.50		
Total Request			\$249,056.50	\$126,375.00	\$ -

South Cowhorn Creek Loop Partners, LTD
Construction of Cowhorn Loop TIRZ Improvements
Base Bid Summary

MTG Project No. 186042

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	J.R. Pope Co., Inc.		Tatum Excavating Co., Inc.		Approved TIRZ Estimate	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	QUANTITY	ESTIMATED COST
1	1	LS	Mobilization	\$14,000.00	\$14,000.00	\$13,460.00	\$13,460.00		
2	1	AC	Prep ROW	\$16,250.00	\$16,250.00	\$14,720.00	\$14,720.00		
3	1	LS	Barriades, Signs & Traffic Handling	\$3,000.00	\$3,000.00	\$2,710.00	\$2,710.00		
4	180	CY	Excavation	\$25.00	\$4,500.00	\$24.70	\$4,446.00		
5	120	CY	Embankment	\$25.00	\$3,000.00	\$35.35	\$4,242.00		
6	11	LF	Remove Curb and/or Curb & Gutter	\$30.00	\$330.00	\$55.90	\$614.90		
7	2	EA	Adjust Water Valve	\$500.00	\$1,000.00	\$140.00	\$280.00		
8	900	SF	Retaining Wall (Concrete Block)	\$30.00	\$27,000.00	\$26.00	\$23,400.00		
9	696	SY	Concrete Sidewalks (4') (Reinf.)	\$55.50	\$38,628.00	\$69.00	\$48,024.00	753	\$55.00
10	8	EA	Curb Ramp (Type 7)	\$1,500.00	\$12,000.00	\$1,180.00	\$9,440.00		
11	1	EA	Wingwalls (Straight) (4:1)	\$12,000.00	\$12,000.00	\$4,410.00	\$4,410.00	2	\$3,500.00
12	970	LF	36" RCP (Class III)	\$95.00	\$92,150.00	\$120.00	\$116,400.00	912	\$80.00
13	44	SY	Cut and Restore Pavement	\$85.00	\$3,740.00	\$605.00	\$26,620.00		
14	2	EA	Junction Box (Precast)	\$8,600.00	\$17,200.00	\$6,150.00	\$12,300.00	1	\$5,000.00
15	1	AC	Hydromulch Seeding	\$10,000.00	\$10,000.00	\$2,575.00	\$2,575.00		
16	420	LF	Silt Fence	\$3.50	\$1,470.00	\$5.35	\$2,247.00		
CALCULATED BID TOTALS (Items 1-16)					\$256,268.00		\$285,888.90		\$126,375.00

Alternate Bid Items

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
A1	204	SY	Concrete Sidewalk with Integral Retaining Wall	\$157.00	\$32,028.00	\$190.00	\$38,760.00
A2	510	SY	Concrete Sidewalks (4') (Reinf)	\$55.50	\$28,305.00	\$69.00	\$35,190.00
CALCULATED ALTERNATE BID TOTAL (Items 1-7, 10-15, A1 & A2)					\$249,503.00		\$286,167.90

9/6/2018

MTG
Construction & Surveying

AGENDA
Tax Increment Reinvestment Zone Advisory Board for Zone 1
Municipal Building-2nd Floor
220 Texas Blvd. (West 3rd Street and Texas Blvd)
Texarkana, Texas
April 11, 2018
Noon (12:00 p.m.)

An Open Meeting for Zone 1 will be held concerning the following subject:

1. Call to Order, Roll Call, Establishment of Quorum (Kelly Mitchell)
2. Public Comments (limited to 5 minutes)
3. Presentation on an amendment to the TIRZ #1 Project List (Staff)
 - a. Add project for sidewalk construction and drainage improvements to property on South Cowhorn Loop in a requested amount not to exceed \$249,056.50. Staff recommendation for this project request is an amount not to exceed \$126,375.
4. Updated Project List (attachment)
5. Questions & Answers
6. Adjournment

Posted this 5th day of April 2018 at 4:00 p.m.

Jennifer Evans
 City Secretary

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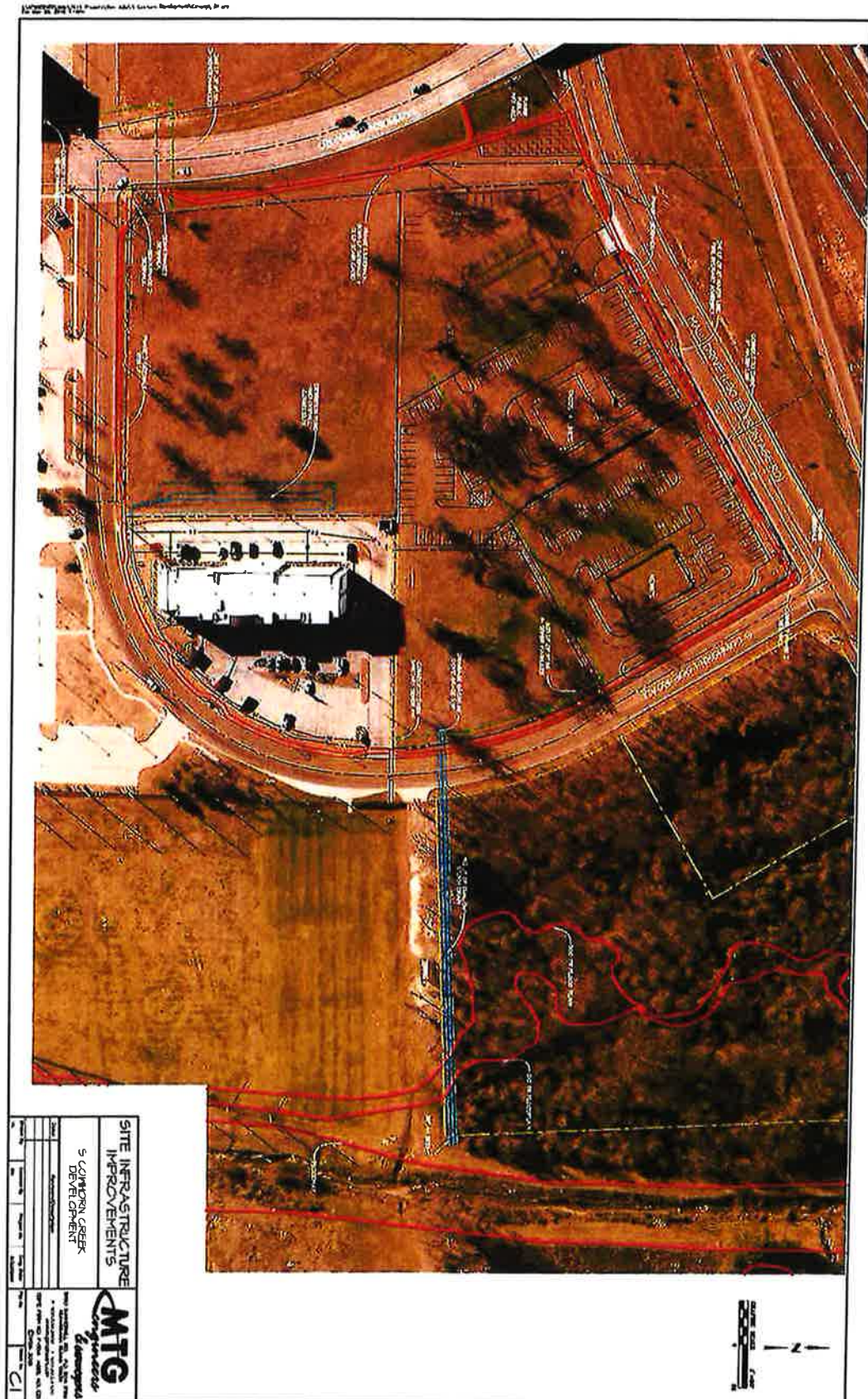
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South Cowhorn Loop Project Costs
March 2018

ITEM	QTY	Unit	Description	Price	REQUEST Cost	Staff Recommendation
1	635	LF	8" Sanitary Sewer	\$20.00	\$ 12,700.00	
2	175	LF	8" Sanitary Sewer (Bore)	\$80.00	\$ 14,000.00	
3	3	EA	Sanitary Sewer Manholes	\$3,750.00	\$ 11,250.00	
6	241	LF	8" Water Line	\$20.00	\$ 4,820.00	
7	1	EA	Fire Hydrant Assembly	\$3,500.00	\$ 3,500.00	
8	912	LF	36" RCP	\$80.00	\$ 72,960.00	\$ 72,960.00
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12	1	LS	SE Stormwater Detention Basin	\$15,000.00	\$ 15,000.00	
13	592	SY	Conc Sidewalk (Phase I)	\$55.00	\$ 32,560.00	
14	29	SY	Conc Stair/Handrails (Phase I)	\$90.00	\$ 2,610.00	
15	753	SY	Conc Sidewalk (Phase II)	\$55.00	\$ 41,415.00	\$ 41,415.00
16	1	LS	Contingency (10%)	\$22,641.50	\$ 22,641.50	
Total Request				\$ 249,056.50	\$ 126,375.00	



PRELIMINARY - FOR REVIEW ONLY
 NOT FOR CONSTRUCTION, PERMITTING OR BIDDING PURPOSES

TEX-Sparks, Jerry

From: David Williams <dwilliams@mtgengineers.com>
Sent: Tuesday, March 20, 2018 5:44 PM
To: TEX-Sparks, Jerry
Subject: S COWHORN LOOP PROPOSED TIRZ INFRASTRUCTURE IMPROVEMENTS
Attachments: S COWHORN LOOP PROPOSED TIRZ INFRASTRUCTURE IMPROVEMENTS.pdf; S COWHORN LOOP TIRZ OPINION OF COST.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Jerry,

Please find attached an exhibit and opinion of cost for the proposed infrastructure improvements for your evaluation for potential TIRZ funding. Please note that these improvements support the ultimate build out of this area. We believe the proposed two sites that are under development now will show a return on investment for these improvements for the entire site. As the other properties are developed in the future, the return should be enhanced.

Please let me know if there are any questions or if additional information is needed.

Thanks,
David

David Williams, P.E.
Project Manager
MTG Engineers & Surveyors
5930 Summerhill Road
Texarkana, TX 75503
dwilliams@mtgengineers.com
Ph 903-838-8533
Cell 903-293-2919

Five Year Historical Values

Year	Code	Jurisdiction Name	Appraised	Exemptions	Taxable
2016		BOWIE APPRAISAL DIS	1,163,549		1,163,549
2016		TEXARKANA COLLEGE	1,163,549		1,163,549
2016		PLEASANT GROVE ISD	1,163,549		1,163,549
2016		TEXARKANA CITY T1	1,163,549		1,163,549
2016		BOWIE COUNTY T1	1,163,549		1,163,549
2015		BOWIE APPRAISAL DIS	1,163,549		1,163,549
2015		TEXARKANA COLLEGE	1,163,549		1,163,549
2015		PLEASANT GROVE ISD	1,163,549		1,163,549
2015		TEXARKANA CITY T1	1,163,549		1,163,549
2015		BOWIE COUNTY T1	1,163,549		1,163,549
2014		BOWIE APPRAISAL DIS	1,163,549		1,163,549
2014		TEXARKANA COLLEGE	1,163,549		1,163,549
2014		PLEASANT GROVE ISD	1,163,549		1,163,549
2014		TEXARKANA CITY T1	1,163,549		1,163,549
2014		BOWIE COUNTY T1	1,163,549		1,163,549
2013		BOWIE APPRAISAL DIS	1,163,549		1,163,549
2013		TEXARKANA COLLEGE	1,163,549		1,163,549
2013		PLEASANT GROVE ISD	1,163,549		1,163,549
2013		TEXARKANA CITY T1	1,163,549		1,163,549
2013		BOWIE COUNTY T1	1,163,549		1,163,549
2012		BOWIE APPRAISAL DIS	1,454,436		1,454,436
2012		PLEASANT GROVE ISD	1,454,436		1,454,436
2012		TEXARKANA CITY T1	1,454,436		1,454,436
2012		BOWIE COUNTY T1	1,454,436		1,454,436

Land Seg	Mkt Class	Ag Class	Use Code	Land Use	Size Units
5	LSJC		C1C		161604.000 SQFT

General Ledger

Balance Sheet

User: jerry.sparks
 Printed: 03/27/2018 - 10:58AM
 Fund: 116
 Period: 6
 Fiscal Year: 2018



Fund ALFRE

Account Type	Amount
116 - TIRZ 1 Fund	
Assets	
Cash	2,252,858.68
Property Tax Receivables	2,022.43
Accounts Receivable	(130,702.03)
Due From Other Government	841,809.97
Due From Other Funds	0.00
Total Assets:	2,965,989.05
Liabilities	
Accounts Payable	0.00
Due To Other Funds	58,219.20
Deferred Revenue	841,809.97
Total Liabilities:	900,029.17
Fund Balance	
Unassigned Fund Balance	1,183,582.06
Total Fund Balance:	1,183,582.06
Total Liabilities and Fund Balance:	2,083,611.23
Total Retained Earnings:	882,377.82
Total Fund Balance and Retained Earnings:	2,065,959.88
Total Liabilities, Fund Balance, and Retained Earnings:	2,965,989.05
Totals for Fund 116 - TIRZ 1 Fund:	0.00

Account Number	Description	Budget Amount	Period Amount	YTD Amount	YTD Var	Encumbered Amount	Available	% Available
Y20								
116-0000-50009	Transfers Out	2,000.00	0.00	0.00	2,000.00	0.00	2,000.00	100.00
116-0000-50052	Tft To General Fund	255,313.00	0.00	0.00	255,313.00	0.00	255,313.00	100.00
	Transfer To Debt Service							
	Y20 Sub Totals:	257,313.00	0.00	0.00	257,313.00	0.00	257,313.00	100.00
	Expense Sub Totals:	2,176,813.00	0.00	0.00	2,176,813.00	4,500,000.00	-2,323,187.00	0.00
	Dept 0000 Sub Totals:	1,195,881.00	-882,377.82	-882,377.82	2,078,258.82	4,500,000.00		
	Fund Revenue Sub Totals:	980,932.00	882,377.82	882,377.82	98,554.18	0.00	98,554.18	10.05
	Fund Expense Sub Totals:	2,176,813.00	0.00	0.00	2,176,813.00	4,500,000.00	-2,323,187.00	0.00
	Fund 116 Sub Totals:	1,195,881.00	-882,377.82	-882,377.82	2,078,258.82	4,500,000.00		
	Revenue Totals:	980,932.00	882,377.82	882,377.82	98,554.18	0.00	98,554.18	10.05
	Expense Totals:	2,176,813.00	0.00	0.00	2,176,813.00	4,500,000.00	-2,323,187.00	0.00
	Report Totals:	1,195,881.00	-882,377.82	-882,377.82	2,078,258.82	4,500,000.00		

2018-126 ATTH 03

City of Texarkana - Bowie County

Tax Increment Reinvestment Zone

South Cowhorn Creek Project

FYE	Incremental Taxable Assessed Value	City of Texarkana Tax Rate	Bowie County Tax Rate	Total Operating Tax Rates	Gross Property Tax Contribution	Total Incremental Revenue
30-Sep 2016						
2017		0.6699	0.399	1.07	\$ -	
2018		0.6699	0.399	1.07	\$ -	\$ -
2019	\$ 5,000,000	0.7000	0.420	1.12	\$ -	\$ -
2020	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2021	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2022	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2023	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2024	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2025	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2026	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2027	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2028	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2029	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2030	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2031	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2032	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2033	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2034	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
2035	\$ 5,000,000	0.7000	0.420	1.12	\$ 56,000	\$ 56,000.00
					<u>\$ 896,000</u>	<u>\$ 896,000</u>

Attachment: 2018-126 ATTH 03 S Cowhorn Analysis Mar 2018 (1957 : 2018-126 RES Amendment to TIRZ

South Cowhorn Creek Loop Partners, LTD
Construction of Cowhorn Loop TIRZ Improvements
Base Bid Summary

MTG Project No. 186042

				J.R. Pope Co., Inc.		Tatum Excavating Co., Inc.		Approved TIRZ Estimate		
ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	QUANTITY	ESTIMATED COST	TOTAL
1	1	LS	Mobilization	\$14,000.00	\$14,000.00	\$13,460.00	\$13,460.00			
2	1	AC	Prep ROW	\$16,250.00	\$16,250.00	\$14,720.00	\$14,720.00			
3	1	LS	Barricades, Signs & Traffic Handling	\$3,000.00	\$3,000.00	\$2,710.00	\$2,710.00			
4	180	CY	Excavation	\$25.00	\$4,500.00	\$24.70	\$4,446.00			
5	120	CY	Embankment	\$25.00	\$3,000.00	\$35.35	\$4,242.00			
6	11	LF	Remove Curb and/or Curb & Gutter	\$30.00	\$330.00	\$55.90	\$614.90			
7	2	EA	Adjust Water Valve	\$500.00	\$1,000.00	\$140.00	\$280.00			
8	900	SF	Retaining Wall (Concrete Block)	\$30.00	\$27,000.00	\$26.00	\$23,400.00			
9	696	SY	Concrete Sidewalks (4") (Reinf.)	\$55.50	\$38,628.00	\$69.00	\$48,024.00	753	\$55.00	\$41,415.00
10	8	EA	Curb Ramp (Type 7)	\$1,500.00	\$12,000.00	\$1,180.00	\$9,440.00			
11	1	EA	Wingwalls (Straight) (4:1)	\$12,000.00	\$12,000.00	\$4,410.00	\$4,410.00	2	\$3,500.00	\$7,000.00
12	970	LF	36" RCP (Class III)	\$95.00	\$92,150.00	\$120.00	\$116,400.00	912	\$80.00	\$72,960.00
13	44	SY	Cut and Restore Pavement	\$85.00	\$3,740.00	\$605.00	\$26,620.00			
14	2	EA	Junction Box (Precast)	\$8,600.00	\$17,200.00	\$6,150.00	\$12,300.00	1	\$5,000.00	\$5,000.00
15	1	AC	Hyrdomulch Seeding	\$10,000.00	\$10,000.00	\$2,575.00	\$2,575.00			
16	420	LF	Silt Fence	\$3.50	\$1,470.00	\$5.35	\$2,247.00			
CALCULATED BID TOTALS (Items 1-16)					\$256,268.00		\$285,888.90			\$126,375.00

Alternate Bid Items

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
A1	204	SY	Concrete Sidewalk with Integral Retaining Wall	\$157.00	\$32,028.00	\$190.00	\$38,760.00
A2	510	SY	Concrete Sidewalks (4") (Reinf)	\$55.50	\$28,305.00	\$69.00	\$35,190.00
CALCULATED ALTERNATE BID TOTAL (Items 1-7, 10-15, A1 & A2)					\$249,503.00		\$286,167.90



City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: Low

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

City of Texarkana, Texas

Version: A

Update Date: 11/6/2018 3:55 PM

Briefing Sheet

Lead Department: City Manager **Action Officer:** Jennifer Evans, City Secretary
Subject: Resolution No. 2018-134 authorizing the expenditure of Community Relations funds in support of the Live United Bowl Team's Banquet.

Briefing: 11/13/2018 **Public Hearing:** **Council Vote:** 11/13/2018

Item Schedule

Updates/History of Briefing:

For several years the Council has used Community relations funding to support a banquet dinner at the Texarkana Convention Center for the teams playing in this annual college football game.

Executive Summary and Background Information:

The "Agent Barry Live United Bowl" committee has requested that the City of Texarkana, Texas, financially support the 2018 Agent Barry Live United Bowl. The committee desires to have both Texarkana, Texas, and Texarkana, Arkansas, involved in this growing annual event. Businesses and charitable organizations on both sides of the state line will benefit from the bowl event.

The Texarkana Convention Center has been reserved for the Team's Banquet. The funds will be used to provide a BBQ banquet and guest speaker at the Texarkana Convention Center. The banquet is an integral part of the bowl experience for the teams and schools participating in the game. Both teams as well as other support staff will be attending the banquet and a pep rally will be held after the event.

Potential Options:

- Adopt the resolution as presented
- Deny the resolution

Fiscal Implications:

The expenditure of Community Relations funds in the amount of \$20,000.

Staff Recommendation:

Staff recommends approval.

Advisory Board/Committee Review:

NONE

Board/Committee Recommendation:

NOT APPLICABLE

City of Texarkana, Texas

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Attachments

- a. 2018-134 RES Comm. Rel. Expenditures Live United Bowl Banquet (DOC)
- b. 2018-134 Goals & Perspectives (DOCX)

Staff Coordination

City Manager	Shirley Jaster	Department Head Review	Completed
	11/06/2018 3:55 PM		
Deputy City Manager - Review	Kyle Dooley	Kyle Dooley	Deputy City Manager
	Completed	11/07/2018 8:09 AM	
City Manager	Shirley Jaster	City Manager Review	Completed
3:13 PM			11/08/2018
City Council	Vicky Coopwood	Meeting	Pending
6:00 PM			11/13/2018

Meeting History

RESOLUTION NO. 2018 - 134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXPEND UP TO \$20,000 OF COMMUNITY RELATIONS FUNDING IN SUPPORT OF THE 2018 AGENT BARRY LIVE UNITED BOWL; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Agent Barry Live United Bowl game will occur on Saturday, December 1, 2018; and

WHEREAS, the bowl committee requested that the City of Texarkana, Texas, financially support the 2018 Agent Barry United Bowl event; and

WHEREAS, the committee and city staff decided that it would be more appropriate for Texarkana, Texas, to host an activity related to the bowl game which would also provide for a related major event to take place on the Texas side of the city; and

WHEREAS, the committee and Convention Center staff estimate that the banquet will cost \$20,000.

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

SECTION 1: The City Manager is hereby authorized to expend up to **\$20,000** of Community Relations funds in support of the Agent Barry Live United Bowl banquet to be held at the Texarkana Convention Center.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED in Regular Council Session on this the **13th day of November, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

City of Texarkana, Texas

Developing Perspectives and Goals Pending Approval by the City Council:

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

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

Staff time required if item is approved: No Additional

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

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

Other:

City of Texarkana, Texas

Briefing Sheet

Version:

Update Date: 10/16/2018 1:12 PM

Lead Department: Planning and Community Development **Action Officer:** Debbie Burk,
Ordinance No. 2018-116 rezoning a 15-acre tract of land located in the L.T. King HRS, A-327, located on East Wallace Drive approximately 0.9 miles from Leopard Drive, Agriculture to Commercial. Clint Blakey, Big Horn Properties, II, owner. Vance Liles, MTG Engineers & Surveyors, agent.

Subject: II, owner. Vance Liles, MTG Engineers & Surveyors, agent.

Briefing: 11/13/2018 **Public Hearing:** 11/13/2018 **Council Vote:** 11/13/2018

Item Schedule

Updates/History of Briefing:

"NOT APPLICABLE"

Executive Summary and Background Information:

Z-18-12: This is a request by Clint Blakey, Big Horn Properties, II, under contract to purchase, and MTG Engineering & Surveying, agent, to rezone a 15-acre tract of land in the L.T. King HRS, A-327, located on East Wallace Drive (approximately 0.9 miles east of Leopard Drive) from Agriculture to Commercial. This property is currently vacant land.

The adjacent zoning is Agriculture to the east and west, Jarvis Parkway to the north and outside the city limits to the south. The adjacent land use is Jarvis Parkway to the north, vacant land to the east and south and Grady T. Wallace Park to the west.

The proposed use of this property is an automobile related business. An overview for the proposed development has been provided and consists of the following:

- A 7,600 square foot metal building with architectural treatments on the front façade with future growth for an additional 4,000 square feet.
- 116 parking spaces.
- A landscaped monument style sign at the entry/exit and additional signage on the building façade.
- Security/operations lighting across the entire site. Lighting will also accommodate security cameras and some evening operations.
- Access from East Wallace Drive.

The applicant should also be aware there may be additional applicable city code/ordinance requirements including but not limited to building, subdivision, fire, drainage, water and sewer prior to the issuance of building permits.

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

City of Texarkana, Texas

Potential Options:

"None"

Fiscal Implications:

"None"

Staff Recommendation:

This area south of Jarvis Parkway and east of the park consists of a large amount of vacant undeveloped land. The proposed development will add new commercial development along the southern loop. Therefore, staff recommends for approval of this request.

Advisory Board/Committee Review:

Planning and Zoning Commission

Board/Committee Recommendation:

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

Advisory Board/Committee Meeting Date and Minutes:

October 1, 2018

Attachments

- a. 2018-116 ORD rezoning prop. on E. Wallace Dr. (DOCX)
- b. 2018-116 EXH 'A' (legal description) (PDF)
- c. 2018-116 ATTH 01 (maps) (PDF)
- d. 2018-116 ATTH 02 (MTG map & plat of property) (PDF)
- e. 2018-116 Goals & Perspectives (DOCX)

Staff Coordination

Planning and Community Development	David Orr	Department Head Review
Completed	10/11/2018 2:14 PM	
Deputy City Manager - Kyle Dooley	Kyle Dooley	Deputy City Manager
Review Completed	10/12/2018 3:50 PM	
City Manager Shirley Jaster	City Manager Review Completed	10/15/2018
2:00 PM		
City Council Jennifer Evans	Meeting Completed	10/22/2018
6:00 PM		

Meeting History

10/22/18 City Council MOVED FORWARD Next: 11/13/18
David Orr briefed this agenda item.

ORDINANCE NO. 2018-116

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEXARKANA, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF TEXARKANA, TEXAS, BY REZONING A 15-ACRE TRACT OF LAND IN THE L.T. KING HRS, A-327, LOCATED ON EAST WALLACE DRIVE APPROXIMATELY 0.9 MILES EAST OF LEOPARD DRIVE IN THE CITY OF TEXARKANA, BOWIE COUNTY, TEXAS, FROM AGRICULTURE TO COMMERCIAL; CONTAINING A REPEALER CLAUSE; CONTAINING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, an application has been filed requesting an amendment to the Zoning Ordinance of the City of Texarkana, Texas, to rezone a 15-acre tract of land in the L.T. King HRS, A-327 (**Exhibit “A”**), located on East Wallace Drive approximately 0.9 miles east of Leopard Drive in the City of Texarkana, Bowie County, Texas, from **Agriculture to Commercial**; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Texarkana, Texas, **voted unanimously five (5) to zero (0) to recommend the application for rezoning from Agriculture to Commercial on a 15-acre tract of land in the L.T. King HRS, A-327 (Exhibit “A”), located on East Wallace Drive approximately 0.9 miles east of Leopard Drive** 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 **Agriculture to Commercial** in the best interest of the public health, safety, morals and general welfare of the City.

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

SECTION 1: That the Zoning Ordinance of the City of Texarkana, Texas, Ordinance No. 127-70, passed and approved on September 14, 1970, be and is hereby further amended to rezone a 15-acre tract of land in the L.T. King HRS, A-327 (**Exhibit “A”**), located on East Wallace Drive approximately 0.9 miles east of Leopard Drive in the City of Texarkana, Bowie County, Texas, from **Agriculture to Commercial**.

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

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

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

PASSED AND APPROVED in Regular Council Session on this the **13th day of November, 2018.**

ATTEST:

JENNIFER EVANS, CITY SECRETARY

BOB BRUGGEMAN, MAYOR

N87°32'56" E 734.09'

EXHIBIT 'A'

Property Description
15.000 Acres
Bowie County, Texas

FOUND TYPE II
TXDOT RCH
MONUMENT
(CONTROL
MONUMENT 2)

All that certain lot, tract or parcel of land lying and situated in the L. T. King Headright Survey, Abstract 327, Bowie County, Texas, being a part of that certain tract of land described as 140.77 acres in the deed from Rodney Fellers, et al to Fellers Enterprises, LLC, dated November 30, 2007, recorded in Volume 5281, Page 54 of the Real Property Records of Bowie County, Texas, same being described as 140.77 acres by deed of record from the United States of America to Bob Landrum, dated April 20, 1987, recorded in Volume 1004, Page 239 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the South right-of-way line of Texas Highway Loop 151, the Northeast corner of the said 140.77 acre tract, lying in the West line of that certain tract of land described as Tract 1 with 57.319 acres in the deed from Edward G. Bender, as Independent Executor of the Will and Estate of Bertae Lee Bender to Gregory Alan Latham, et al, dated July 19, 2010, recorded in Volume 5870, Page 296 of the Real Property Records of Bowie County, Texas, and at the beginning of a circular curve, to the right, said corner bears North 87 degrees 32 minutes 56 seconds East a distance of 734.09 feet to a Type II TxDOT right-of-way monument, found for a corner, at an angle point;

THENCE in a Southwesterly direction along the arc of the said circular curve a distance of 159.56 feet, with a delta angle of 20 degrees 46 minutes 37 seconds, a radius of 440.00 feet, a chord bearing of South 08 degrees 45 minutes 46 seconds West to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at the end of said curve;

THENCE South 19 degrees 39 minutes 51 seconds West a distance of 93.35 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 18 degrees 18 minutes 11 seconds West a distance of 205.16 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 27 degrees 14 minutes 18 seconds West a distance of 169.57 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 37 degrees 59 minutes 58 seconds West a distance of 605.66 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 52 degrees 00 minutes 02 seconds West a distance of 404.11 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, at an angle point;

THENCE South 87 degrees 32 minutes 56 seconds West a distance of 171.75 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 02 degrees 27 minutes 04 seconds West a distance of 416.00 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

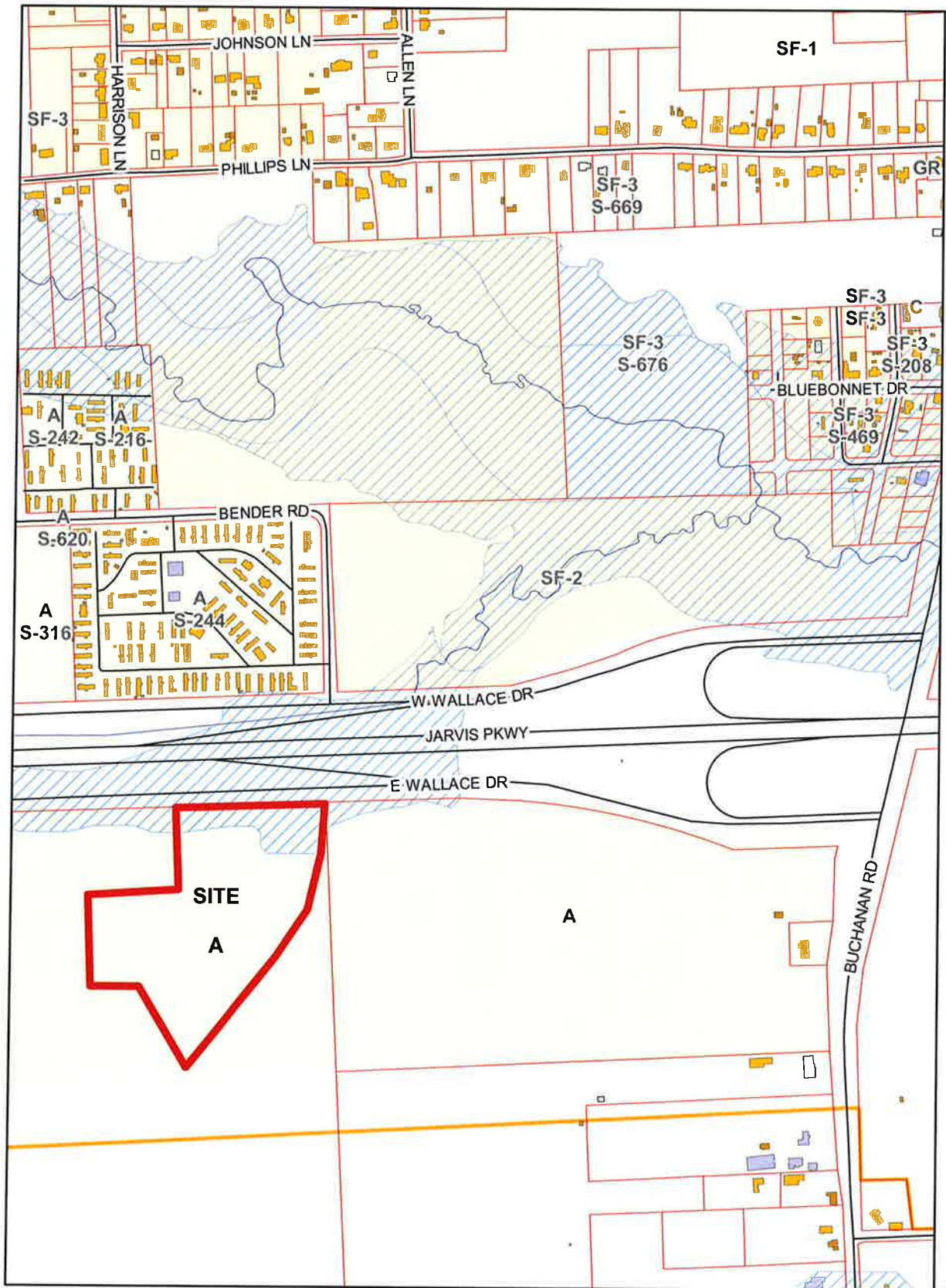
THENCE North 87 degrees 32 minutes 56 seconds East a distance of 429.07 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner;

THENCE North 01 degrees 41 minutes 26 seconds West a distance of 364.03 feet to a 1/2 inch steel rod, capped MTG 101011-00, set for a corner, lying in the North line of the said 140.77 acre tract and the South right-of-way line of the said Loop 151, said corner bears South 87 degrees 32 minutes 56 seconds West a distance of 2068.23 feet to a Type II TxDOT right-of-way monument (control monument), found for a reference;

THENCE North 87 degrees 32 minutes 56 seconds East (basis of bearings) a distance of 661.00 feet along the South right-of-way line of the said Loop 151 and the North line of the said 140.77 acre tract to the point of beginning and containing 15.000 acres of land, at the time of this survey.

15 Acre Site Off Wallace Drive

Department of Planning and Community Development



1:7,500



Attachment: 2018-116 ATTH 01 (maps) (1952 : 2018-116 ORD Rezoning on East Wallace Dr. from A to C)

15 Acre Site Off Wallace Drive Department of Planning and Community Development

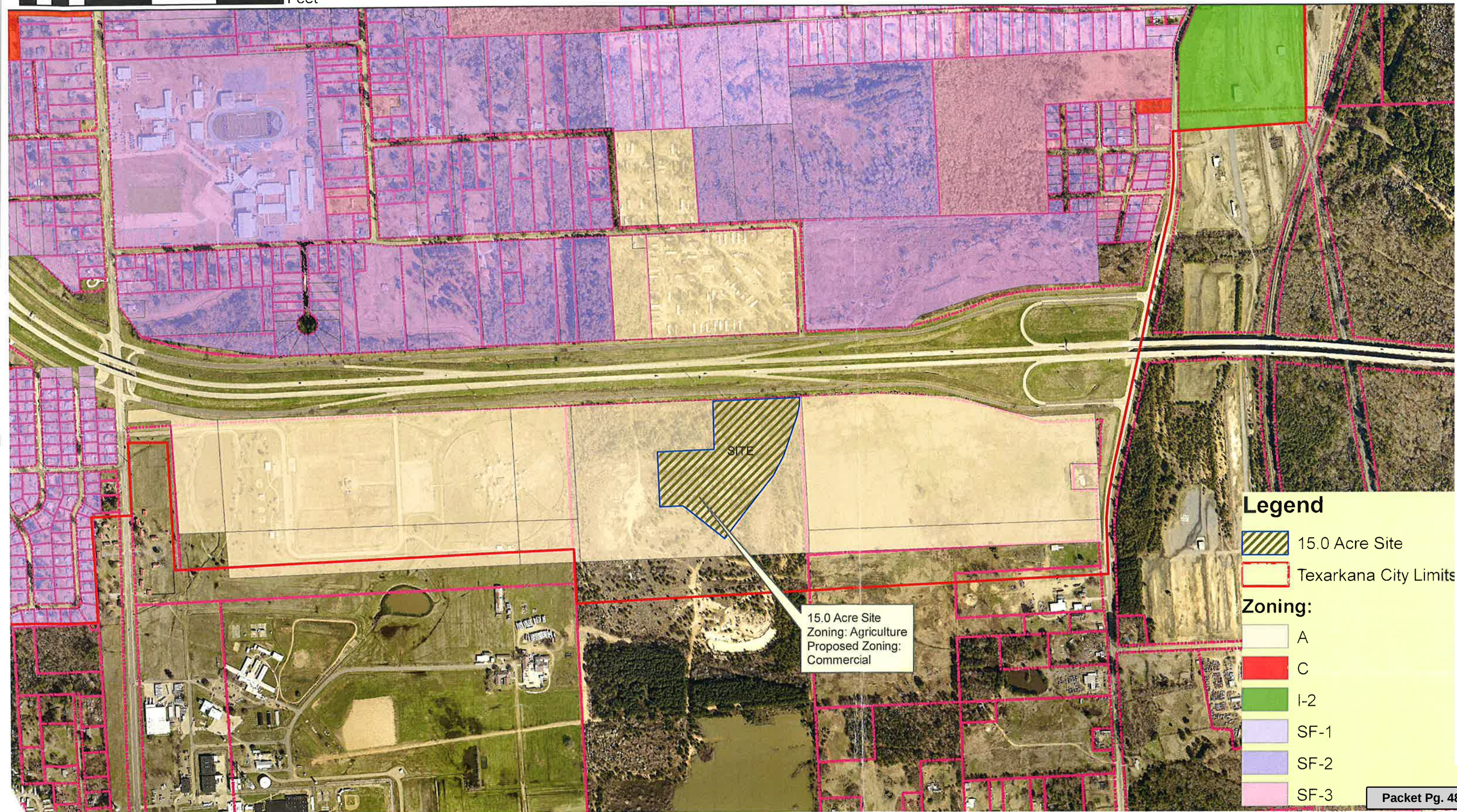


Attachment: 2018-116 ATTH 01 (maps) (1952 : 2018-116 ORD Rezoning on East Wallace Dr. from A to C)





0 250 500 1,000 1,500 2,000
Feet



Legend

 15.0 Acre Site

 Texarkana City Limits

Zoning:

 A

 C

 I-2

 SF-1

 SF-2

 SF-3

20108-116 ATTH 02



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
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Develop Personnel	☐ Develop a Skilled & Diverse Workforce ☐ Create a Positive & Rewarding Work Culture

Perspectives and Goals Additional Comments:

NONE

Resource Impact:

NA

No Additional

Other Potential Impacts:

NA

Public Information Plan:

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

Other: