

CITY OF TEXAS CITY  
REGULAR CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, AUGUST 2, 2017 - 5:00 P.M.  
KENNETH T. NUNN COUNCIL ROOM - CITY HALL  
1801 9th Ave. N.  
Texas City, TX 77590

PLEASE NOTE: Public comments and matters from the floor are generally limited to 3 minutes in length. If you would like to request to speak, please do so in advance of the meeting by filling out a Request To Address Commission form. All in attendance are required to remove hats and/or sunglasses (dark glasses) during meetings and to also silence all cell phones and electronic devices.

- (1) ROLL CALL
- (2) INVOCATION
- (3) PLEDGE OF ALLEGIANCE
- (4) PROCLAMATIONS AND PRESENTATIONS
  - (a) Swearing in of Reserve Marshal Michael Montez.
- (5) PUBLIC HEARING
  - (a) Conduct a Public Hearing and receive citizen input regarding an update to Land-Use Assumptions, Capital Improvements Plan, and Impact Fees for Water and Wastewater.
- (6) CONSENT AGENDA
  - (a) Approve City Commission Minutes for July 19, 2017 meeting. (City Secretary)
  - (b) Consider and take action on Resolution No. 17-044, adopting updated Land-Use Assumptions, Capital Improvements Plan, and Impact Fees for water and wastewater. (Planning)
  - (c) Consider and take action on Resolution No. 17-045, to approve the City of Texas City's prioritized list of projects for the Galveston County 2017 Bond Referendum. (Planning)
  - (d) Consider and take action on Resolution No. 17-046, approving an amendment to Community Development's Five-Year Consolidated Plan that covers the period October 1, 2015 through September 30, 2019. (Management Services)
  - (e) Consider and take action on Resolution No. 17-047, approving the "Optional Reconstruction Policy" to be used in Community Development's CDBG Housing Assistance Activities. (Management Services)
  - (f) Consider and take action on Resolution No. 17-048, approving Community Development Block Grant Annual Action Plan and Budget for program year 2017. (Management Services)

- (g) Consider and take action on Resolution No. 17-049, approving and awarding the project to Techline Sports Lighting to install lighting at Texas City Municipal Shooting Range through Buyboard-local government purchasing cooperative. (Recreation and Tourism)

(7) REGULAR ITEMS

- (a) Consider and take action on Ordinance No. 17-20, amending the City of Texas City's Fiscal Year 2016-2017 Budget to appropriate funds for lighting and related work at Texas City Shooting Range.(Finance)

(8) PUBLIC COMMENTS

(9) MAYOR'S COMMENTS

(10) COMMISSIONERS' COMMENTS

ADJOURNMENT

NOTICE OF ANY SUBJECT APPEARING ON THIS AGENDA REGARDLESS OF HOW THE MATTER IS STATED MAY BE ACTED UPON BY THE CITY COMMISSION.

NOTICE: The City of Texas City will furnish free transportation to handicapped individuals via a 4-door sedan for anyone wishing to attend the City Commission meetings. Call 948-3111, City Secretary's Office before noon on Monday preceding the meeting to make arrangements.

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON JULY 28, 2017, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

/S/James Hartshorn  
JAMES HARTSHORN  
CITY SECRETARY

**CITY COMMISSION REGULAR MTG**

**4. (a.**

**Meeting Date:** 08/02/2017

**Submitted By:** Justin Herter, City Attorney Office

**Department:** City Attorney Office

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**Information**

**ACTION REQUEST (Brief Summary)**

Swearing in of Reserve Marshal.

**BACKGROUND**

The State requires all active police to be sworn in. Michael Montez, as a reserve officers is a certified peace officer with the State of Texas, and will work with the Texas City Municipal Court as a Marshal serving warrants, making arrests, etc.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Fiscal Impact**

**CITY COMMISSION REGULAR MTG**

**5. (a.**

**Meeting Date:** 08/02/2017

Receive public comment regarding update to Land-Use Assumptions, Capital Improvement Plan, and Impact Fees for Water and Wastewater

**Submitted For:** Doug Kneupper, Transportation and Planning

**Submitted By:** Doug Kneupper, Transportation and Planning

**Department:** Transportation and Planning

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**Information**

**ACTION REQUEST (Brief Summary)**

Conduct a Public Hearing and receive citizen input regarding an update to Land-Use Assumptions, Capital Improvements Plan, and Impact Fees for Water and Wastewater.

**BACKGROUND**

City staff along with an engineering consultant, ARKK Engineers, have prepared an update to Land-use Assumptions, Capital Improvements Plan, and Impact Fees for water and wastewater. This is sometimes referred to as the Capital Recovery Plan.

The updated materials were presented to the Advisory Committee on July 17th, and again on July 24th. Although two meetings of the Advisory Committee are not required, the follow-up meeting provided an opportunity for staff to meet with Land Tejas and address questions and comments related to the update before action was taken by the Advisory Committee.

At the conclusion of the July 24th meeting, the Advisory Committee made a recommendation to adopt the Land-Use Assumptions, Capital Improvements Plan, and Impact Fees as presented. ARKK Engineers and staff will make a presentation highlighting the updated materials and be able to address questions and comments.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Fiscal Impact**

**Attachments**

Presentation

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# DEVELOPMENT IMPACT FEE ASSESSMENTS

## Year 2017 Update

July 17, 2017



# Impact Fees

- New Connections to the City's water and wastewater system are assessed a connection fee
- The purpose of the fee is allow the City to recapture the cost of providing water and wastewater service.
- The process is performed in accordance with Texas State Law (Texas Local Government Code Title 12 Chapter 395)
- Must be updated at least every 5 years

# Proposed Changes to the Current Plan

## A. Redefined Fee Zone Boundaries

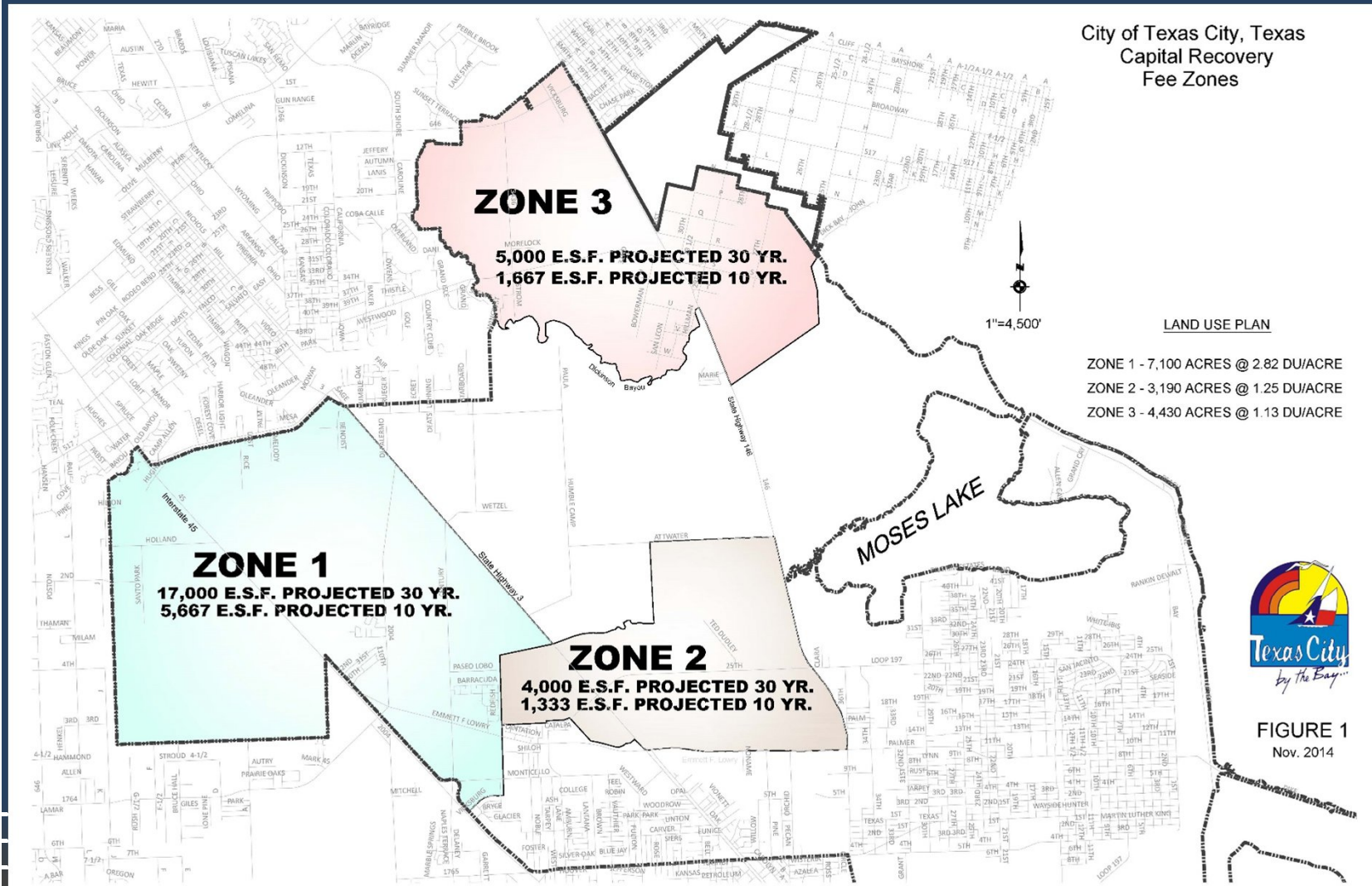
The Fee Zone Boundaries are proposed to be redefined such that:

- all of the City Limits are contained in a fee zone;
- Fewer total number of fee zones ( down to 2).
- Delineated Sub-Areas to aid in population projections

# Proposed Changes to the Current Plan

## A. Redefined Fee Zone Boundaries

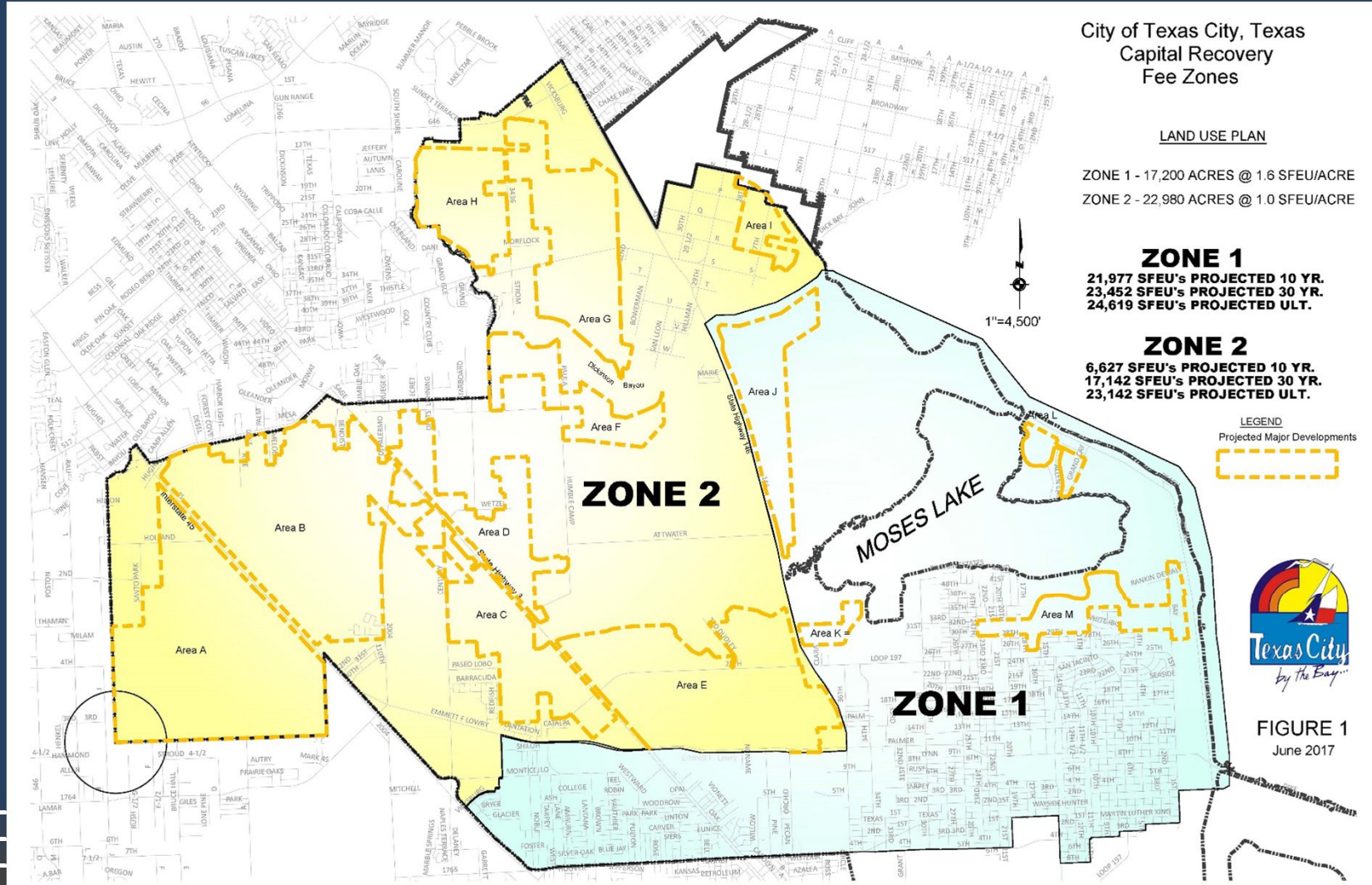
### – Current Plan:



# Proposed Changes to the Current Plan

## A. Redefined Fee Zone Boundaries

– Proposed Plan:



# Proposed Changes to the Current Plan

## B. Updated Population Projections, based on proposed new Fee Zone Boundaries

Population Projections					
	Sq. Miles	Current Population	Estimated 10 Year Population	Estimated 30 Year Population	Estimated Full Build Out Population
Zone 1	26.88	41,980	43,948	47,257	51,125
Zone 2	44.13	4,660	16,303	42,170	56,930
TOTAL:	71.01	46,640	60,251	89,427	108,055

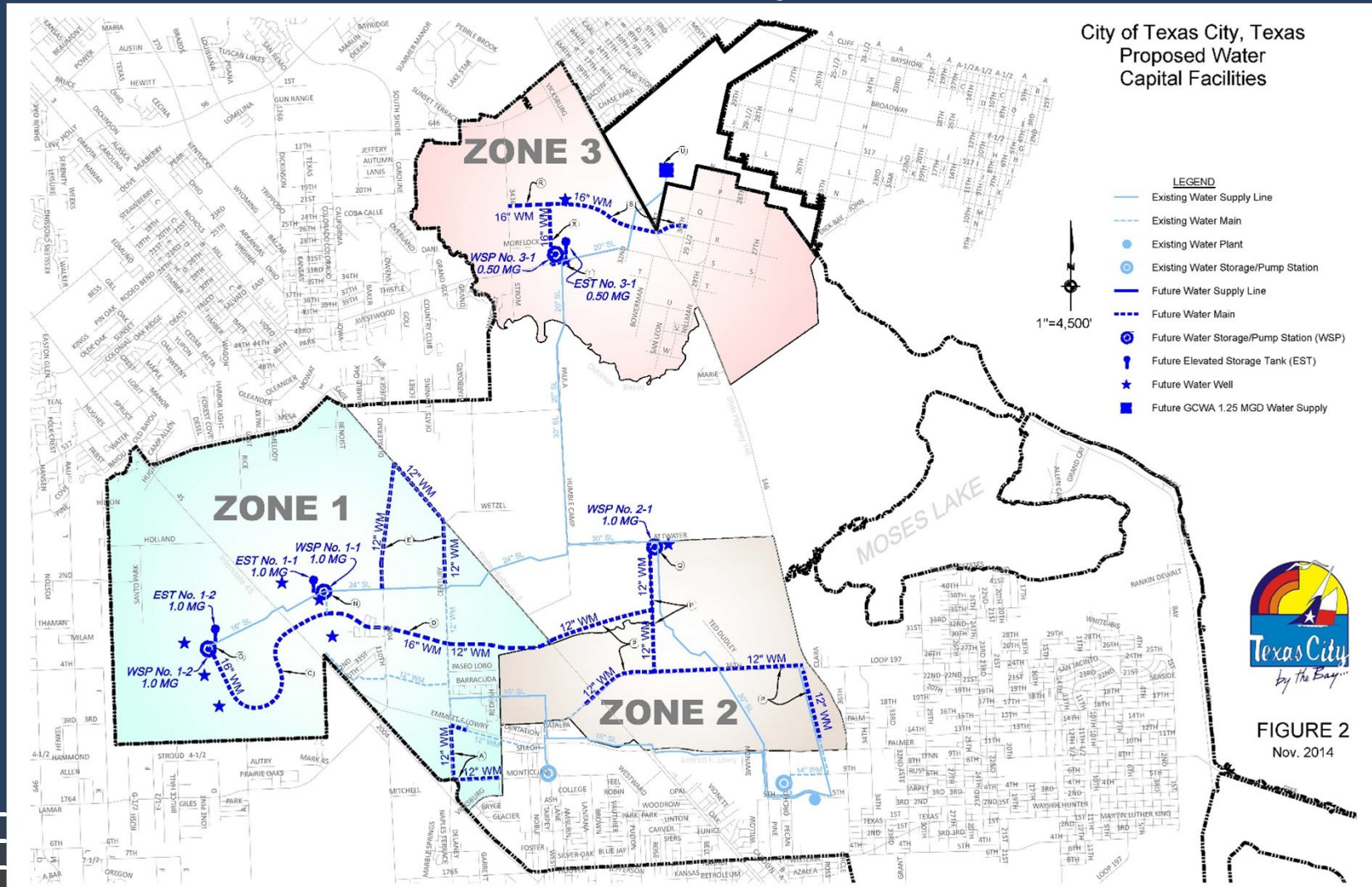
# Proposed Changes to the Current Plan

- C. Updated Capital Improvement Plan
  - Water System
  - Wastewater System

# Proposed Changes to the Current Plan

## C. Updated Capital Improvement Plan

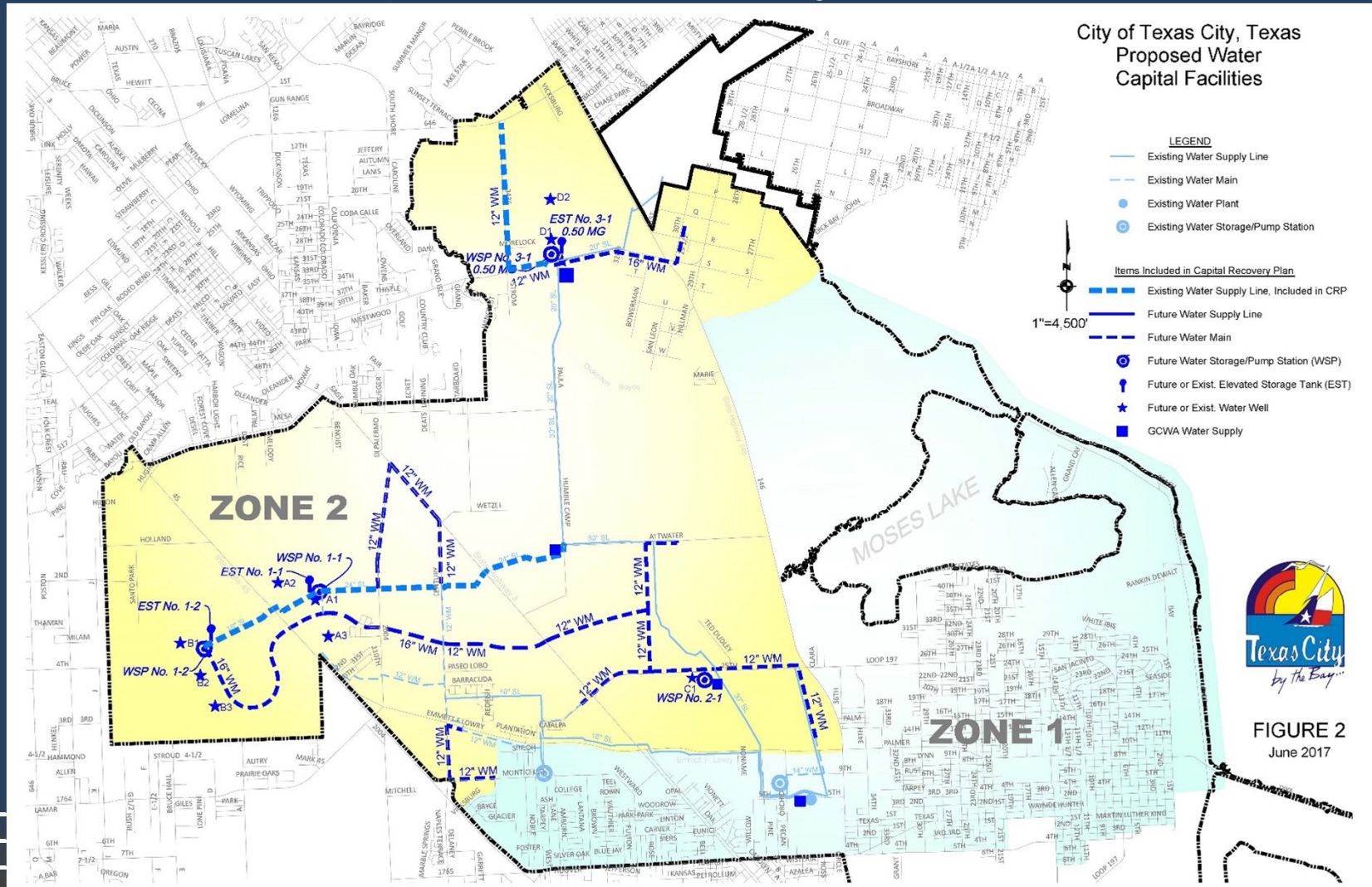
### – Current Plan: Water System



# Proposed Changes to the Current Plan

## C. Updated Capital Improvement Plan

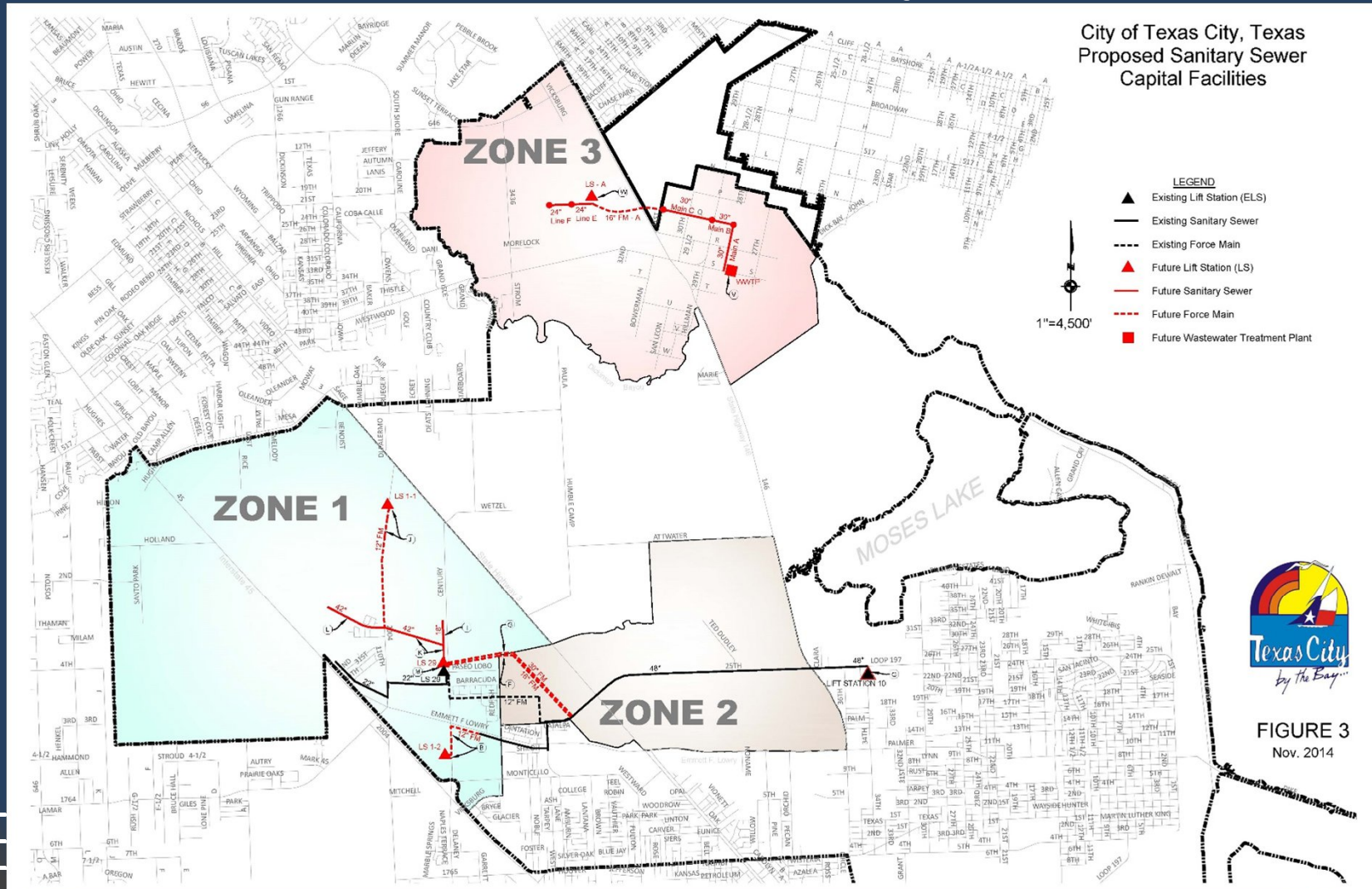
### — Proposed Plan: Water System



# Proposed Changes to the Current Plan

## C. Updated Capital Improvement Plan

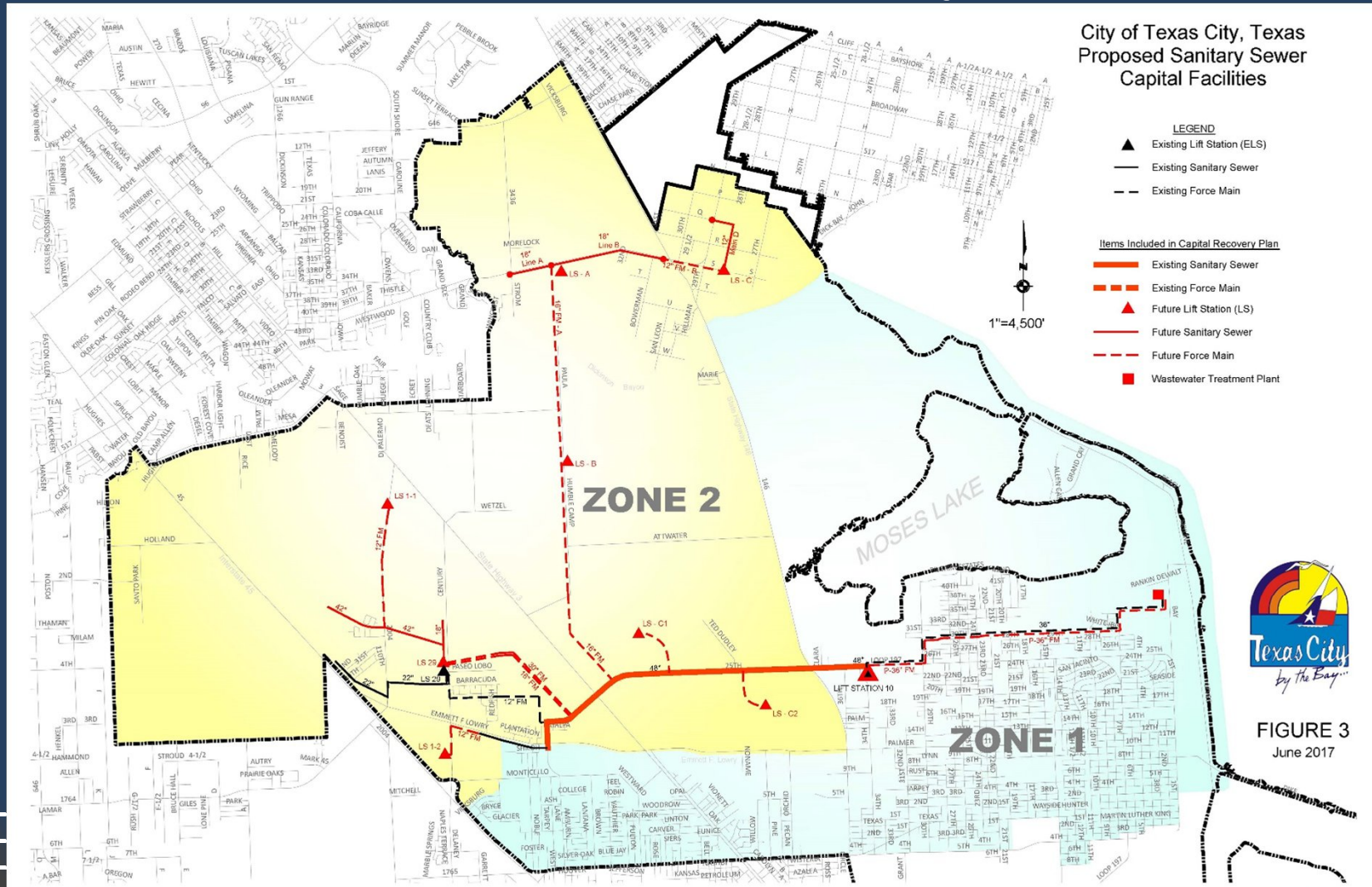
### – Current Plan: Wastewater System



# Proposed Changes to the Current Plan

## C. Updated Capital Improvement Plan

### – Proposed Plan: Wastewater System



# Proposed Changes to the Current Plan

## D. Updated all Construction Cost Estimates for Water and Wastewater Capital Improvements

Sample:

Part 2 - Groundwater Supplies		ZONE 1	ZONE 2	5 Yr CIP	10 Yr CIP	30 Yr CIP	Ult. CIP	5 Yr Cost	10 Yr Cost	30 Yr Cost	Ult. Cost
<b>Data:</b>											
Number of Connections Served by Existing Groundwater Wells:	23,224										
Total Water Supply Requirement for Existing Development:	13,934 gallons per minute										
Water Supply Component Provided by GCWA:	4,374 gallons per minute										
Capacity provided by Groundwater Supplies:	9,560 gallons per minute										
<b>Future Water Well Construction Projections:</b>											
West Side Water Well No. A-1 (1,000 gpm / 2860 connections)	<i>(Previously funded)</i>										
West Side Water Well No. A-2 (1,000 gpm / 2860 connections)	\$ 2,483,710.00					X				\$2,483,710	
West Side Water Well No. A-3 (1,000 gpm / 2860 connections)	\$ 2,483,710.00						X				\$2,483,710
West Side Water Well No. B-1 (1,000 gpm / 2860 connections)	\$ 2,295,240.00				X				\$2,295,240		
West Side Water Well No. B-2 (1,000 gpm / 2860 connections)	\$ 2,483,710.00					X				\$2,483,710	
West Side Water Well No. B-3 (1,000 gpm / 2860 connections)	\$ 2,483,710.00						X				\$2,483,710
Central Water Well No. C-1 (1,000 gpm / 2860 connections)	\$ 2,380,990.00					X				\$2,380,990	
Far North Water Well D-1 (1,000 gpm / 2860 connections)	\$ 2,295,240.00					X				\$2,295,240	
Far North Water Well D-2 (1,000 gpm / 2860 connections)	\$ 2,483,710.00						X				\$2,483,710
CIP Cost Thru 10 Years:	\$ 2,295,240.00										
Projected Connections - 10 Year Horizon:	6,627 Connections										
Cost per Connection (10 Year Basis):	\$ 346.33 per connection										
CIP Cost Thru 30 Years:	\$ 11,938,890.00										
Projected Connections - 30 Year Horizon:	17,142 Connections										
Cost per Connection (30 Year Basis):	\$ 696.45 per connection										
CIP Cost, Regressed to 10 Year Horizon:	\$ 3,979,630.00										
Cost per Connection (Regressed Cost 10 Year Basis):	\$ 600.48 per connection										
<b>Maximum Impact Fee:</b>	<b>\$ 346.33</b>		X								

# Proposed Changes to the Current Plan

D. Updated all Construction Cost Estimates for Water and Wastewater Capital Improvements

## Changes Include:

- Adding cost of central wastewater treatment facilities
- Adding cost of surface water supply

# Proposed Changes to the Current Plan

- E. Calculated the Maximum Impact Fees that could be charged per Connection and recommended a Proposed Impact Fee

**TABLE 1 - PROPOSED CAPITAL RECOVERY FEES**

ZONE #		<i>Current Fee</i>	2017 Update Max Fee	<b>Proposed Fee</b>
<b>1</b>	Water	\$0	\$700	\$700
	Wastewater	\$0	\$860	\$860
		\$0	\$1,560	<b>\$1,560</b>
<b>2</b>	Water	\$1,950 - \$3,300	\$2,588	\$2,500
	Wastewater	\$0 - \$5,200	\$3,590	\$2,700
		\$1,950 - \$8,500	\$6,178	<b>\$5,200</b>

# Proposed Changes to the Current Plan

- F. Redefined the equivalency factors used to calculate impact fees for Commercial connections
  - Current Fee is calculated by taking the acreage of the commercial project and multiplying the acreage by 3.0 to arrive at the number of “equivalent” connections to the system.
  - Proposed fee is based on the commercial meter size and type.

# Proposed Changes to the Current Plan

F. Redefined the equivalency factors used to calculate impact fees for Commercial connections

– Proposed Fee Table:

<u>Meter Size:</u>	<u>Factor</u>	<u>Water and Wastewater Fee:</u>	
		<u>Zone 1</u>	<u>Zone 2</u>
5/8" - 3/4"	1.00 ESFC's	\$1,990	\$5,500
1"	1.67 ESFC's	\$3,317	\$9,167
1.5"	3.33 ESFC's	\$6,633	\$18,333
2", All Types	5.33 ESFC's	\$10,613	\$29,333
3" Compound	10.67 ESFC's	\$21,227	\$58,667
3" Turbine	11.67 ESFC's	\$23,223	\$64,185
4" Compound	16.67 ESFC's	\$33,167	\$91,667
4" Turbine	21.00 ESFC's	\$41,790	\$115,500
6" Compound	33.33 ESFC's	\$66,333	\$183,333
6" Turbine	43.33 ESFC's	\$86,233	\$238,333
8" Compound	53.33 ESFC's	\$106,133	\$293,333
8" Turbine	93.33 ESFC's	\$185,733	\$513,333
10" Compound	76.67 ESFC's	\$152,567	\$421,667
10" Turbine	140.00 ESFC's	\$278,600	\$770,000
12" All Types	176.67 ESFC's	\$351,567	\$971,667

# Other Nearby City Impact Fees

LOCAL AREA IMPACT FEES				
<u>City Name</u>	<u>Water</u>	<u>Wastewater</u>	<u>Total</u>	<u>Last Update</u>
City of League City	\$3,215.00	\$2,419.00	\$5,634.00	2013
City of Pearland	\$2,778.75	\$2,096.25	\$4,875.00	2013
City of Galveston*	\$2,862.00	\$1,958.00	\$4,820.00	Est 2017
City of Baytown	\$1,087.00	\$2,437.00	\$3,524.00	Unk.
City of Manville	\$1,850.00	\$1,150.00	\$3,000.00	2016
City of Friendswood	n/a	n/a	\$2,928.00	2008
City of Texas City	\$1,950.00	\$850.00	\$2,800.00	2013
City of Alvin	\$1,000.00	\$1,500.00	\$2,500.00	2013

\* Not enacted to date

# QUESTIONS AND ANSWERS

**CITY COMMISSION REGULAR MTG**

**6. (b.**

**Meeting Date:** 08/02/2017

Adoption of Updated Land-Use Assumptions, Capital Improvements Plan, and Impact Fees

**Submitted For:** Doug Kneupper, Transportation and Planning

**Submitted By:** Doug Kneupper, Transportation and Planning

**Department:** Transportation and Planning

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**Information**

**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 17-044, adopting updated Land-Use Assumptions, Capital Improvements Plan, and Impact Fees for water and wastewater. (Planning)

**BACKGROUND**

City staff has initiated an update to the City's Capital Improvements Plan. ARKK Engineering was brought on as a consultant to assist with preparation of Land-Use Assumptions, Capital Improvements Plan, and Impact Fees for water and wastewater. All provisions in the Local Government Code for a periodic update to the Capital Recovery Plan have been followed. Information included with this Resolution is the full Capital Recovery Plan with updated Land-Use Assumptions, Capital Improvements Plan, and proposed Impact Fees for water and wastewater. Also included are comments and a recommendation from the Citizen Advisory Committee.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Fiscal Impact**

**Attachments**

Resolution No. 17-044 Update to Land Use Capital Improvement and Impact Fees

Capital Recovery Plan Update

Advisory Committee Comments

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**RESOLUTION NO. 17-044**

**A RESOLUTION APPROVING AN UPDATE TO THE LAND-USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, AND IMPACT FEES FOR WATER AND SEWER; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, the City assesses impact fees for water and sewer in certain undeveloped areas; and

**WHEREAS**, the Texas Local Government Code provides guidelines for implementing an Impact Fee program which the City of Texas City refers to as their Capital Recovery Plan; and

**WHEREAS**, one of the requirements is a periodic review and update of the land-use assumptions, and capital improvements plan that lead to an impact fee; and

**WHEREAS**, there was no testimony that caused changes to be made to the document at the City Commission public hearing held on August 2, 2017; and,

**WHEREAS**, the final step is formal adoption of the Capital Recovery Plan Update.

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

**SECTION 1:** That the City Commission of the City of Texas City, Texas, hereby approves the update to the land-use assumptions, capital improvements plan, and impact fees for water and sewer.

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

**PASSED AND ADOPTED this 2nd day of August, 2017.**

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Matthew T. Doyle, Mayor  
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

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James Hartshorn  
City Secretary

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Ronald F. Plackemeier  
City Attorney



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# City of Texas City

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UPDATE FOR:  
**LAND USE ASSUMPTIONS AND  
CAPITAL IMPROVEMENTS PLAN**

For

## **DEVELOPMENT IMPACT FEE ASSESSMENTS**

June, 2017

Prepared by:



7322 Southwest Freeway, Suite 1040  
Houston, TX 77074  
Phone: 713-400-2755 | Fax: 713-400-2754  
TX PE FIRM NO. 13872



*David W. Kasper*  
6/29/2017

# 1 EXECUTIVE SUMMARY

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ARKK Engineers LLC has been contracted by the City of Texas City to prepare an update to the City's Capital Recovery Fee study, which was most recently updated in 2015. The study was conducted in compliance with the State of Texas Local Government Code, Title 12, Planning and Development, Subtitle C, Chapter 395, "Financing Capital Improvements in Municipalities, Counties, and Certain Other Local Governments", herein referred to as "Chapter 395". Under Chapter 395 requirements, the City is required to adopt an ordinance, order, or resolution approving land use assumptions and capital improvements plan ("CIP") prior to considering adoption of a Capital Recovery Fee, also referred to herein as an "impact fee."

The objectives of this study are to:

- a) Estimate the probable growth of the City; both in terms of population increases and geographical location.
- b) Estimate the capital improvement costs that will be needed to provide water and wastewater utility service to this growth through the 10 year, 30 year, and ultimate development horizons;
- c) Calculate the maximum allowable impact fees that may be assessed to new development to defray the cost of the required water and wastewater improvements needed to support the development.

The updated study was developed as follows:

- Development Zones – The previous study reflected three (3) Capital Recovery Zones in the City; These three zones were consolidated into a single Capital Recovery Zone (now referred to as "Zone 2"). Further, areas in the City that were previously not included in a Capital Recovery Fee Zone have now been assigned a zone ("Zone 1"). The entire City limits are now contained within a Capital Recovery Fee Zone. See **Figure 1**.
- Land use and population projections - Land use and population projections were updated from the previous studies performed by the City. The study was updated to reflect changes in land ownership, such as the City acquiring acreages for parkland and other appropriate adjustments.
- Water and Wastewater Capital Improvements – Projected water and wastewater capital improvement plan components were updated based on the updated population projections. The cost estimates for each of the Capital Improvement Plan element were updated based on 2017 construction and engineering costs (See Attachments).
- Water and Wastewater Demand Projections – Projected water and wastewater demands were updated based on the updated population projections and land use projections.

- Calculation of Maximum Capital Recovery Fee - The maximum capital recovery fee was determined based on the updated study items such as land use, projected population, projected land use, the capital recovery plan, and the updated cost estimates. Maximum Capital Recovery Fees were calculated for both Zone 1 and Zone 2. The Maximum Capital Recovery Fee is calculated on the basis of one (1) equivalent single family Unit (“ESFC” in this study), which is equal to one (1) equivalent service connection.
- Equivalency Factors – The Equivalency Factors utilized to determine the appropriate Capital Recovery for developments other than single family residences was updated. The updated Equivalency Factors (called “multiplying factors” on Table 5) are now based on the water meter size of the development (commercial, institutional, light industrial, etc.). Previously the equivalency factor was based on acreage of the development.

The maximum impact fee determination was made using the Chapter 395 prescription for use of funds collected. Existing qualifying capital improvements and future facilities that will be required by new development for the study period were identified and tabulated. The estimated construction costs for qualifying capital improvements include basic construction items plus appurtenances, as well as allowances for engineering design, construction management, and contingencies.

**TABLE 1 - PROPOSED CAPITAL RECOVERY FEES**

ZONE #		Current Fee	2017	Proposed Fee
			Update Max Fee	
1	Water	\$0	\$700	\$700
	Wastewater	\$0	\$860	\$860
		\$0	\$1,560	<b>\$1,560</b>
2	Water	\$1,950 - \$3,300	\$2,588	\$2,500
	Wastewater	\$0 - \$5,200	\$3,590	\$2,700
		\$1,950 - \$8,500	\$6,178	<b>\$5,200</b>

**MULTIPLYING FACTORS**

- Single Family Dwelling = 1.0 ESFC (Single Family Equivalent Unit)
- Apartment Complex = 0.8 ESFC per living unit
- Hotel, Motel, Resort = 0.8 ESFC per unit or room
- Mobile Home = 1.0 ESFC per unit or room

Commercial, Retail, Institutional, Light Industrial, and all other non-residential development:

Meter Size:	Factor	Water and Wastewater Fee:	
		Zone 1	Zone 2
5/8" - 3/4"	1.00 ESFC's	\$1,560	\$5,200
1"	1.67 ESFC's	\$2,600	\$8,667
1.5"	3.33 ESFC's	\$5,200	\$17,333
2", All Types	5.33 ESFC's	\$8,320	\$27,733
3" Compound	10.67 ESFC's	\$16,640	\$55,467
3" Turbine	11.67 ESFC's	\$18,205	\$60,684
4" Compound	16.67 ESFC's	\$26,000	\$86,667
4" Turbine	21.00 ESFC's	\$32,760	\$109,200
6" Compound	33.33 ESFC's	\$52,000	\$173,333
6" Turbine	43.33 ESFC's	\$67,600	\$225,333
8" Compound	53.33 ESFC's	\$83,200	\$277,333
8" Turbine	93.33 ESFC's	\$145,600	\$485,333
10" Compound	76.67 ESFC's	\$119,600	\$398,667
10" Turbine	140.00 ESFC's	\$218,400	\$728,000
12" All Types	176.67 ESFC's	\$275,600	\$918,667

Note 1: When separate dedicated fire system meters and systems are installed, the fire system meters are not charged a separate capital recovery fee.

Note 2: When building fire flow systems are combined with other building water systems, the City Engineer shall determine the equivalency factor based on the meter size that would be required without the fire protection component of the flow.

## SERVICE AREA

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For the City of Texas City, the current corporate boundaries are used as the service area for derivation of maximum capital recovery fees.

## LAND USE ASSUMPTIONS

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Service sub-areas were developed by ARKK Engineers for each Zone. The projection of growth within each sub-service area was defined on the basis of Single Family Equivalent Dwelling Units ("ESFC"). A ESFC is defined as a single-family residential service connection with a 5/8-inch water meter; a single-family residence is assumed to have 2.6 people per unit, in accordance with historical U.S. Census data for the City of Texas City. Historical water usage in the city was utilized to determine the ESFC. Development density was assumed by ARKK Engineers, based on factors such as floodplain, costal flood zones, wetland zones, detention requirements, and other related factors. Table 2 shows the assumed development density factors utilized for each sub-area.

## POPULATION PROJECTIONS

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For future development in the City, it is assumed that each single family unit will have 2.6 residents on average. This is typical of the existing developed areas of the City. The following is a summary of the population projections for the City of Texas City:

**Table 2 - Population Projections**

	Sq. Miles	Current Population	Estimated 10 Year Population	Estimated 30 Year Population	Estimated Full Build Out Population
Zone 1	26.88	41,980	44,625	48,253	51,125
Zone 2	44.13	4,660	16,303	42,170	56,930
TOTAL:	71.01	46,640	60,928	90,423	108,055

A detailed development projection table is presented in a later section of this report.

### **Water Demands**

Water demand projections are derived directly from the land use projections in terms of ESFC 's. Based on historical usage by the residents of Texas City, one ESFC is equivalent to:

- 0.6 gallons per minute total water supply requirement per ESFC (TCEQ Rules);
- 271 gallons per day of peak month surface water (purchased water supply) per ESFC;
- 194 gallons per day of average daily water use per ESFC.

Table 3 below shows the water demands experienced in the City in 2016.

**TABLE 3 - City Water Use Data and Connection Types**

<b>Meter Count:</b>	<b># of Meters</b>	<b>Annual Water Use (Gal)</b>	<b>Daily Use per Meter (Gal)</b>	<b>Conversion to ESFC (gal/day)</b>	<b>Equivalent Connections:</b>
Residential, Single Family	13,804	762,461,000	151		13,804
Residential, Multi-Family	5,158	257,741,000	137		5,158
Institutional	264	165,354,000	1,716	400	1,133
Commercial	959	219,878,000	628	400	1,506
Industrial	57	236,279,000	11,357	400	1,618
Agricultural	35	734,000	57	400	5

Total = 1,642,447,000 Gal **TOTAL: 23,224**

Average Daily Water Use: 4,499,855 Gal per Day

Average Daily Water Use: 194 Gal per Day per ESFC

Peak Month Usage: 271 Gal per Day per ESFC

**TCEQ REQUIREMENTS:** Based on **23,224** Equivalent Water Service Connections

Water Supply (Surface + Wells): 13,934 GPM

Booster Pumps: 13,934 GPM

Total Storage: 4,644,800 gallons

Elevated Storage: 2,322,400 gallons

## WASTEWATER FLOWS

In 2016, the City's Wastewater Treatment Plant facility treated an annual daily average flow of 4.649 million gallons per day for 21,601 wastewater connections. The average daily flow per ESFC was 215 gallons per day. The existing wastewater treatment plant is permitted for an average daily flow of 12.400 million gallons per day. Therefore, the full capacity of the wastewater treatment plant is 37% utilized.

## PROPOSED FACILITIES

Utility demands for the service area were projected using the assumptions for development density and population projections. The demand per acre for each land use was applied to the projected land uses to determine water service demands. In order to deliver treated water and to treat and transport wastewater, several facilities and utility improvements have been planned. Each proposed improvement has been assigned a timetable and assigned cost estimate. Water system improvements are summarized on **Table 4 – Water Capital Recovery Fee Calculations.**

**Figure 2** presents a map showing the general location of each planned Water capital improvement associated with this study update.

Wastewater system improvements are summarized on **Table 5 – Wastewater Capital Recovery Fee Calculations**. **Figure 3** presents a map showing the general location of each planned Water capital improvement associated with this study update.

#### Changes from Previous Plan - Wastewater

Several changes have been made to the Wastewater Capital Facilities Plan since the last Plan Update. In Zones 1 and 2, a cost has been added to reflect the cost of central wastewater treatment facilities. In Zones 2, a cost has been added to reflect the cost of a 48-inch diameter sanitary trunk main that serves development in this zone. Also, in Zone 2 a cost has been added to reflect the need for a parallel 26-inch diameter force main to transport wastewater flows from Lift Station 10 to the Wastewater Treatment Plant.

In the former Zone 3 (now consolidated into Zone 2), the plan has been modified to reflect that a central wastewater treatment plant facility is no longer planned for the area north of Dickinson Bayou. Rather, sewer will be delivered to the City's Central Wastewater Treatment Plant Facility via a 16-inch force main and two (2) associated lift stations.

#### Changes from Previous Plan - Water

Several changes have been made to the Water Capital Facilities Plan since the last Plan Update. Costs have been added to Zones 1 and 2 to reflect the cost of central Surface Water Supply facilities (GCWA) required to serve development. These costs were previously only accounted for in the former Zone 3 from the previous study. The former Zone 3 has been consolidated into the new Zone 2.

In Zone 2, a cost has been added to reflect the cost of a 24-inch water transmission main constructed from Humble Camp Road to FM 2004.

## DERIVATION

---

#### Applicable CIP Costs

The projects eligible for Capital Recovery Fee consideration are shown on Tables 3 (Water) and 4 (Wastewater). These tables show both proposed future CIP improvements, and existing facilities that have excess capacity which can serve some or all of the projected growth during the study period. For the existing facilities, their design capacity was evaluated against existing demands and projected growth to determine the prorated value for growth during the study period. Many of the proposed CIP projects will have capacities in excess of the growth requirements for the 10-year study period. To avoid front-loading the impact fees for the 10-year study period, in some cases the 30-year CIP costs and 30-year population projections were linearly regressed to 10-year costs and population projections, as was the practice on previous updates. The lesser of the costs

per connection (10 year basis versus linearly regressed 30 year basis) was utilized as the basis for the Maximum Capital Recovery Fee calculation.

#### Maximum Capital Recovery Fee Calculation

**Table 1** shows the summary of the maximum Capital Recovery Fees, and the Proposed Capital Recovery Fees. **Tables 4 and 5** present the derivation of the maximum fees for water and wastewater. The capital costs for each utility improvement are shown. The results are the maximum allowable CRF per Local Government Code, Title 12, CH. 395.



**Part 3 - Water Pumping and Storage Facilities**

		ZONE 1	ZONE 2	5 Yr CIP	10 Yr CIP	30 Yr CIP	Ult. CIP	5 Yr Cost	10 Yr Cost	30 Yr Cost	Ult. Cost
<b>Future Water Pumping and Storage Construction Projections:</b>											
West Side Water Plant WSP-1 (8580 connections)	\$ 6,573,010.00				X				\$6,573,010		
West Side Water Plant WSP-2 (8580 Connections)	\$ 6,573,010.00					X				\$6,573,010	
Central Water Plant (2860 Connections)	\$ 3,693,710.00						X				\$3,693,710
Far North Water Plant (5720 Connections)	\$ 5,532,310.00						X			\$5,532,310	
CIP Cost Thru 10 Years:	\$ 6,573,010.00										
Projected Connections - 10 Year Horizon:	6,627 Connections										
Cost per Connection (10 Year Basis):	\$ 991.79 per connection										
CIP Cost Thru 30 Years:	\$18,678,330										
Projected Connections - 30 Year Horizon:	17,142 Connections										
Cost per Connection (30 Year Basis):	\$ 1,089.60 per connection										
CIP Cost, Regressed to 10 Year Horizon:	\$ 6,226,110.00										
Cost per Connection (Regressed Cost 10 Year Basis):	\$ 939.45 per connection										
<b>Maximum Impact Fee:</b>	<b>\$ 939.45</b>		X								

**Part 4 - Water Distribution Pipelines**

		ZONE 1	ZONE 2	5 Yr CIP	10 Yr CIP	30 Yr CIP	Ult. CIP	5 Yr Cost	10 Yr Cost	30 Yr Cost	Ult. Cost
West Side - 16" Distribution Line WSP-1 to WSP-2	<i>(Previously Funded)</i>										
West Side - 12"&16" Distribution Lines WSP-1 to UPRR	\$ 2,746,200.00					X				\$2,746,200	
West Side - 12" Distribution Line Century to Monticellc	\$ 565,460.00				X				\$565,460		
West Side - 12" Distribution Line Century-SH3-FM 2004	\$ 2,709,380.00					X				\$2,709,380	
West Side - 24" Water Tans Main H Camp to WSP-1	\$ 2,338,280.00			X				\$2,338,280			
Central Area 12" Water Distribution Mains	\$ 5,181,230.00					X				\$5,181,230	
Far North - 12" Water Distribution Main A	\$ 1,082,330.00			X				\$1,082,330			
Far North - 12" Water Distribution Main B	\$ 1,807,800.00					X				\$1,807,800	
CIP Cost Thru 10 Years:	\$3,986,070 Connections										
Projected Connections - 10 Year Horizon:	6,627 Connections										
Cost per Connection (10 Year Basis):	\$ 601.45 per connection										
CIP Cost Thru 30 Years:	\$16,430,680										
Projected Connections - 30 Year Horizon:	17,142 Connections										
Cost per Connection (30 Year Basis):	\$ 958.48 per connection										
CIP Cost, Regressed to 10 Year Horizon:	\$ 5,476,893.33										
Cost per Connection (Regressed Cost 10 Year Basis):	\$ 826.40 per connection										
<b>Maximum Impact Fee:</b>	<b>\$ 601.45</b>		X								

		<b>Zone 1:</b>	<b>Zone 2:</b>
<b>Subtotal - Capital Recovery Fee - Water (per Connection)</b>	<b>\$ 2,587.60</b>		
<b>Say:</b>	<b>\$ 2,588.00</b>	<b>\$700.37</b>	<b>\$2,588.00</b>



Part 3 - Wastewater Trunk Main Pipelines

		ZONE 1	ZONE 2
<b>3.1 Existing Major Facilities - 25th Ave. 48" Wastewater Trunk Main:</b>			
Existing West Side 48" Trunk Main - LS 10 to Amburn	\$ 7,907,000.00		
Total Capacity:	16,234 MGD		
Capacity in Connections (315 gpd/conn * 4Q peak factor)	12,884 connections		
Capacity in Connections (215 gpd/conn * 4Q peak factor)	18,877 connections		
Existing Service Area to WWTP =	9,651 acres		
Existing Service Area to 48" Trunk Main =	2,936 acres		
Existing WW Connections to WWTP:	21,601 Connections		
Existing Flow per Connection to WWTP:	215 Gal/day per Connection		
Existing Flow to 48" Trunk Main (Based on 4Q Peak):	5.652 MGD		
Percent of Existing Utilized:	35%		
Remaining Capacity Expressed in Flow:	10.582 MGD		
Remaining Capacity Expressed in Connections (based on 315 gpd/conn):	8398 Connections		
Remaining Capacity Expressed in Connections (based on 215 gpd/conn):	12305 Connections		
Capacity Allocations by Sub-Area (Zone 2):			
	Ultimate	30 Year	
Area A	5,880	5,880	
Area B	5,800	3,000	
Area C	1,360	750	
Area D	1,050	300	
Area E	2,140	1,125	
Area F	260	250	
Area G	2,280	1,500	
Area H	1,550	1,550	
Area I	310	310	
TOTAL:	20,630	14,665	
Cost Allocated to New Development:	\$ 5,154,044.16		
<b>Cost per Connection of New Development in this pipeline (Based on Remaining capacity @215 gpd/connection):</b>	<b>\$ 418.87</b>		X

		5 Yr CIP	10 Yr CIP	30 Yr CIP	Ult. CIP	5 Yr Cost	10 Yr Co:	30 Yr Co:	Ult. Cost
<b>3.2 Proposed Major Trunk Main Facilities:</b>									
West Side 42" Gravity Sewer Phase 1 - LS 29 to FM 2004	\$ 1,798,900.00		X				\$1,798,900		
West Side 42" Gravity Sewer Phase 2 - FM 2004 to near WSP-1	\$ 1,216,635.00		X				\$1,216,635		
West Side 18" Gravity Sewer - Century Blvd	\$ 612,240.00			X				\$612,240	
Far North - Wastewater Trunk Main 'A' - (2,300 lf of 18-inch)	\$ 675,920.00		X				\$675,920		
Far North - Wastewater Trunk Main 'B' (6,400 lf of 18-inch)	\$ 1,815,520.00			X				\$1,815,520	
Far North - Wastewater Trunk Main 'D' (3,850 lf of 12-inch)	\$ 809,115.00			X				\$809,115	
CIP Cost Thru 10 Years:	\$3,691,455								
Projected Connections - 10 Year Horizon:	6,627 Connections								
Cost per Connection (10 Year Basis):	\$ 557.00 per connection								
CIP Cost Thru 30 Years:	\$6,928,330								
Projected Connections - 30 Year Horizon:	17,142 Connections								
Cost per Connection (30 Year Basis):	\$ 404.16 per connection								
CIP Cost, Regressed to 10 Year Horizon:	\$ 2,309,443.33								
Cost per Connection (Regressed Cost 10 Year Basis):	\$ 348.47 per connection								
<b>Maximum Impact Fee:</b>	<b>\$ 348.47</b>				X				

**Part 4 - Major Force Main Improvements**

			ZONE 1	ZONE 2	5 Yr CIP	10 Yr CIP	30 Yr CIP	Ult. CIP	5 Yr Cost	10 Yr Cost	30 Yr Cost	Ult. Cost
<b>4.1 - Future Lift Station 10 Parallel Force Main</b>												
Existing Lift Station 10 Service Area:	5,253 acres											
Existing Service Area to WWTP =	9,651 acres											
Existing WW Connections to WWTP:	21,601 Connections											
Existing Flow per Connection to WWTP:	215 Gal/day per Connection											
Existing Flow In/Out of Lift Station 10:	10.112 MGD											
Capacity of Existing 36" Force Main (Based on 3 fps):	21.195 CFS											
Capacity of Existing 36" Force Main (Based on 3 fps):	13.698 MGD											
Percent of Existing Force Main Utilized:	74%											
Remaining Capacity Expressed in Flow:	3.586 MGD											
Remaining Capacity Expressed in Connections (based on 315 gpd/conn):	2846 Connections											
Remaining Capacity Expressed in Connections (based on 215 gpd/conn):	4170 Connections											
Capacity Allocations by Sub-Area:		Ultimate	30 Year									
Area A		5,880	5,880									
Area B		5,800	3,000									
Area C		1,360	750									
Area D		1,050	300									
Area E		2,140	1,125									
Area F		260	250									
Area G		2,280	1,500									
Area H		1,550	1,550									
Area I		310	310									
Area J		360	125									
Area K		150	150									
TOTAL:		21,140	14,940									
Projected Capacity Deficit Expressed in Connections=	10,770 Connections											
Based on 215 gpd/connection												
Projected Capacity Deficit Expressed in Flow =	13.571 MGD											
Projected Parallel Force Main Size (Based on 3 fps)	36 inches											
Projected Parallel Force Main Capacity (Based on 3 fps)	13.698 MGD											
Zone 2 New Connections Served by New Construction (Based on Pipe Capacity):	15,928 new Connections											
Total Cost - New Construction:	\$ 12,410,440.00				X				\$12,410,440			
Cost per Connection - Based on Added Capacity	\$ 779.18 per connection			X								
CIP Cost Thru 10 Years:	\$12,410,440											
Projected Connections - 10 Year Horizon:	6,627 Connections											
Cost per Connection (10 Year Basis):	\$ 1,872.60 per connection											
CIP Cost Thru 30 Years:	\$12,410,440											
Projected Connections - 30 Year Horizon:	17,142 Connections											
Cost per Connection (30 Year Basis):	\$ 723.96 per connection											
CIP Cost, Regressed to 10 Year Horizon:	\$ 4,136,813.33											
Cost per Connection (Regressed Cost 10 Year Basis):	\$ 624.20 per connection											
<b>Maximum Impact Fee:</b>	<b>\$ 624.20</b>			X								

		Zone 1:	Zone 2:
Subtotal - Capital Recovery Fee - Wastewater (per Connection)	\$ 3,589.51		
Say:	\$ 3,590.00	\$860.00	\$3,590.00

**TABLE 6 - DETAILED DEVELOPMENT PROJECTIONS BY ZONE**

ZONE 1 BASELINE DATA									
Zone 1	Area (Ac.)	Existing Residential Connections	Existing non-Residential Connections	Existing Population		Gross EFSC's per Acre	Estimated Future Infill Connecs	Estimated ESFC's at Full Buildout	Est. Pop. at Full Buildout
	17200.0	17,066	3,836	41,980		1.22	1,707	22,609	46,179

ZONE 2 BASELINE DATA									
Zone 2	Area (Ac.)	Existing Residential Connections	Existing non-Residential Connections	Existing Population		Gross EFSC's per Acre	Estimated Future Infill Connecs	Estimated ESFC's at Full Buildout	Est. Pop. at Full Buildout
	28244.0	1,896	426	4,660		0.08	190	2,512	5,127

Totals: 45,444 18,962 4,262 46,640

PROJECTED DEVELOPMENT IN ZONE 2						CONNECTION COUNT BY YEAR (5 YEAR INTERVALS)																				
						Current Year-End	10 year					30 Year					Ult.									
ZONE 2 Dev. Areas	Area (Acres)	Projected Gross EFSC's per Acre	Estimated ESFC's at Full Buildout	Population at Full Buildout	Estimated Growth Rate (Homes per Year)	2017	2022	2027	2032	2037	2042	2047	2052	2057	2062	2067	2072	2077	2082	2087	2092	2097	2102			
Area A	2,350.5	2.5	5,880	14,465	200	200	1,200	2,200	3,200	4,200	5,200	5,880	5,880	5,880	5,880	5,880	5,880	5,880	5,880	5,880	5,880	5,880	5,880	5,880		
Area B	2,319.6	2.5	5,800	14,268	100					2,000			3,500	4,000	4,500	5,000	5,500	5,800	5,800	5,800	5,800	5,800	5,800	5,800		
Area C	905.5	1.5	1,360	3,346	25		125	250	375	500	625	750	875	1,000	1,125	1,250	1,360	1,360	1,360	1,360	1,360	1,360	1,360	1,360		
Area D	698.5	1.5	1,050	2,583	15		0	0	75	150	225	300	375	450	525	600	675	750	825	900	975	1,050	1,050	1,050		
Area E	2,140.7	1.0	2,140	5,264	75			0	375	750	1,125	1,500	1,875	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140		
Area F	510.7	0.5	260	640	10				150	200	250	260	260	260	260	260	260	260	260	260	260	260	260	260		
Area G	1,142.1	2.0	2,280	5,609	75			0	375	750	1,125	1,500	1,875	2,250	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280		
Area H	619.6	2.5	1,550	3,813	75		375	750	1,125	1,500	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550		
Area I	208.2	1.5	310	763	50				250	310	310	310	310	310	310	310	310	310	310	310	310	310	310	310		
Exist Plus Misc Infill:			2,512	5,127	5				2,402	2,427	2,452	2,477	2,512	2,512	2,512	2,512	2,512	2,512	2,512	2,512	2,512	2,512	2,512	2,512		
			23142.4	55878.4																						
ZONE 2 TOTAL CONNECTIONS:						2,527	4,552	6,627	9,402	12,362	14,937	17,142	18,637	20,087	21,082	21,782	22,467	22,842	22,917	22,992	23,067	23,142	23,142	23,142		
ZONE 2 NEW CONNECTIONS:						205	2,230	4,305	7,080	10,040	12,615	14,820	16,315	17,765	18,760	19,460	20,145	20,520	20,595	20,670	20,745	20,820	20,820	20,820	20,820	
ZONE 2 Population:						6,217	11,199	16,303	23,130	30,412	36,746	42,170	45,848	49,415	51,863	53,585	55,270	56,192	56,377	56,561	56,746	56,930	56,930	56,930	56,930	
PROJECTED DEVELOPMENT IN ZONE 1																										
Area J	715.4	0.5	360	886	25							125	250	360	360	360	360	360	360	360	360	360	360	360		
Area K	97.8	1.5	150	369	10					50	100	150	150	150	150	150	150	150	150	150	150	150	150	150		
Area L	128.3	2.5	320	787	25		125	250	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320		
Area M	471.6	2.5	1,180	2,903	25	25	150	275	400	525	650	775	900	1,025	1,150	1,180	1,180	1,180	1,180	1,180	1,180	1,180	1,180	1,180		
Exist Plus Misc Infill:			22,609	46,179	25	20,927	21,052	21,177	21,302	21,427	21,552	21,677	21,802	21,927	22,052	22,177	22,302	22,427	22,552	22,609	22,609	22,609	22,609	22,609		
			24,619	51,124																						
ZONE 1 CONNECTIONS:						20,952	21,327	21,702	22,022	22,322	22,622	23,047	23,422	23,782	24,032	24,187	24,312	24,437	24,562	24,619	24,619	24,619	24,619	24,619	24,619	
ZONE 1 NEW CONNECTIONS:						50	425	800	1,120	1,420	1,720	2,145	2,520	2,880	3,130	3,285	3,410	3,535	3,660	3,717	3,717	3,717	3,717	3,717	3,717	
ZONE 1 Population:						42,103	43,026	43,948	44,735	45,473	46,211	47,257	48,179	49,065	49,680	50,061	50,369	50,676	50,984	51,125	51,125	51,125	51,125	51,125	51,125	51,125
TOTAL CITY CONNECTIONS:						23,479	25,879	28,329	31,424	34,684	37,559	40,189	42,059	43,869	45,114	45,969	46,779	47,279	47,479	47,611	47,686	47,761	47,761	47,761	47,761	47,761
Total City Population:						48,320	54,224	60,251	67,865	75,885	82,957	89,427	94,027	98,480	101,543	103,646	105,638	106,868	107,360	107,686	107,871	108,055	108,055	108,055	108,055	108,055
% Ann. Increase:							2.44%	2.22%	2.53%	2.36%	1.86%	1.56%	1.03%	0.95%	0.62%	0.41%	0.38%	0.23%	0.09%	0.06%	0.03%	0.03%	0.03%	0.03%	0.00%	

# City of Texas City, Texas Capital Recovery Fee Zones

## LAND USE PLAN

ZONE 1 - 17,200 ACRES @ 1.6 SFEU/ACRE\*  
 ZONE 2 - 22,980 ACRES @ 1.0 SFEU/ACRE

\*Calculation Excludes Industrial Zones

### ZONE 1

21,977 SFEU's PROJECTED 10 YR.  
 23,452 SFEU's PROJECTED 30 YR.  
 24,619 SFEU's PROJECTED ULT.

### ZONE 2

6,627 SFEU's PROJECTED 10 YR.  
 17,142 SFEU's PROJECTED 30 YR.  
 23,142 SFEU's PROJECTED ULT.

#### LEGEND

Projected Major Developments

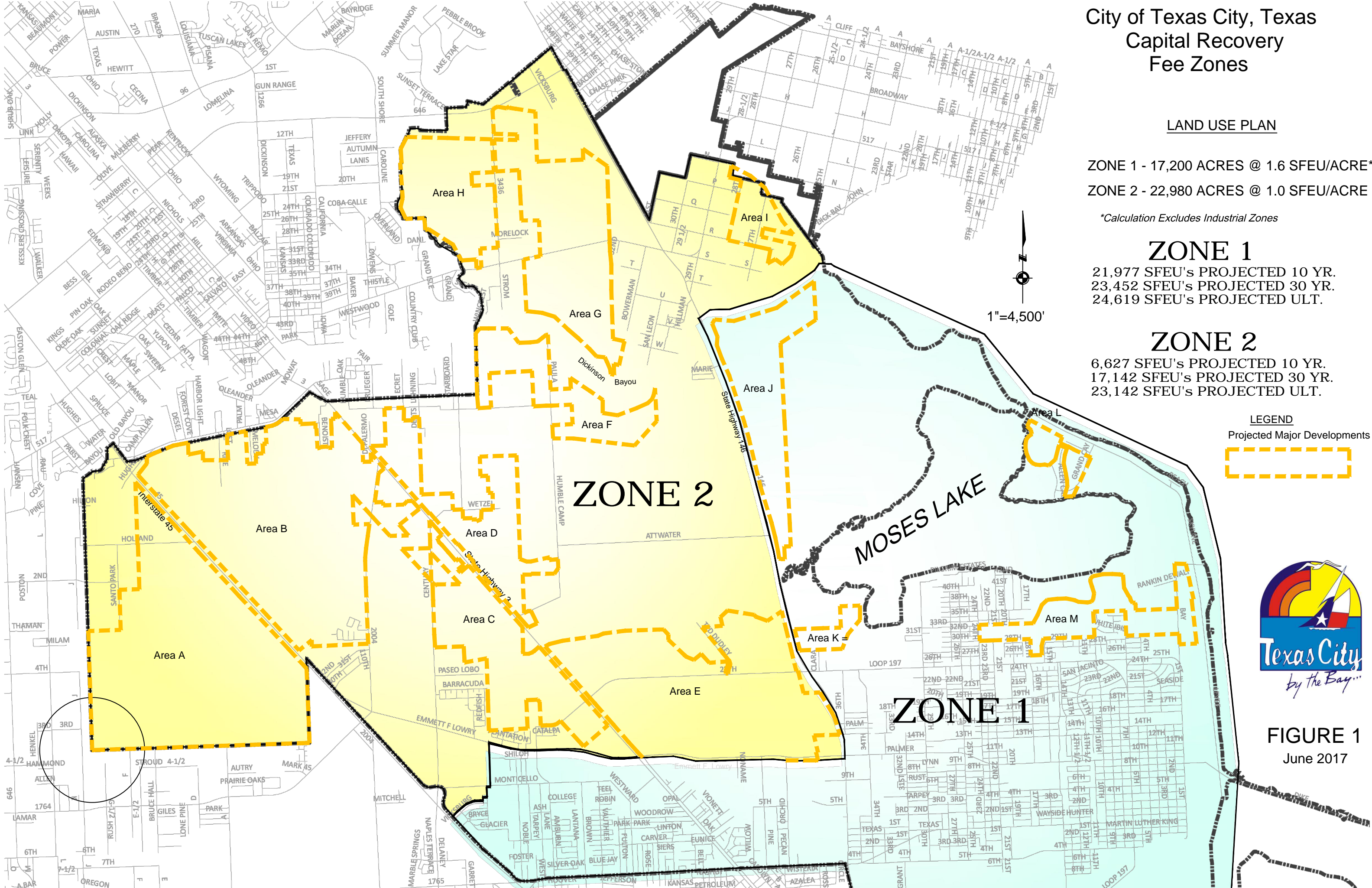
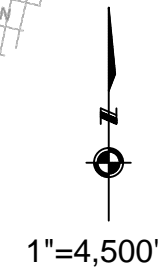


FIGURE 1  
June 2017



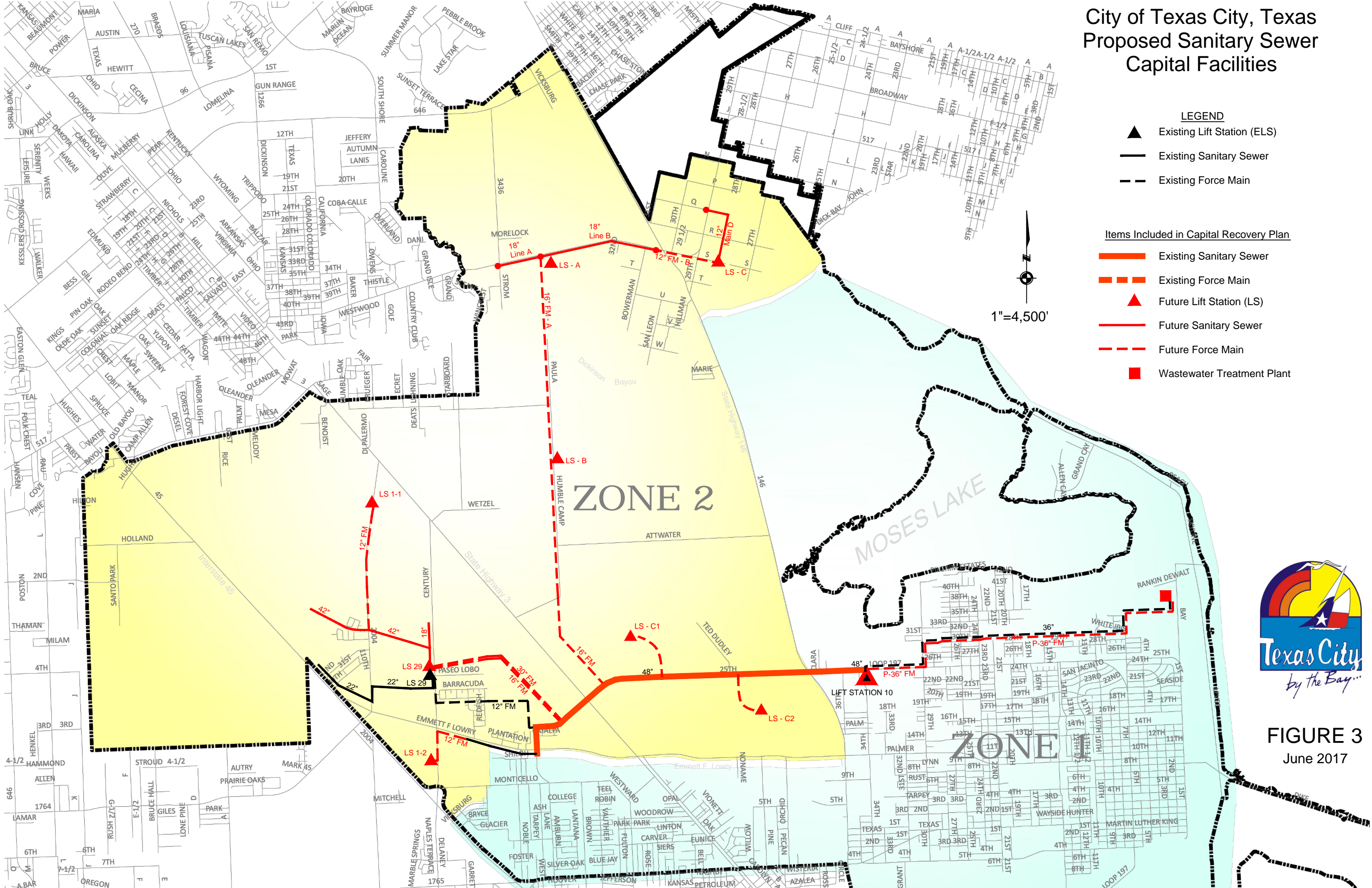
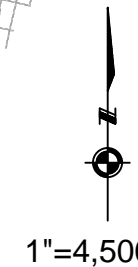
# City of Texas City, Texas Proposed Sanitary Sewer Capital Facilities

## LEGEND

- ▲ Existing Lift Station (ELS)
- Existing Sanitary Sewer
- - - Existing Force Main

## Items Included in Capital Recovery Plan

- Existing Sanitary Sewer
- - - Existing Force Main
- ▲ Future Lift Station (LS)
- Future Sanitary Sewer
- - - Future Force Main
- Wastewater Treatment Plant



**FIGURE 3**  
June 2017

# Memo

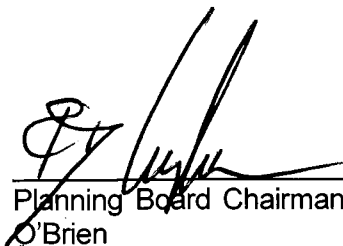
**To:** Mayor Doyle & City Commission  
**From:** Citizen Advisory Committee  
**CC:**  
**Date:** 7/25/2017  
**Re:** Capital Recovery Plan Update

---

On July 17, 2017, the Citizen Advisory Committee for the Capital Recovery Plan met in a scheduled meeting to review and consider amendments to the Land-Use Assumptions, Capital Improvement Plan, and Impact Fees associated with the Capital Recovery Program. The Advisory Committee is established to advise and assist the City Commission in adopting Land-Use Assumptions, reviewing the Capital Improvements Plan and imposing an Impact Fee.

Engineering Dept. staff along with an engineering consultant, David Kasper, P.E. with ARKK Engineers, provided the Committee with information regarding an update to the Capital Recovery Plan and Impact Fees for water and wastewater. The presentation provided a general overview of the entire Capital Recovery Plan with specific detailed information about the Land-Use Assumptions (anticipated growth), and the Capital Improvements Plan (facilities needed to serve growth) including existing facilities with reserve or excess capacity to serve new growth. During the Advisory Committee meeting, an active developer in Texas City, Land Tejas, presented the Committee with comments and questions regarding the Capital Recovery Plan update. The Advisory Committee recommended City staff and Land Tejas discuss the comments and questions and address / resolve any identified issues.

The Advisory Committee met again on July 24, 2017. City staff's presentation indicated that meetings with Land Tejas had answered questions and resolved all issues. This was acknowledged by a representative from Land Tejas in attendance at both Advisory Committee meetings. After city staff's presentation and the committee's discussion of the Capital Recovery Plan Update, the Citizen Advisory Committee hereby recommends to the City Commission, adoption of the Land-Use Assumptions, Capital Improvements Plan, and water and wastewater Impact Fees as presented.

  
\_\_\_\_\_  
Planning Board Chairman: Dickey Campbell  
O'Brien

  
\_\_\_\_\_  
Zoning Commission Chairman: Perry  
O'Brien

**CITY COMMISSION REGULAR MTG**

**6. (c.**

**Meeting Date:** 08/02/2017

**Submitted By:** Justin Herter, City Attorney Office

**Department:** City Attorney Office

---

**Information**

**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 17-045, to approve the City of Texas City's prioritized list of projects for the Galveston County 2017 Bond Referendum.

**BACKGROUND**

Galveston County Commissioner's Court is considering a bond referendum for November of 2017. It is their desire to include projects from the various city's. Included in the your packet is the list of projects worked on by Engineering and Public Works and approved by the Mayor previously. They are listed in priority order. See the attached packet for additional background and information.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Fiscal Impact**

**Attachments**

Resolution No. 17-045 Supporting and Submission of Infra Proj for Galv Cnty 2017  
Packet to Commissioners Court

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**RESOLUTION NO. 17-045**

**A RESOLUTION SUPPORTING THE GALVESTON COUNTY BOND REFERENDUM ELECTION; PROVIDING A LIST OF TEXAS CITY PROJECTS IN PRIORITY ORDER TO BE INCLUDED IN THE BOND REFERENDUM; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

---

**WHEREAS**, the City of Texas City City Commission desires to support all efforts to enhance the quality of life for Texas City residents; and

**WHEREAS**, the continued enhancements, improvements, and additional infrastructure projects of Galveston County is necessary, also, for the City of Texas City to thrive as a community; and

**WHEREAS**, the City of Texas City City Commission has assessed the infrastructure improvements, enhancements and additional projects of Texas City in particular to be included in a Galveston County Bond Referendum in 2017 and is providing the list in priority order to Galveston County for inclusion; and

**WHEREAS**, approval of the Galveston County Bond Referendum Election will allow Texas City residents to ensure that quality and necessary infrastructure projects will be provided for the residents of Texas City.

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

**SECTION 1:** That the City Commission of the City of Texas City, Texas hereby encourages all citizens to participate in the Galveston County Bond Referendum Election in November 2017 by casting a ballot.

**SECTION 2:** That the City Commission of the City of Texas City, Texas hereby endorse and submit the Texas City infrastructure projects in priority order to be included in the Galveston County Bond Referendum Election in November, 2017.

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

**PASSED AND ADOPTED this 2nd day of August, 2017.**

---

Matthew T. Doyle, Mayor  
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

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James Hartshorn  
City Secretary

---

Ronald Plackemeier  
City Attorney

THE CITY OF



TEXAS CITY

MATTHEW T. DOYLE  
Mayor

OFFICE OF THE MAYOR

May 1, 2017

Judge Mark Henry  
Galveston County Judge  
722 Moody  
Galveston, TX 77550

Dear Judge Henry,

Texas City is thankful for the opportunity to provide information associated with a future County-wide bond issue for mobility and drainage. I have included information relating to roadway and drainage projects in Texas City. Use of County bond proceeds will help advance the schedule for all these important projects.

If possible the City of Texas City would be willing to start engineering on the top two projects. This would make the City's projects shovel ready when the bonds are sold. This would only take place with an agreement from the County.

I look forward to working with you and Commissioner's Court on this worthy undertaking. If there is additional information that would be helpful, please contact me, Tom Kessler, Public Works Director or our City Engineer, Doug Kneupper.

Sincerely,

Matthew T. Doyle

*"QPS - Quality Public Service"*

**City of Texas City  
2018 Paving and Drainage Improvements  
Project Cost Estimate**

**Project Cost Estimate Summary:**

<b>A. Century Boulevard from Sea Lion Technology to Hwy. 3</b>	
Paving and Drainage:	\$1,447,810
Water Improvements:	\$308,550
Design, Inspection, & Materials Testing:	<u>\$296,964</u>
<b>Total Project:</b>	<b>\$2,053,324</b>
<b>B. Texas Avenue from 14th Street North to 6th Street North</b>	
Paving and Drainage:	\$4,413,440
Water Improvements:	\$429,000
Design, Inspection, & Materials Testing:	<u>\$444,624</u>
<b>Total Project:</b>	<b>\$5,287,064</b>
<b>C. 29th Street from Palmer to Texas Avenue</b>	
Paving and Drainage:	\$4,766,600
Water & Wastewater Improvements:	\$610,500
Design, Inspection, & Materials Testing:	<u>\$706,571</u>
<b>Total Project:</b>	<b>\$6,083,671</b>
<b>D. 25th Street from Palmer to Texas Avenue</b>	
Paving and Drainage:	\$4,827,440
Water & Wastewater Improvements:	\$889,900
Design, Inspection, & Materials Testing:	<u>\$730,748</u>
<b>Total Project:</b>	<b>\$6,448,088</b>
<b>E. Monticello Drive/Westward Street from Amburn Road to Memorial Drive</b>	
Paving and Drainage:	\$3,121,212
Water & Wastewater Improvements:	\$851,070
Design, Inspection, & Materials Testing:	<u>\$561,923</u>
<b>Total Project:*</b>	<b>\$4,534,205</b>
<i>*If the City chooses to fill in the North ditch on Monticello, the additional project cost is \$3,500,000</i>	

**Total All: \$24,406,352**

1. Project Title
  - a. Century Boulevard Reconstruction from Sea Lion Chemical to State Highway 3
2. Project Narrative
  - a. Beginning at the intersection of Century Blvd. and SH 3, construct approximately 2,720 feet of three-lane (38' wide) concrete curb and gutter roadway ending at the existing concrete section in front of Sea Lion Chemical. The project will include new concrete paving, storm sewer, and water main extension. This will complete Century Blvd. from the Gulf Freeway all the way to SH 3.
3. Project Benefits Narrative
  - a. Century Boulevard is a thoroughfare and major collector between the Gulf Freeway and SH 3 utilized by residential, commercial, and industrial traffic. This project will improve roadway safety, including tank-truck safety, increase traffic capacity, eliminate roadside drainage ditches, and complete the widening of the remaining section of the roadway.
4. Project Development/Readiness
  - a. Conceptual design of the project is complete. Some right-of-way acquisition will be required. No environmental issues are anticipated.
5. Project Cost
  - a. \$2,053,324
6. Funding Source
  - a. The project will be funded through County bond proceeds.
7. Schedule
  - a. The project will require approximately 9 months for survey, geotech, and final design, 3 months to advertise and award, and 12 months to construct.

1"=300'



City of Texas City

Century Blvd. Paving Improvements

April, 2017



1. Project Title
  - a. Texas Avenue Reconstruction between 14<sup>th</sup> Street N and 6<sup>th</sup> Street N
2. Project Narrative
  - a. Beginning at the intersection of Texas Ave. and 14<sup>th</sup> Street, reconstruct approximately 3,670 feet of 60' wide concrete curb and gutter roadway ending at the intersection of 6<sup>th</sup> Street. The project includes new concrete paving, storm sewer, and water line rehabilitation.
3. Project Benefits Narrative
  - a. Texas Avenue is a major thoroughfare used primarily for commercial and industrial traffic. Expansions and improvements in Texas City's Industrial Complex will place additional traffic demands on this section of roadway. This project will improve roadway safety, traffic flow, replace undersized drainage facilities, replace deteriorated water lines affected by roadway construction, and eliminate ongoing maintenance and repairs.
4. Project Development/Readiness
  - a. Conceptual design of the project is complete. The roadway will be constructed within existing right-of-way. No environmental issues are anticipated.
5. Project Cost
  - a. \$5,287,064
6. Funding Source
  - a. The project will be funded through County bond proceeds.
7. Schedule
  - a. The project will require approximately 6 months for survey, geotech, and final design, 3 month to advertise and award, and 15 months to construct.

1"=300'



City of Texas City

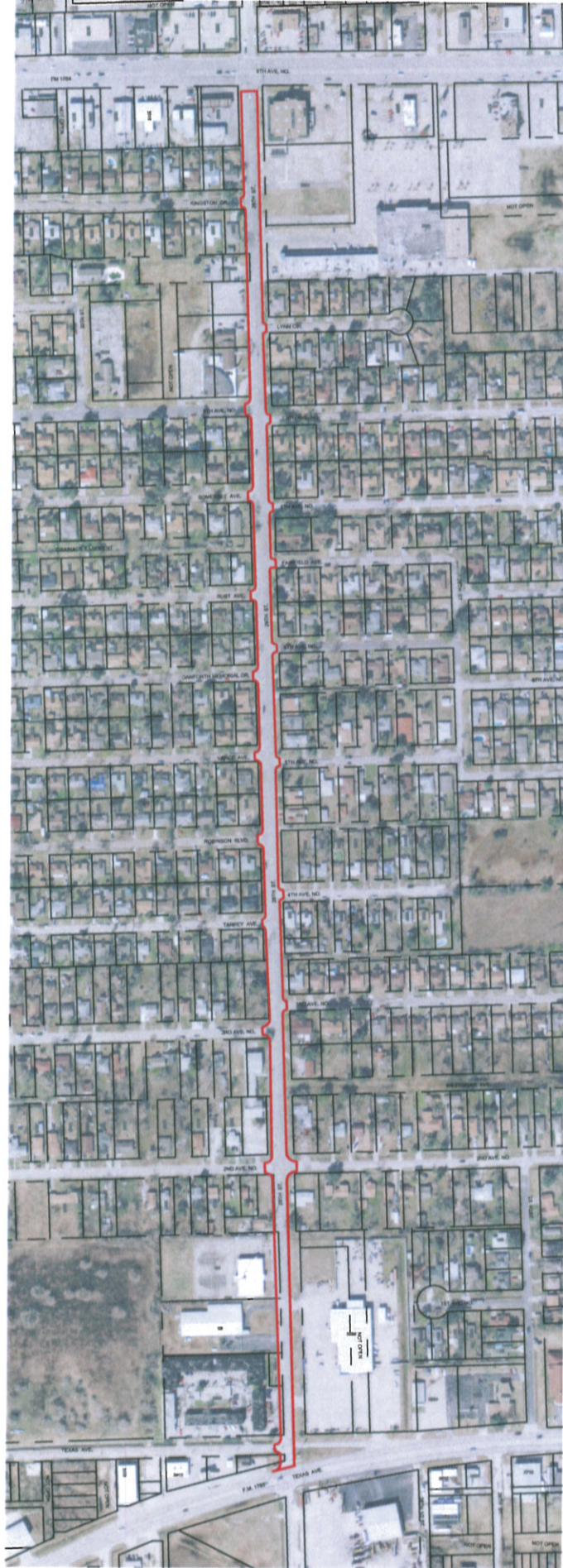
Texas Ave (FM 1765) Paving Improvements

April, 2017



1. Project Title
  - a. 29<sup>th</sup> Street North Reconstruction between Palmer Highway (FM 1764) and Texas Avenue
2. Project Narrative
  - a. Beginning at the intersection of Palmer Highway and 29<sup>th</sup> Street, reconstruct approximately 4,130 feet of four-lane concrete curb and gutter roadway, ending at Texas Avenue. The project includes new concrete paving, storm sewer, water and wastewater line rehabilitation (where needed), and pedestrian facilities.
3. Project Benefits Narrative
  - a. 29<sup>th</sup> Street N. is a major thoroughfare and highly used for residential, commercial, and industrial traffic. This project will improve roadway safety, pedestrian safety, traffic flow, replace undersized drainage facilities, improve pavement condition, replace deteriorated water and wastewater lines affected by the road construction, and eliminate ongoing maintenance and repairs.
4. Project Development/Readiness
  - a. Conceptual design on the project is complete. The roadway will be constructed within existing right-of-way. No environmental issues are anticipated.
5. Project Cost
  - a. \$6,083,671
6. Funding Source
  - a. The project will be funded through County bond proceeds.
7. Schedule
  - a. The project will require approximately 9 months for survey, geotech, and final design, 3 month to advertise and award, and 15 months to construct.

1"=300'



City of Texas City

29th Street N. Paving Improvements

April, 2017



1. Project Title
  - a. 25<sup>th</sup> Street North Reconstruction between Palmer Highway (FM 1764) and Texas Avenue
2. Project Narrative
  - a. Beginning at the intersection of Palmer Highway and 25<sup>th</sup> Street, reconstruct approximately 3,950 feet of 4-lane concrete curb and gutter roadway ending at Texas Avenue. The project includes new concrete paving, storm sewer, water, and wastewater line rehabilitation, where needed, and pedestrian facilities.
3. Project Benefits Narrative
  - a. 25<sup>th</sup> Street N. is a major thoroughfare and highly used for residential, commercial, and industrial traffic. This project will improve roadway safety, pedestrian safety, traffic flow, replace undersized drainage facilities, improve pavement condition, and replace deteriorated water and wastewater lines affected by the road construction.
4. Project Development/Readiness
  - a. Conceptual design on the project is complete. The roadway will be constructed within existing right-of-way. No environmental issues are anticipated.
5. Project Cost
  - a. \$6,448,088
6. Funding Source
  - a. The project will be funded through County bond proceeds.
7. Schedule
  - a. The project will require approximately 9 months for survey, geotech, and final design, 3 months to advertise and award, and 15 months to construct.

1"=300'



City of Texas City  
25th Street N. Paving Improvements  
April, 2017



1. Project Title
  - a. Monticello Drive Reconstruction between Amburn Rd and Memorial Dr.
2. Project Narrative
  - a. Beginning at the intersection of Monticello Dr. and Amburn Rd., construct approximately 4,690 feet of three-lane (38' wide) concrete curb and gutter roadway ending at the intersection of Memorial Dr. The project will include new concrete paving, storm sewer, and water and wastewater line rehabilitation (where needed).
3. Project Benefits Narrative
  - a. Monticello Drive is a major collector and highly used for residential, commercial and student traffic, providing access to College of the Mainland. This project will improve roadway safety, pedestrian safety, traffic flow, replace deteriorated water and wastewater lines affected by the road construction, and eliminate ongoing maintenance and repairs.
4. Project Development/Readiness
  - a. Conceptual design of the project is complete. The roadway will be constructed within existing right-of-way. No environmental issues are anticipated.
5. Project Cost
  - a. \$4,534,205
6. Funding Source
  - a. The project will be funded through County bond proceeds.
7. Schedule
  - a. The project will require approximately 9 months for survey, geotech, and final design, 3 months to advertise and award, and 12 months to construct.



City of Texas City  
 Monticello Street Paving Improvements  
 April, 2017



**CITY COMMISSION REGULAR MTG**

**6. (d.**

**Meeting Date:** 08/02/2017

Approve Amendment of Five-Year Consolidated Plan 2105-2019

**Submitted For:** Sheila Bowden, Community Development, Housing Autho

**Submitted By:** Sheila Bowden, Community Development, Housing Autho

**Department:** Community Development, Housing Autho

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**Information**

**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 17-046, approving an amendment to Community Development's Five-Year Consolidated Plan that covers the period October 1, 2015 through September 30, 2019. (Management Services)

**BACKGROUND**

On August 12, 2015, City Commission approved the Community Development Block Grant 2015 Action Plan and 2015-2019 Five-Year Consolidated Plan (Resolution No. 15-058). Under the current plans, the housing assistance activities consisted of minor and emergency rehabilitation services of roof, electrical and plumbing replacements not to exceed \$5,000 per system.

There is no component within the program that addresses the need of eligible homeowners that require substantial rehabilitation to their property to ensure, safe, decent and sanitary conditions.

This reconstruction policy has been designed to establish a criterion that warrants and will allow existing structures to be replaced through the process of reconstruction.

**ANALYSIS**

Targeted neighborhoods, neighborhoods in obvious decline and those that are in transition will be targeted for the optional reconstruction. Those neighborhoods with traits that contribute to blight conditions, such as dilapidated housing, vacant lots, high crime, unkept properties and low homeownership rates will be given priority for the Community Development Block Grant Funding "Optional Reconstruction Project." Under this initiative, staff has identified Chelsea Manor as the targeted neighborhood.

This will be an opportunity for the City to reshape this low and moderate income area with projects that will be highly visible and that gives impact to the use of the Community Development Block Grant Funds (CDBG).

**ALTERNATIVES CONSIDERED**

Continue the primary method used by the Community Development Department to address this priority by providing minor and emergency housing rehabilitation services to eligible low-income homeowners. The program is designed to offer in the form of a grant, assistance for minor code items such as roofing, plumbing, and electrical hazards not to exceed \$5,000 per system.

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**Fiscal Impact**

**Attachments**

Resolution No. 17-046 Amending CDBG Comm Dev 5-yr Consol Plan  
Public Notice

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**RESOLUTION NO. 17-046**

**A RESOLUTION AMENDING THE COMMUNITY DEVELOPMENT'S FIVE-YEAR CONSOLIDATED PLAN FOR THE PERIOD OF OCTOBER 1, 2015 – SEPTEMBER 30, 2019 TO ESTABLISH A CRITERION THAT WARRANTS AND WILL ALLOW EXISTING STRUCTURES TO BE REPLACED THROUGH THE PROCESS OF RECONSTRUCTION; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, the City of Texas City Community Development Department administers the Community Development Block Grant funds;

**WHEREAS**, on August 12, 2015, City Commission approved the Community Development Block Grant 2015 Action Plan and 2015-2019 Five-Year Consolidated Plan;

**WHEREAS**, the Community Development Five-Year Consolidated Plan for October 1, 2015 – September 30, 2019 does not have a component that addresses the need of eligible homeowners that require substantial rehabilitation to their property to ensure, safe, decent and sanitary conditions; and

**WHEREAS**, the Community Development Department would now like to establish a criterion that warrants and will allow existing structures to be replaced through the process of reconstruction.

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

**SECTION 1:** That the Community Development Five-Year Consolidated Plan for October 1, 2015 – September 30, 2019 is amended to establish a criterion that warrants and will allow existing structures to be replaced through the process of reconstruction.

**SECTION 2:** That a copy of said amended Community Development Five-Year Consolidated Plan for October 1, 2015 – September 30, 2019 is attached hereto and made a part hereof for all intents and purposes and the Director of Community Development is authorized to apply for and execute all documents necessary to receive the CDBG grant funding.

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

**PASSED AND ADOPTED this 2nd day of August, 2017.**

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Matthew T. Doyle, Mayor  
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

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James Hartshorn  
City Secretary

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Ronald F. Plackemeier  
City Attorney

## PUBLIC NOTICE

### **CITY OF TEXAS CITY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM PROPOSAL TO AMENDED CONSOLIDATED PLAN FOR PROGRAM YEAR 2015-2019 TO INCLUDE AN OPTIONAL RECONSTRUCTION PROJECT**

The City of Texas City's Community Development Department is proposing to amend their 2015- 2019 Five-Year Consolidated Plan to add the Project Optional Reconstruction which falls under the Housing Assistance Activities.

One of the highest priorities of the City of Texas City is to preserve the existing housing stock and to provide increased housing opportunities that are affordable to lower income residents. Since 1976, the City has received funding resources through the U.S. Department of Housing and Urban Development to administer the Community Development Block Grant (CDBG).

The primary method used by the Community Development Department to address this priority is by providing minor and emergency housing rehabilitation services to eligible low-income homeowners. The program is designed to offer in the form of a grant, assistance for minor code items such as roofing, plumbing, and electrical hazards. There is no component within the program that addresses the need of eligible homeowners that require substantial rehabilitation due to a multiple of needed repairs to the property that will ensue safe, decent and sanitary conditions.

It is the mission and intention of the Community Development to assist as many eligible homeowners as possible maintain a safe, decent and sanitary home. However, due to the age and deterioration of the housing stock, the environmental climate (Gulf of Mexico salt water and high humidity) the presence of lead based paint, the homeowners inability to make needed repairs, and the non-intrusive nature of the rehabilitation inspections has led to a condition where certain structures require an extensive amount of rehabilitation. Therefore, this reconstruction policy has been designed to establish a criterion that warrants when an existing structure can be replaced through the process of reconstruction.

Public comments either written or verbal regarding the Amended Consolidated Plan are encouraged and should be addressed to the Office of Community Development located at 928-5<sup>th</sup> Ave North, Texas City 77590 or by contacting the Office at (409) 643-5731.

A 15-day public comment period will begin on 7/20/17 and end 8/4/2017. Any comments received after the Substantial Amended Consolidated Plan submission deadline to HUD will be documented as an addendum to this plan.

#### **PROPOSED CONSOLIDATED PLAN ADMENDMENT**

Add the Project Reconstruction under the Housing Assistance Activities

Sheila Bowden, Program Coordinator  
Community Development  
7/19/2017

**CITY COMMISSION REGULAR MTG**

**6. (e.**

**Meeting Date:** 08/02/2017

Approve the Optional Reconstruction Policy for Community Development

**Submitted For:** Sheila Bowden, Community Development, Housing Autho

**Submitted By:** Sheila Bowden, Community Development, Housing Autho

**Department:** Community Development, Housing Autho

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**Information**

**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 17-047, approving the "Optional Reconstruction Policy" to be used in Community Development's CDBG Housing Assistance Activities. (Management Services)

**BACKGROUND**

One of the highest priorities of the City of Texas City is to preserve the existing housing stock and to provide increased housing opportunities that are affordable to lower income residents. Since 1976, the City has received funding resources through the U.S. Department of Housing and Urban Development to administer the Community Development Block Grant (CDBG). The primary method used by the Community Development Department to address this priority is by providing minor and emergency housing rehabilitation services to eligible low-income homeowners.

The program is designed to offer assistance in the form of a grant for minor code items such as roofing, plumbing, and electrical hazards. Currently, there is no component within the program that addresses the need of eligible homeowners that require substantial rehabilitation to ensue safe, decent and sanitary conditions.

**ANALYSIS**

Continue with the primary method used by the Community Development Department to address this priority by providing minor and emergency housing rehabilitation services to eligible low-income homeowners. The program is designed to offer in the form of a grant, assistance for minor code items such as roofing, plumbing, and electrical hazards.

**ALTERNATIVES CONSIDERED**

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**Fiscal Impact**

**Funds Available Y/N:**

**Amount Requested:**

**Source of Funds:**

**Account #:**

**Fiscal Impact:**

**Funds Available Y/N:** Yes

**Amount Requested:** \$107,000  
**Source of Funds:** CDBG  
**Account #:** 293-601-53950  
**Fiscal Impact:**

**Funds Available Y/N:**  
**Amount Requested:**  
**Source of Funds:**  
**Account #:**  
**Fiscal Impact:**

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**Attachments**

Optional Reconstruction Policy

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## City of Texas City “Optional Reconstruction Policy”

### “Optional Reconstruction Policy”

#### A. Introduction

One of the highest priorities of the City of Texas City is to preserve the existing housing stock and to provide increased housing opportunities that are affordable to lower income residents. Since 1976, the City has received funding resources through the U.S. Department of Housing and Urban Development to administer the Community Development Block Grant (CDBG).

The primary method used by the Community Development Department to address this priority is by providing minor and emergency housing rehabilitation services to eligible low-income homeowners. The program is designed to offer in the form of a grant, assistance for minor code items such as roofing, plumbing, and electrical hazards. There is no component within the program that addresses the need of eligible homeowners that require substantial rehabilitation due to a multiple of needed repairs to the property that will ensue safe, decent and sanitary conditions.

#### B. Purpose

It is the mission and intention of the Community Development to assist as many eligible homeowners as possible maintain a safe, decent and sanitary home. However, due to the age and deterioration of the housing stock, the environmental climate (Gulf of Mexico salt water and high humidity) the presence of lead based paint, the homeowners inability to make needed repairs, and the non-intrusive nature of the rehabilitation inspections has led to a condition where certain structures require an extensive amount of rehabilitation. Therefore, this reconstruction policy has been designed to establish a criterion that warrants when an existing structure can be replaced through the process of reconstruction.

#### C. Policy

Targeted Neighborhoods, Neighborhoods in obvious decline and those that are in transition will be targeted for the optional reconstruction. Those neighborhoods



## City of Texas City “Optional Reconstruction Policy”

with traits that contribute to blight conditions, such as dilapidated housing, vacant lots, high crime, unkept properties, and low homeownership rates will be given

Priority for the Community Development Block Grant Funding “Optional Reconstruction Program. Under this initiative, Staff has identified Chelsea Manor as the targeted neighborhood. Once completed, additional neighborhoods will be targeted in low-moderate income neighborhoods.

Pursuant to the Galveston Central Appraisal District Representatives, interviews with local and area construction contractors and local area building suppliers, the cost to construct real property ranges from \$75 (seventy-five) dollars per square foot to \$95 (ninety-five) dollars per square foot. It is estimated by the Community Development Department that a basic (3) bedroom, (1) one bath single family structure with 1,300 square feet will cost \$97,500 to \$123,500 at a minimal to construct. Therefore, on a case-by-case basis, in the targeted neighborhood, the Community Development Department will review for the feasibility to proceed with a rehabilitation project using reconstruction of the structure when:

- 50% of the structure (based on square footage) is in need of a substantial rehabilitation to bring the structure into full code compliance.
- When all minor code items such as the roof, plumbing and electrical are in need of repair or replacement simultaneously.
- When It is estimated that the repair cost for 1 (one) minor code item would exceed \$10,000.

### **D. Exceptions**

Due to other Federal Requirements, which are mandated by the U.S. Department of Housing and Urban Development such as project reviews and approval from the Texas Historical Commission (THC), Lead-Based Paint compliance, Environmental Review process, and compliance, and the American Disabilities Act (ADA) approval for and feasibility to reconstruction may not be plausible.

**CITY COMMISSION REGULAR MTG**

**6. (f.**

**Meeting Date:** 08/02/2017

Approval of CDBG PY 2017 Annual Action Plan and Budget

**Submitted For:** Sheila Bowden, Community Development, Housing Autho

**Submitted By:** Sheila Bowden, Community Development, Housing Autho

**Department:** Community Development, Housing Autho

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**Information**

**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 17-048, approving Community Development Block Grant Annual Action Plan and Budget for program year 2017. (Management Services)

**BACKGROUND**

On June 14, 2017, the U.S. Department of Housing and Urban Development (HUD) allocated \$353,153.00 in Community Development Block Grant (CDBG) funds to the City of Texas City for the upcoming program year that covers the period October 1, 2017 through September 30, 2018, to be used for eligible projects and activities that primarily benefit low and moderate income residents or neighborhoods.

As required in our citizen participation plan, the City held two citizen participation meetings. Those in attendance were the community development advisory board members, local financial Institutions, local real estate members and residents from various neighborhoods.

Both meetings were published in the Galveston Daily newspaper in English and 1 in Spanish. As of this request no public comments have been received.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Fiscal Impact**

**Attachments**

Resolution No. 17-048 Approve CD Block Grant Annual Action Plan and Budget  
Community Development Proposed Program Year 2017 Action Plan & Budget

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**RESOLUTION NO. 17-048**

**A RESOLUTION APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN AND BUDGET FOR PROGRAM YEAR 2017; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, the City of Texas City Community Development Department administers the Community Development Block Grant funds;

**WHEREAS**, on June 14, 2017, the U. S. Department of Housing and Urban Development (HUD) allocated \$353,153.00 in Block Grant funds to the City for the upcoming program year, to be used for eligible project activities that primarily benefit low to moderate income residents;

**WHEREAS**, two required public hearings were held with no opposition to the proposed activities and budget; and

**WHEREAS**, the Community Development Department submits the proposed 2017 program year budget for approval by the City Commission.

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

**SECTION 1:** That the Community Development Block Grant Budget for the year 2017, is hereby approved.

**SECTION 2:** That a copy of said Community Development Block Grant Budget is attached hereto and made a part hereof for all intents and purposes and the Director of Community Development is authorized to apply for and execute all documents necessary to receive the CDBG grant funding.

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

**PASSED AND ADOPTED this 2nd day of August, 2017.**

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Matthew T. Doyle, Mayor  
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

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James Hartshorn  
City Secretary

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Ronald F. Plackemeier  
City Attorney

## THE CITY OF TEXAS CITY COMMUNITY DEVELOPMENT BLOCK GRANT

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### PROPOSED PROGRAM YEAR 2017 BUDGET = \$353,153

ADMINISTRATION (\$65,000.00) – General oversight, management, monitoring and coordination of the Community Development Block Grant and activities. Includes preparing the Consolidated Plan, Annual Action Plan and the end of the year report (CAPER) for the U.S. Department of Housing and Urban Development ensuring applicable Federal Statute and Regulations are followed: Includes general office supply expenditures and the salary of the program coordinator.

#### **PUBLIC SERVICE ACTIVITIES**

NEIGHBORHOOD CLEAN – UP (\$5,000.00) – A concentrated sweep through the targeted neighborhood of Chelsea Manor focusing on litter clean-up, high grass, junk and debris and abandoned vehicles. Includes expenses for trash and grass removal material.

#### **HOUSING ASSISTANCE ACTIVITIES**

HOUSING REHABILITATION (\$25,803.00) – (owner-occupied, single-family residential) - to assist approximately 5 (five) low/moderate income homeowners city-wide with minor and emergency repairs with one of the 3 (three) major code systems, roof, electrical, and plumbing includes salary of one (1) rehab officer.

OPTIONAL RECONSTRUCTION (\$107,000.00) – (owner-occupied, single-family residential) to assist 1 (one) elderly low/moderate income homeowner with the reconstruction of their home when the property is substantially damaged (more than 50%) in the target neighborhood of Chelsea Manor.

FIRST TIME HOMEBUYERS EDUCATION (\$350.00) – to assist approximately 10 (ten) first time homebuyers with homeownership educational classes consisting of budgeting, finances, credit and home maintenance.

CODE ENFORCEMENT (\$70,000) – costs incurred for inspections toward enforcement of city code violations in low/moderate income areas for abandoned vehicles, overgrown properties, trash/debris, etc. to prevent neighborhood decline; includes salary of one code enforcement officer.

#### **SLUM/BLIGHT PREVENTION**

DEMOLITION (\$80,000) – to demolish approximately twenty (20) vacant, condemned and deteriorated structures per yr. on a city-wide, spot basis toward prevention of blight/slum conditions that contribute toward neighborhood decline and decreased property values.

**TOTAL PROPOSED BUDGET = \$353,153**



**CITY COMMISSION REGULAR MTG**

**6. (g.**

**Meeting Date:** 08/02/2017

Approving and awarding the project to Techline Sports Lighting to install lighting at Texas City Municipal Shooting Range

**Submitted For:** Jennifer Price, Human Resources

**Submitted By:** Jennifer Price, Human Resources

**Department:** Recreation and Tourism

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**Information**

**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 17-049, approving and awarding the project to Techline Sports Lighting to install lighting at Texas City Municipal Shooting Range through Buyboard-local government purchasing cooperative. (Recreation and Tourism)

**BACKGROUND**

Attached is the proposal that include the purchase and installation for lighting (2) Skeet Ranges and the 5-Stand Range through Buyboard #512-16– local government purchasing cooperative.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Fiscal Impact**

**Attachments**

Techline Sports Lighting Proposal

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## Dennis J. Harris

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**From:** Reynolds, Mark <Mark@sportlighting.com>  
**Sent:** Thursday, July 27, 2017 2:15 PM  
**To:** Tom Kessler1  
**Cc:** Mike McKinley; Dennis J. Harris; Massey, Josh  
**Subject:** [EXTERNAL] Updated proposal-pole cut sheet - Texas City Skeet Range  
**Attachments:** TX-Texas City Shooting Range 060517.pdf; 40' pole.pdf

Tom,

Here is our updated Proposal and the cut sheet on our 40' pole.

Let us know!!

Respectfully Submitted,

**Mark Reynolds**  
**Techline Sports Lighting**  
**Regional Sales Manager**  
O: (800) 500-3161  
C: (512) 825-0839



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15303 Storm Drive · Austin, Texas 78734  
(800) 500-3161 · www.sportlighting.com

**Texas City Shooting Range - 07/27/17**

**Texas City, Texas**

**(2) Skeet Ranges & (1) 5-Stand Range (ALL AT SAME TIME)**

**\*\*INCLUDES TURNKEY INSTALLATION\*\***

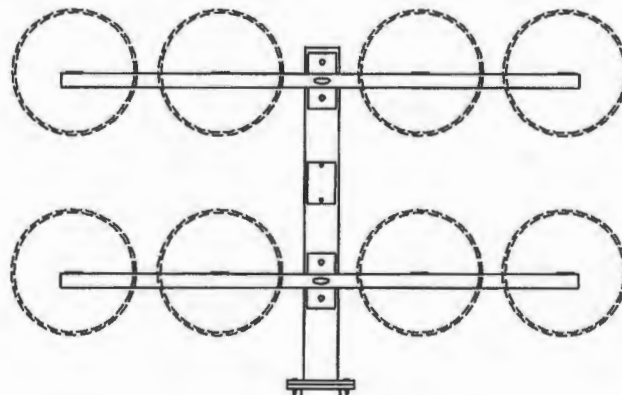
**Includes 10-Yr Maintenance Free Warranty**

Quantity	Description
5	40 Foot Mounting Height Steel Poles
2	2 Fixture Crossarms
2	3 Fixture Crossarms
1	4 Fixture Crossarms
5	Prewiring for Poles and Crossarms
14	240 Watt - LED Light Fixture

Total Inc. Turnkey Install = \$83,700.00

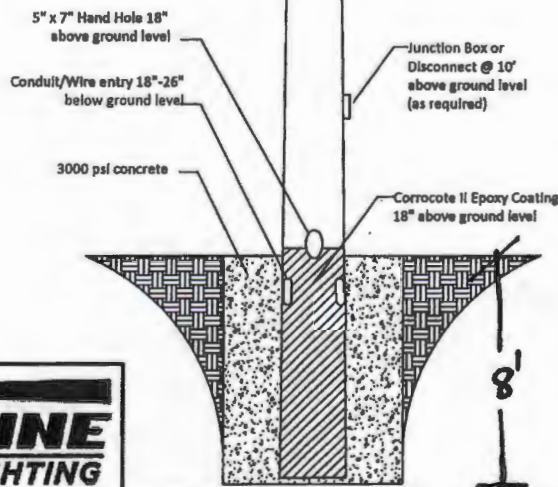
Project Notes:

- \* Price includes poles, prewired crossarms and light fixtures.
- \* Price includes delivery to jobsite.
- \* Price firm for 30 days.
- \* Allow 3-4 weeks for delivery.  
(Delivery process will begin once P.O. has been issued and the Voltage Verification & Design Approval forms have been properly filled out and returned)
- \* Turnkey Installation Includes:
- \* Installing contactors and switching (keyed switches) based on existing electrical service at existing location.  
\*\*(Panel upgrade completed by Tony Mancuso)\*\*
- Install individual conduit and wiring for each pole sized accordingly. No more than 3% voltage drop shall be allowed.
- All wiring to be copper type THHN.
- Includes all permits, fees and inspections associated with the project.
- All electrical installation to meet National Electric Code requirements.
- Standard turnkey and partial install foundations assume 2000 psi soil conditions. Any other conditions that may be present upon installation (i.e. rock, water, etc.) that cause additional foundation design or modification (i.e. rebar, casing, etc.) may require additional charges.
- \* Pole locations must also be accessible and not obstructed by fencing, buildings, etc.
- \* Price above does NOT include SALES or USE taxes.
- \* All work to be performed that requires a license, including but not limited to electrical & plumbing will be performed by individuals currently licensed in the proper jurisdiction. All proposals are based in bids by licensed individuals anticipated to perform the work.



Crossarm configuration as per application after FINAL photometric design.

Mounting Height	40'
Overall Length	50'
Length A.G.L.	44'
Burial Depth	6' - 6"
Tip Diameter	5.25"
Butt Diameter Pole	13.71"
Shape	Round Tapered



\*\* Hot-Dipped galvanized after fabrication to ASTM A123 specifications

\*\* NOT TO SCALE

**TECHLINE**  
SPORTS LIGHTING

15303 STORM DR.  
AUSTIN, TX 78734  
PHONE: (512) 977-8880  
TOLL FREE: (800) 500-3161  
FAX: (512) 977-8882

DATE: 2-14-13	REV.: X	CHECKED BY:
DRAWING NUMBER: TSL 40-FIX		DRAWN BY: WW

CONCRETE ENCASED  
GALVANIZED STEEL POLE

36"

**CITY COMMISSION REGULAR MTG**

**7. (a.**

**Meeting Date:** 08/02/2017

Consider approval of a request to amend the City of Texas City's fiscal year 2016-17 budget.

**Submitted For:** Laura Boyd, Finance

**Submitted By:** Laura Boyd, Finance

**Department:** Finance

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**Information**

**ACTION REQUEST (Brief Summary)**

Consider and take action on Ordinance No. 17-20, amending the City of Texas City's Fiscal Year 2016-2017 Budget to appropriate funds for lighting and related work at Texas City Shooting Range.(Finance)

**BACKGROUND**

A budget amendment is needed to appropriate funds for Texas City Shooting Range lighting and related costs. Estimated total cost is \$100,000.

Funds will come from General Fund Miscellaneous Income and General Fund unassigned fund balance.

**ANALYSIS**

Budget amendment is as follows:

**General Fund:**

Buildings and Grounds Expense - increase by \$100,000.00

Miscellaneous Income - reduce by (\$ 50,000.00)

Unassigned Fund Balance - reduce by (\$ 50,000.00)

**ALTERNATIVES CONSIDERED**

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**Fiscal Impact**