

CITY OF TEXAS CITY
REGULAR CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, SEPTEMBER 5, 2018 - 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) REPORTS
 - (a) Texas City Museum (Recreation and Tourism)
- (5) PUBLIC HEARING
 - (a) Second public hearing to hear citizens' opinions in favor of or in opposition to the proposed 2018 tax rate of \$0.55 per \$100 valuation. This rate exceeds the effective tax rate of \$0.520993 per \$100 valuation, but is less than the rollback tax rate of \$0.559568 per \$100 valuation. The proposed rate is \$0.027197 less than the 2017 tax rate of \$0.577197 per \$100 valuation. (Finance)
 - (b) A public hearing to hear citizens' opinions in favor of or in opposition to the City of Texas City's proposed 2018/2019 Fiscal Year Budget. (Finance)
 - (c) Tom Moughon / 412 Central Park Ltd. requests to rezone from "A" (Single Family Residential) to "PUD" (Planned Unit Development) to construct a RV Park along with other commercial uses. Being 67 Acres out of the Waterman's S/d, W.K. Wilson Survey. Located east of FM 2004 and north of Mall of the Mainland.
 - (d) Jerry LeBlanc requests to rezone to PUD (Planned Unit Development) to construct a new 584 lot subdivision. Being a 161.96 acre tract out of Lots 5,7 and 9 of the Waterman's S/d, W.K. Wilson Survey. Located west of FM 2004 and north of Rainsong S/d.
- (6) PRELIMINARY ZONING APPROVAL

- (a) Approve or deny request by Tom Moughon/412 Central Park Ltd. to rezone property from "A" (Single Family Residential) to "PUD" (Planned Unit Development). Being 67 acres out of the Waterman's S/d, W.K. Wilson Survey. Located east of FM 2004 and north of Mall of the Mainland.
- (b) Approve or deny request by Jerry LeBlanc to rezone to PUD to construct a new 584 lot subdivision. Being 161.96 acres out of Lots 5,7 and 9 of the Waterman's S/d, W.K. Wilson Survey. Located west of FM 2004 and north of Rainsong S/d.

(7) CONSENT AGENDA

- (a) Approve City Commission Minutes for August 15, 2018 meeting. (City Secretary)
- (b) Approve City Commission Minutes for August 22, 2018 Special Called Meeting. (City Secretary)
- (c) Consider and take action on Resolution No. 18-084, directing the City Engineer and Planning Department to prepare a service plan that details specific municipal services that would be provided to an area considered for annexation. (Legal)
- (d) Consider and take action on Resolution No. 18-085, calling of two public hearings to be held on the proposed annexation of certain property by the City of Texas City. (City Secretary)
- (e) Consider and take action on Resolution No. 18-086, appointing and/ or re-appointing members to the Galveston County Health District's United Board of Health. (City Secretary)
- (f) Consider and take action on Resolution No. 18-088, authorizing the Charter Review Committee to name Bob Senter as Chairperson. (City Secretary)
- (g) Consider and take action on Resolution No. 18-089, approving the appointments and/or re-appointments to various Boards, Commissions and Committees. (Management Services)
- (h) Consider and take action on Resolution No. 18-090, awarding a contract for Bid No. 2018-057 Removal of Debris From Treatment Plant Annual Contract. (Public Works)
- (i) Consider and take action on Resolution No. 18-091, awarding a contract for RFP No. 2018-053 Solid Waste Management Services. (Public Works)
- (j) Consider and take action on Resolution No. 18-092, awarding Bid No. 2018-059 Removal and Transport of Wastewater from Frac Tank Annual Contract. (Public Works)

(8) REGULAR ITEMS

- (a) Consider and take action on Resolution No. 18-087, setting the date for adoption of the fiscal year 2018-2019 budget. (Finance)
- (b) Consider and take action on Ordinance No. 18-18, amending the City of Texas City's Fiscal Year 2017-18 Budget to revise the tax levy for tax year 2017. (Finance)

- (c) Consider and take action on Resolution No. 18-093, to increase monthly fees for garbage collection. (Finance)
- (d) Consider and take action on Ordinance No. 18-19, amending the City's fiscal year 2017-2018 budget to appropriate funds for the purchase of police vehicles. (Finance)
- (e) Consider and take action on Ordinance No. 18-20, amending the City's fiscal year 2017-2018 budget to appropriate additional funds for Bayou Golf Course expenditures. (Finance)

- (9) PUBLIC COMMENTS

- (10) MAYOR'S COMMENTS

- (11) COMMISSIONERS' COMMENTS

- (12) 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 FRIDAY, AUGUST 31, 2018, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

JAMES M. HARTSHORN
CITY SECRETARY

CITY COMMISSION REGULAR MTG

(5) (a)

Meeting Date: 09/05/2018

Tax rate second public hearing on the proposed 2018 tax rate

Submitted For: Laura Boyd, Finance

Submitted By: Laura Boyd, Finance

Department: Finance

Information

ACTION REQUEST (Brief Summary)

Second public hearing on the proposed 2018 tax rate.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

CITY COMMISSION REGULAR MTG

(5) (b)

Meeting Date: 09/05/2018

Public Hearing regarding 2018/2019 Budget

Submitted For: Laura Boyd, Finance

Submitted By: Laura Boyd, Finance

Department: Finance

Information

ACTION REQUEST (Brief Summary)

Public hearing in support of or opposition to the City of Texas City's proposed 2018/2019 Fiscal Year Budget.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

CITY COMMISSION REGULAR MTG

(5) (c)

Meeting Date: 09/05/2018

Rezoning Public Hearing - Tom Moughon/412 Central Park Ltd.

Submitted For: Jean Vincent, Transportation and Planning

Submitted By: Jean Vincent, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST (Brief Summary)

Tom Moughon / 412 Central Park Ltd. requests to rezone from "A" (Single Family Residential) to "PUD" (Planned Unit Development) to construct a RV Park along with other commercial uses. Being 67 Acres out of the Waterman's S/d, W.K. Wilson Survey. Located east of FM 2004 and north of Mall of the Mainland.

BACKGROUND

This request came before the Zoning Commission on August 7, 2018 for a Public Hearing. After discussion and hearing from those in favor and in opposition to the request, the Commission unanimously granted approval of the rezoning request. This development was also given approval by the Planning Board on July 16, 2018.

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Attachment

Attachment

CENTRAL PARK DEVELOPMENT PLANNED UNIT DEVELOPMENT

Adopted by the City of Texas City On: _____

INTRODUCTION

This document constitutes the Planned Unit Development Design/Development Guidelines ("PUD") for the real property located in the City of Texas City, Texas (the "City") as described on Exhibit A attached hereto, and incorporated herein by reference (the "Property"). This PUD shall be effective as of the date this PUD is recorded in the official records of the clerk and recorder of Galveston County, Texas.

This PUD establishes the land uses and densities that shall be permitted on the Property, a general development plan, and those development standards and conditions applicable to development and use of the Property.

In recognition of: (a) the tax revenues the City will receive from the Property, (b) the City's ability to provide for the orderly development of the Property, (c) the size of the development contemplated under this PUD, (d) the necessity of phasing the development of the Property, (e) the possible impact of economic cycles and varying market conditions during the course of the development, (f) the substantial investment and time required to complete the development of such a large project as proposed on the Property, (g) the fact that such investments can be supported only if there are assurances that the development of the Property will be allowed to proceed to ultimate completion as provided in this PUD, (h) the need to provide reasonable certainty, stability and fairness in the land use planning process, and (i) to stimulate economic growth, the City of Texas City, Texas desires to: (1) adopt this PUD, and (2) provide certain assurances that the Property may be developed in accordance with the terms of this PUD for a period of at least 15 years.

*****The Table of Contents begins on the following page*****

**CENTRAL PARK DEVELOPMENT
 PLANNED UNIT DEVELOPMENT
 TABLE OF CONTENTS**

ARTICLE I - DEFINITIONS 3

ARTICLE II - POLICIES AND INTENT 4

 2.01 COMMERCIAL/MIXED USE/WAREHOUSE DESIGN, 4

 2.02 RECREATIONAL/MIXED USE DESIGN, 4

ARTICLE III - DEVELOPMENT STANDARDS 4

 3.01 PLANNING AREAS, 4

 3.02 PERMITTED USES AND DENSITIES, 4

 3.03 PRIMARY DEVELOPMENT STANDARDS, 4

 3.04 HEIGHTS OF ARCHITECTURAL FEATURES AND MECHANICAL EQUIPMENT, 9

 3.05 INTERIOR DRIVE STANDARDS, 9

 3.06 MIXED-USE DEVELOPMENT, 10

 3.07 OPEN SPACE, 10

 3.08 SIGNAGE, 10

 3.09 PARKING, 10

 3.10 RV PARK, 11

ARTICLE IV - ADDITIONAL STANDARDS 14

 4.01 GENERAL ARCHITECTURAL STANDARDS, 14

 4.02 OFF-STREET PARKING STANDARDS, 15

 4.03 FENCES AND RETAINING WALLS, 15

 4.04 LANDSCAPE REQUIREMENTS, 16

 4.05 OUTDOOR STORAGE, 17

 4.06 OUTDOOR DISPLAYS OF MERCHANDISE, 17

 4.07 CONSTRUCTION AND LIFE SAFETY STANDARDS, 17

ARTICLE V - MISCELLANEOUS 18

 5.01 INCORPORATION OF EXHIBITS, 18

 5.02 RELATIONSHIP TO THE CODE, 18

 5.03 REPEAL OF EXISTING PUD, 18

**CENTRAL PARK DEVELOPMENT
PLANNED UNIT DEVELOPMENT**

ARTICLE I -DEFINITIONS

For the purposes of this PUD, the following capitalized terms shall have the meanings set forth below:

"City" means the City of Texas City, Texas.

"City Planner" means the City Planner of the City.

"Code" means the City of Texas Code of Ordinances.

"Commission" means the City Commission for the City.

"Covenants" means one or more declaration of covenants, conditions and restrictions recorded against all or any portion of the Property by the Developers.

"Developers" means 412 Central Park, LTD., and/or assigns.

"Effective Date" means the date this PUD is Recorded.

"Mayor" means the mayor of the City.

"Central Park Development" means the master planned community to be developed on the Property.

"Owner" means the owner of all or any portion of the Property.

"Owners' Association" means an owners' association for all or any portion of the Property established pursuant to any Covenants.

"Parcel" means any lot, tract, parcel or portion of real property within the Property.

"Planning Area" means each of geographic areas into which the Property is divided as set forth in Section 3.01.

"Planning Board" means the Planning Board for the City.

"Planning Department" means the Planning Department for the City.

"Platted Parcel" means a finally platted Parcel.

"Property" means that certain real property located in Galveston County, Texas as described on Exhibit A attached hereto.

"PUD" means this document, which constitutes the Planned Unit Development for the Property.

"Recorded" or **"Recording"** means recorded or recording, as appropriate, in the official real property records of the clerk and recorder for Galveston County, Texas.

"Site Plan Agreement" has the meaning given to that term in the Code.

"Subdivision Master Plan" A general plan for the Property as more fully described in the Code.

"Zoning Appendix A" the Zoning Regulations of the City, as amended.

"Zoning Commission" means the Zoning Commission for the City.

ARTICLE II - POLICIES AND INTENT

In general, the primary community design goal for the Central Park Development is to develop an attractive, well-planned industrial, commercial/recreational business center that promotes business and employment opportunities.

Set forth below in this Article II are specific goals and objectives for the design and development of the Property. The Planning Director shall have the authority to grant minor alterations to the design standards set forth in this PUD to satisfy the goals and policies set forth in this Article II.

2.01 Commercial/Mixed Use/Warehouse Design.

The primary planning and design objective for the commercial/mixed use areas is to provide maximum flexibility in meeting the needs of local business users for commercial, warehouse and light industrial uses, as well as associated office uses, in a cohesive and well laid out design that promotes long term sustainability in the area.

2.02 Recreational/Mixed Use Design.

The primary objective in the planning and design of the Recreational/Mixed Use areas is to provide for the development of an Advanced Amenity Supported RV Park with high-end criteria and upscale amenities, and uses associated therewith.

ARTICLE III - DEVELOPMENT STANDARDS

3.01 Planning Areas.

- (a) **Planning Areas.** The property is comprised of the following Planning Areas, which are as described generally on Exhibit B attached hereto:
 - (i) C - (Commercial/Mixed Use/Warehouse)
 - (ii) R - (Recreational/Commercial/Mixed Use)
- (b) **Actual Boundaries of Planning Areas and Streets.** The conceptual boundaries of each Planning Area and certain streets within the Property are described generally on Exhibit B attached hereto. The actual boundaries of all or any portion of any Planning Area and streets within the Property shall be established by the Developers at the time of the creation of a Subdivision Master Plan for the Property or platting of the relevant area, if applicable. The actual boundaries of the Planning Areas and location of such streets may vary from those described on Exhibit B provided they are generally in accordance with those shown on Exhibit B.

3.02 Permitted Uses and Densities.

This PUD establishes the land uses and densities permitted within each Planning Area. Such permitted uses and densities are set forth in Figure 3.03.

3.03 Primary Development Standards.

The densities, permitted uses and certain other development standards within each Planning Area are set forth in Figure 3.03.

Figure 3.03	Planning Area C
Permitted Uses	<p>Permitted uses within Planning Area C shall include those uses set forth in District O-P, District E, District E-4 and District F of Zoning Appendix A, as well as the following described uses:</p> <ul style="list-style-type: none"> ■ General offices ■ Light manufacturing ■ Fabrication shops ■ Assembly ■ Warehousing ■ Storage ■ Research and development facilities ■ Flex space, which includes, but is not limited to: distribution facilities, light assembly, and contractor/artisan/antiques workshops ■ Police and fire stations ■ Stores for wholesale or retail sales ■ RV, boat and motorcycle storage, sales and repairs ■ Temporary construction trailers and offices, provided that construction offices and trailers are removed from the site within 30 days of the issuance of a certificate of occupancy for the building to which the office is appurtenant. ■ Other uses similar in character to those specifically listed above as approved by the Planning Board
Accessory Uses	<p>Accessory uses within Planning Area C shall include:</p> <ul style="list-style-type: none"> ■ On-site indoor storage ■ On-site outdoor storage (not to exceed 150% of building size), with screening as provided in Section 4.05 or landscape buffering as provided herein ■ Fleet vehicle parking, either located indoors or associated with an active principal use only ■ Communication antennas, incidental to a principal use only ■ Parking and parking-related facilities, incidental to primary use ■ Other uses that are accessory or incidental to the primary uses and/or similar to accessory uses permitted for similarly zoned districts
Maximum Floor Area Ratio	<p>Maximum Lot Coverage by Structures: 50% Maximum Lot Coverage by Structures, Driveways and Parking: 90%</p>

Figure 3.03	Planning Area C
Minimum Landscaped Area per Platted Parcel	<p>Minimum Landscaped Area: 10%</p> <p>Note: Additional landscape and buffering of Planning Area C may be provided by the City in part by integrating the design of the recreational/open space property owned (or to be owned) by the City adjacent to the Property.</p> <p>Note: The amount of landscaped area for a Platted Parcel may be decreased if (i) such change contributes to the overall character of the project, and (ii) the type and/or quantity of the development is of such a nature to accomplish the objective of buffering the development on such parcel from other parcels.</p> <p>Note: Landscaped Area clustering is encouraged near highway corridor frontage areas.</p>
Maximum Floor Plate for any Single Building	<p>85,000 sq. ft., provided that larger floor plates shall be permitted if the building is designed with articulation and other features to break up the bulk and mass thereof, to the extent practicable.</p>
Areas Regulations	<p>The following area regulations and setbacks shall apply to all Structures:</p> <p>Minimum Lot Area: 6,000 square feet Minimum Lot Width: None Minimum Lot Depth: None</p> <p>Setbacks: FM 2004 Building Setback: 25 feet* Interior Private Drives: 10 feet Interior lot line : 0 Feet Minimum front yard: 10 feet Minimum rear yard: 5 feet Minimum side yard: 5 feet Exterior boundary of PUD Property: 10 feet Minimum distance between buildings on the same Platted Parcel: 10 feet ** Minimum distance between buildings on separate Platted Parcels: 10 feet**</p> <p>*No drives or parking areas shall be permitted in the FM 2004 Building Setback of 25 feet. **Minimum building separation must be 10 feet except for buildings with common walls. No minimum separation required for buildings with common walls.</p>
Maximum Height of Buildings and Structures	<p>The maximum height of buildings and structures in Planning Area C shall be 75 feet (See also Section 3.04 regarding architectural features and mechanical equipment.)</p>

Figure 3.03	Planning Area C
Building Regulations	<p>Pre-engineered steel buildings, tilt-wall concrete buildings, or other suitable construction methods shall be allowed, provided, however, 100 percent of the total exterior walls, front and side walls, which face any public thoroughfare, excluding doors, windows and window walls, shall be constructed of brick, stone, masonry, pre-finished metal architectural panels or pre-cast concrete panels. Interior facing exterior walls, front and side walls may be finished with pre-finished metal wall panels.</p> <p>Fire protection, such as sprinklers, shall be required based on the 2006 International Building Code and applicable City ordinances. Automatic fire sprinkler systems shall not be required for indoor boat and RV storage.</p>

Figure 3.03	Planning Area R
Permitted Uses	<p>Permitted uses within Planning Area R shall include those uses set forth in District O-P, District E, District E-3 and District E-4 and District F of Zoning Appendix A, as well as the following described uses:</p> <ul style="list-style-type: none"> ■ General offices ■ Light manufacturing ■ Fabrication shops ■ Assembly ■ Warehousing ■ Storage ■ Research and development facilities ■ Flex space, which includes, but is not limited to: parts distribution facilities, light assembly, and contractor/artisan/antiques workshops ■ Medical and dental offices, clinics and laboratories ■ Financial institutions, including drive-through banks ■ Police and fire stations ■ Convenience stores ■ Stores for wholesale or retail sales ■ Restaurants (including sit-down, take-out and drive-through facilities) ■ Auto sales ■ RV, boat and motorcycle sales and storage ■ RV Park (See specific regulations set forth in Section 3.10, herein) ■ Indoor recreational facilities (including private health and wellness centers, indoor pools and training facilities, climbing walls, and dance studios) ■ Restaurants (including sit-down, take-out and drive-through facilities) ■ Community center buildings ■ Temporary construction trailers and offices, provided that construction offices and trailers are removed from the site within 30 days of the issuance of a certificate of occupancy for the building to which the office is appurtenant ■ Other uses similar in character to those specifically listed above, as approved by the Planning Board

Figure 3.03	Planning Area R
Accessory Uses	<p>Accessory uses within Planning Area R shall include:</p> <ul style="list-style-type: none"> ■ On-site indoor storage ■ On-site outdoor storage (not to exceed 150% of building size) with screening, as provided in Section 4.05, herein, or landscape buffering ■ Fleet vehicle parking and vehicle inventory, either located indoors or associated with an active principal use only ■ Outdoor restaurant seating ■ Outdoor plazas and gathering areas ■ Communication antennas, incidental to a principal use only ■ Parking and parking-related facilities, incidental to primary use ■ Other uses that are accessory or incidental to the primary uses and/or similar to accessory uses permitted for similarly zoned districts
Maximum Floor Area Ratio	<p>Maximum Lot Coverage by Structures: 50% Maximum Lot Coverage by Structures, Driveways and Parking: 90%</p>
Minimum Landscaped Area per Platted Parcel	<p>Minimum Landscaped Area: 10%</p> <p>Note: Additional landscape and buffering of Planning Area R may be provided by the City in part by integrating the design of the recreational/open space property owned (or to be owned) by the City adjacent to the Property.</p> <p>Note: The amount of landscaped area for a Platted Parcel may be decreased if (i) such change contributes to the overall character of the project, (ii) the type and/or quantity of the development is of such a nature to accomplish the objective of buffering the development on such parcel from other parcels, and (iii) storm water management techniques are used to reduce the impact of such change.</p> <p>Note: Landscaped Area clustering is encouraged near highway corridor frontage areas.</p>
Maximum Floor Plate for any Single Building	<p>65,000 sq. ft., provided that larger floor plates shall be permitted if the building is designed with articulation and other features to break up the bulk and mass thereof, to the extent practicable.</p>

Figure 3.03	Planning Area R
Setbacks for Buildings and Structures	<p>The following area regulations and setbacks shall apply to all Structures:</p> <p>Minimum Lot Area: 6,000 square feet Minimum Lot Width: None Minimum Lot Depth: None</p> <p>Setbacks: FM 2004 Building Setback: 25 feet* Interior Private Drives: 10 feet Interior lot line : 0 Feet Minimum front yard: 10 feet Minimum rear yard: 5 feet Minimum side yard: 5 feet Exterior boundary of PUD Property: 10 feet Minimum distance between buildings on the same Platted Parcel: 10 feet ** Minimum distance between buildings on separate Platted Parcels: 10 feet**</p> <p>*No drives or parking areas shall be permitted in the FM 2004 Building Setback of 25 feet. **Minimum building separation must be 10 feet except for buildings with common walls. No minimum separation required for buildings with common walls.</p>
Maximum Height of Buildings and Structures	<p>The maximum height of buildings and structures in Planning Area R shall be 75 feet. (See also Section 3.05 regarding architectural features and mechanical equipment.)</p>
Building Regulations	<p>Pre-engineered steel buildings, tilt-wall concrete buildings, or other suitable construction methods shall be allowed, provided, however, 100 percent of the total exterior walls, front and side walls, which face any public thoroughfare, excluding doors, windows and window walls, shall be constructed of brick, stone, masonry, pre-finished metal architectural panels or pre-cast concrete panels. Interior facing exterior walls, front and side walls may be finished with pre-finished metal wall panels.</p> <p>Fire protection, such as sprinklers, shall be required based on the 2006 International Building Code and applicable City ordinances. Automatic fire sprinkler systems shall not be required for indoor boat and RV storage.</p>

3.04 Heights of Architectural Features and Mechanical Equipment.

Architectural features, including, but not limited to, chimneys, cupolas, skylights, vents, elevators, stair towers, mechanical equipment and other roof appendages may exceed the maximum height otherwise allowed by an amount not to exceed 10 feet.

3.05 Interior Drive Standards.

In planning the interior tract ingress and egress drive lanes proposed for the Property, the multiple functions that drives serve have been carefully considered to balance the needs of trucks, auto travelers, bicyclists and pedestrians. In order to achieve the best fit between the transportation functions of

proposed drives and use compatibility, drive lanes will be installed based on anticipated traffic types and pursuant to geotechnical recommendations. Interior connections between sub-areas may be included in site plan approval for portions of the Property.

3.06 Mixed-Use Development.

Central Park Development has been designed as a mixed-use development to further the design objectives set forth in Article II. Accordingly: (a) each Parcel may contain one or more buildings; (b) different uses may be contained within the same building; and (c) buildings containing one type of use may be located on the same Parcel as buildings containing a different type of use.

3.07 Open Space.

- (a) **Requirements.** Usable open space shall be provided in the following amounts:
 - (i) 10% of the developed land area within Planning Area C
 - (ii) 10% of the developed land area within Planning Area R
- (b) **Adjacent Open Space.** It is anticipated that the City will integrate certain designated areas adjacent to the property as open space buffer zones for the Property to ensure a suitable transition between the Planning Areas and the proposed City recreation areas.

3.08 Signage.

- (a) **Standards for On-Premises Signage According to Planning Area.** The on premise signage standards set forth in Chapter 98 of the Code shall apply to on-premise signs within the Property, subject to the following exceptions, which will supercede the requirements of the Code:
 - (i) To promote individual site continuity, all signs shall be constructed of materials that are consistent and complementary to the buildings they serve.
 - (ii) All materials used in signage, except temporary signage, shall be durable, of permanent nature, require minimum maintenance and be resistant to weathering and staining.
 - (iii) Ground mounted illumination shall be from a concealed light source only.
 - (iv) Rear illuminated awning signs or awnings illuminated from a lighting source mounted behind the awning are prohibited.
 - (viii) Portable signs, sandwich boards, trailer signs and signs attached to structures with one (1) or more wheels are prohibited.
 - (ix) Off-premises billboard signs are prohibited. Notwithstanding the foregoing, off-premise signs that are not billboards (such as off-premise roof signs, free-standing signs that are not billboards, bench signs, etc.) shall be permitted subject to the requirements of the Code.
 - (x) Rooftop signs are prohibited.
- (b) **Pole-Supported Signs.** On-premises pole signs shall be permitted subject to the following standards:
 - (i) One pole mounted sign shall be permitted in Sub-Area R. The pole mounted sign shall be allowed to have a maximum surface area of up to 160 square feet, with an overall maximum pole height of 42 feet. The minimum bottom height of the pole mounted sign shall be nine feet. The pole mounted sign may be two sided, externally illuminated, and may advertise up to a maximum of two businesses located within Sub-Area R. The location of the pole mounted sign shall be approved with the applicable Site Plan.

3.09 Parking. The minimum number of parking spaces required for non-residential development within the Property is set forth in Section 4.05.

3.10 RV Park. The use of any portion of Planning Area R for an RV Park shall comply with the standards and requirements set forth in Figure 3.10:

Figure 3.10	RV Park Requirements
Type of RV Park	Only an "Advanced Amenity Supported RV Park" shall be allowed in Planning Area R. An "Advanced Amenity Supported RV Park" is defined as an RV Park for recreational vehicle users designed with high-end criteria and upscale amenities.
Size and Density	<p>Size: Ten (10) to 32 acres</p> <p>Maximum density: Twelve (12) spaces per acre</p> <p>Pads: 30-foot minimum width pad sites (the width of pad sites shall be deemed to include the landscape island, curb and gutters, and paved parking area)</p>
Sanitary Sewer and Water Services:	<p>a. Each RV Park shall have city water and sewer services.</p> <p>b. City water will be provided at a water meter and vault which are complete and ready for automated water meter reading in accordance with the cities specifications. The water meter, vault, backflow preventer, and all other necessary appurtenances will be provided at the expense of the Owner of the RV Park. Upon inspection and acceptance by the City, the water meter, vault and related appurtenances shall become the property of the City. The City will service and maintain said water meter, vault, and appurtenances after acceptance by the City. The Owner of the RV Park shall remain the owner of the backflow preventer and is responsible for maintaining the backflow preventer including an annual test of the backflow preventer by a licensed backflow preventer tester. The results of each annual backflow preventer test must be provided to the City utilities department within 30 days of the test. The Owner of the RV Park shall own and be responsible for the water distribution system from the water meter.</p> <p>c. The RV Park potable water distribution system must be in accordance with applicable City, state and federal engineering, plumbing, and regulatory requirements in effect at the time of construction/installation of the RV Park.</p> <p>d. The RV Park fire water system must be separate from the potable water distribution system. If potable water pressure from the water meter is not adequate to meet fire water system requirements, the RV Park will acquire additional fire water booster pumps and fire water storage, if necessary. Any such additional requirements related to the fire water system will be at the expense of the Owner of the RV park. The Owner of the RV Park will be responsible for maintaining all such additional equipment and assets.</p> <p>e. Only sanitary sewage and gray water are allowed to be transmitted to the City sewer system from the RV Park. No area drain flows, storm water flows, or washdown water will be allowed into the City's sewer system from RV Park.</p>

Figure 3.10	RV Park Requirements
Fire protection system	Fire protection, such as sprinklers, shall be required based on the 2006 International Building Code and applicable City ordinances.
Dry Utilities	Each space shall have connection to electricity, phone, cable and/or data. All electrical, phone and cable lines shall be installed underground from connection to point of service. Electrical service to each space shall be a minimum of 30 to 50 amps.
Minimum Setbacks	RV's shall be located at least five feet from any buffer area, at least five feet from any private road, at least 10 feet from any service building, service area, recreation area, or from another RV space and at least 10 feet from any boundary of the RV park. Service buildings, service areas and recreation areas shall be located at least ten feet from any private road, RV space or grouped bay parking area.
Minimum landscape buffers:	A buffer area shall be provided immediately within all boundaries, all of which shall be loamed, seeded and planted with grass and at least one row of tall deciduous trees planted no more than 20 feet apart, and one or more rows of bushy shrubs or hedge capable of attaining a height of at least five feet within three years. Plants shall be hardy, appropriate for the use and location, and planted so as to thrive with normal maintenance. The required buffer area shall be minimum of 10 feet in depth within all other boundaries. No RV may be located within a buffer area. No building or structure may be erected or placed within a buffer area, except a sign, fence or wall. No refuse-disposal area shall be located within a buffer area. No plant materials or land may be deposited or removed within a buffer area except as a part of recognized landscaping scheme or except for emergency access.
Roads	<p>All interior roads, drives and pad sites shall be privately constructed of concrete pavement.</p> <p>For angled parking: All two way roads shall be a minimum of 25 feet in width. All one way roads shall be a minimum of 20 feet in width.</p> <p>For straight in parking add five feet to width of roads.</p> <p>Concrete roads shall be constructed in accordance with City of Texas subdivision standards (curbs are not required).</p>
Drives and parking pads:	Drives and parking pads shall be constructed with a minimum five inches thick, 3,000 psi concrete pavement reinforced with #4 bars on 18 inch centers. Sub-grade shall be compacted to 95 percent SPD, or as otherwise recommended by the geotechnical evaluation of the Property. Each park shall accommodate drive-thru and back-in spaces.

Figure 3.10	RV Park Requirements
Drainage:	Open ditch/swale drainage is allowed within the park site. Ditches/swales shall be constructed with gentle side slopes and at least three percent profile grades. The RV Park shall provide sufficient RCP culverts for all drive and walkway crossings and outfalls. Interior drainage system shall be designed to 2CFS per acre run off.
Offsite drainage/utilities:	The Owner of the RV Park shall be responsible to provide sufficient off-site drainage and utility facilities if sufficient utilities do not exist.
Walkways	A hard surface walkway system shall be installed from each RV site to each building and amenity site.
General requirements and rules:	<p>(1) Projects may be single-use or developed as part of a larger resort or residential development.</p> <p>(2) No RV shall be located anywhere but in an RV space and only one RV shall be located within any RV space.</p> <p>(3) The only structures or vehicles which may be placed in an RV space, other than storage structures provided by the management of the park, are one RV and two motor vehicles.</p> <p>(4) No part of any RV park shall be used for the parking or storage of any heavy equipment or trucks exceeding one-ton capacity.</p> <p>(5) No home occupation or business shall be operated from an RV park.</p> <p>(6) No structural additions to any RV shall be allowed in the RV Park, and park model or manufactured home shall be prohibited. (Mobile homes are prohibited from RV sites).</p> <p>(7) Each RV space shall have sufficient unobstructed access to, or frontage on, an RV park road, so as to permit the movement of RV's.</p> <p>(8) All refuse containers shall have an animal proof lid and shall be maintained in a clean and sanitary condition. Garbage and refuse shall be disposed of in such a manner to control flies, rodents and odors.</p> <p>(9) All roads, walkways, grouped bay parking and service areas shall be provided with lighting adequate to ensure the safety of vehicular and pedestrian traffic but shall be arranged as far as possible to reflect away from RV spaces.</p> <p>(10) All entrances and exits from the RV park shall be forward motion only.</p> <p>(11) No entrance or exit shall be located closer than 60 feet to the intersection of two streets.</p> <p>(12) Lot spaces shall be labeled with numbers to augment identification by 911 operations.</p>

Figure 3.10	RV Park Requirements
	<p>(13) Signage and outside lighting shall be in accordance with the City's sign ordinance. All signage must be reviewed and approved by the building department.</p> <p>(14) All unpaved portions of the RV Park shall be maintained with established lawn/turf for landscaping in accordance with the landscape requirements of this PUD.</p>
Required amenities:	<p>(1) Business office with management staff on duty in the park 24 hours per day.</p> <p>(2) Laundry room with the capacity of one washer and one dryer for each 15 spaces.</p> <p>(3) Restroom/shower facilities. Men and women restroom facilities must each have one toilet, one sink and one shower for each 60 spaces. All buildings in the RV Park shall be finished and provided with air conditioning and heating.</p> <p>(4) Each RV Park shall contain an open space/recreation area equivalent to five percent of the gross park area.</p> <p>(5) Each RV Park shall contain a club house/meeting room equivalent to ten square feet per park space with a minimum of 1,500 square feet.</p> <p>(6) Activity areas in addition to open space recreation areas which provides activities such as swimming, fishing, boating, walking trails or related items.</p>

ARTICLE IV - ADDITIONAL STANDARDS

4.01 General Architectural Standards.

- (a) **Building Sides.** The sides of all buildings shall include a color composition complimentary to the buildings' front façade; however, alternative building system materials may be used.
- (b) **Building Walls.** Building walls should be articulated with a change in surface material, color or surface plane to break up the bulk and mass thereof. No parapet or roofline should exceed one half of the length of the building facade without a change in elevation. Primary building entrances should be identified with architectural details such as towers, projections, varied roofs, framing elements or covered entryways.
- (c) **Facades.** Buildings with long facades should be designed with vertical breaks to create differentiation along the front facade. This can be done with columns, indented wall panels, and/or articulation of massing and/or changes in material, texture, and/or color.
- (d) **Building Corners.** Corners of buildings should be highlighted with special design features to increase visual interest where appropriate. Entrances, display windows or other glazing types are encouraged at walls that face the street.

- (e) **Building Entrances.** Building entrances should be set back from drive curblines a minimum of 20 feet.
- (f) **Mechanical and Telecommunication.** All ground-mounted mechanical equipment shall be reasonably screened with walls, fences, or landscaping, except RV utility connection posts or other equipment where screening inhibits function or service. Telecommunications structures shall be integral to and compatible with the building structures, to the greatest extent practicable.

4.02 Off-Street Parking Standards.

The minimum number of parking spaces required for various uses are as follows:

Use	Minimum Parking Requirement
Office	3 spaces/1,000 square feet gla
Financial institutions	4 spaces/1,000 square feet gla
Retail sales	5 spaces/1,000 square feet gla
Wholesale sales	1 space/1,000 square feet gla
Auto/RV/Motorcycle sales	1 space/300 square feet of sales and showroom area, plus 1 space for every bay in garage and repair area, plus 1 space for each vehicle used or stored on premises, plus spaces for vehicles for sale or lease
Restaurants and Bars	10 spaces/1,000 square feet gla
Theaters	1 space per 4 seats, plus 1 space per 4 employees
Hotels	1 space per each guest room, plus 1 space per 3 employees
Hospitals	2 spaces per bed, plus 1 space per 4 employees
Outpatient Surgery Centers	3 spaces/1,000 square feet gla
Medical offices	5 spaces per each doctor practicing in the building
Nursing Homes/Assisted living facilities	1 space per 4 beds, plus 1 space per 2 employees
Convenience Stores	1 space/150 square feet of convenience retail area
Indoor recreational uses	4 spaces/1,000 square feet gla
Day care	4 spaces/1,000 square feet gla
Research and development	1 space /1,000 square feet, plus 1 space per 4 employees
Assembly/light manufacturing	1 space/1,500 square feet, plus 1 space per 3 employees
Flex space	1 space/1,000 square feet, plus 1 space per 4 employees
Recreation center	1 space/300 square feet
Schools	K-6: 1 space per classroom, plus 1 space per office plus loading for buses 7-12: 2 spaces per classroom, plus 1 space per office plus loading for buses
Public safety facilities (fire, police, etc.)	3 spaces/1,000 square feet of gla

4.03 Fences and Retaining Walls.

- (a) **Fences.** Fences, for all use areas, unless otherwise noted, shall be subject to the following:
 - (i) Although permitted, no fencing shall be required by the City along the perimeter of the Property.
 - (ii) The maximum height of fences in all Planning Areas shall be 8 feet, except as noted below.

- (iii) There shall be no maximum length of any solid fence.
 - (v) Barbed wire fences are not permitted in any Planning Area.
 - (vi) Only architectural fencing shall be allowed within 100 feet of any highway/corridor frontage area (i.e FM 2004), chain-link fencing shall not be allowed.
 - (vii) Any screening necessary to buffer building components or activities (such as trash receptacles, mechanical equipment, storage yards, etc.) can consist of materials that are used in the construction of the associated structure or materials that compliment the associated structure. Except as set forth in Section 4.03(a)(vi), above, with the approval of the Planning Board, extensive enclosures may be chain-link fence, and may use slat inserts or fabric screen materials
 - (viii) Permits are required prior to the construction of any fence.
- (b) **Retaining Walls.** Retaining walls, for all use areas, except as otherwise noted, shall be subject to the following:
- (i) The maximum height of any single retaining wall shall not exceed 8 feet and shall require an engineer's certification of stability, and shall be located no closer than 8 feet from rights-of-way and easements. Notwithstanding the foregoing, retaining walls in excess of 8 feet in height and/or closer than 8 feet from rights-of-way may be constructed if doing so would result in accomplishing other objectives of the restrictions herein.
 - (ii) A minimum 4-foot wide planting area must be provided between multiple, stair-stepped retaining walls (unless an engineer's certification is provided that recommends or approves of a smaller area) and landscaped with a minimum of 4 shrubs and one tree per 30 linear feet of wall.
 - (iii) Unless an alternative design that breaks up the mass of a retaining wall is used, the maximum length of any smooth surface retaining wall over 2 feet in height shall not exceed 50 linear feet without varying the surface by:
 - A. off-setting by at least 4 linear feet for a distance of at least 4 linear feet; or
 - B. changing the surface materials to a complementary material for a minimum of 4 linear feet.

4.04 Landscape Requirements.

Landscaping requirements are intended to reduce the negative effects of glare, noise, erosion, and sedimentation caused by expanses of impervious or unvegetated surfaces. These requirements are also intended to preserve and improve the natural and urban environment and enhance the aesthetic qualities of the City. To promote flexibility in design, alternative landscaping plans not in compliance with the standards below may be implemented so long as the landscaping, to the greatest extent practicable, enhances the relationship of a project to its surroundings, utilizes native species, mitigates the impact of site development by buffering from abutting properties and promotes the long-term health and success of installed landscaping.

- (a) The minimum landscaped area of each Planning Area shall be as set forth in Figure 3.03, herein.
- (b) Required landscaping shall be distributed throughout the required open spaces with design concentrations of plantings occurring at entrance drives and other public areas where concentrated planting will provide the maximum visual benefit.
- (c) Required landscaping shall not include driveways, paved walks, or right-of-way or easements for streets or alleys.
- (d) Tree species shall be a minimum of seven feet overall height immediately after planting. Trees of species whose roots are known to cause damage to public roadways or other public works shall be

prohibited.

- (e) One tree per 500 square feet of designated landscaped area is required. A minimum of one tree per lot or tract is required. All trees shall be planted in the areas which are visible from the street. Trees shall not be planted in the right-of-way.
- (f) Trees shall be a minimum of three-inch caliper, staked and wrapped, and shall be live oak, red oak, cedar elm, bald cypress, silver maple, Japanese black pine, palm, or other trees of similar quality as approved by the director of parks and recreation. Yaupon, crepe myrtle, and other similar trees shall not be required to be a minimum of three-inch caliper, but shall not exceed 20% of the required tree quantity.
- (g) In instances where healthy plant material exists on a site prior to its development, the application of the above landscaping requirements may be adjusted if such an adjustment is consistent with and will preserve the intent of this PUD.
- (h) All plant material shall be maintained at all times in a living and growing condition.
- (i) A landscaping plan, demonstrating compliance with the provisions of this section, shall be submitted to the City Planner.
- (j) Synthetic or artificial lawn or plant material shall not be used to satisfy the requirements of the landscape requirements.
- (k) Landscape areas of RV park islands shall contain 1 tree and a minimum of 4 shrubs. Landscape islands smaller than 30 feet shall contain at least 1 tree and 4 shrubs.

4.05 Outdoor Storage.

- (a) **Screening Required.** Outdoor dumpsters shall be screened from public view with a solid fence or wall, and landscaping. The point of access must be screened by a solid gate, but no landscaping is required along this side.
- (b) **Highway/Corridor Frontage Areas.** Only architectural fencing shall be allowed within 100 feet of any highway/corridor frontage area (i.e. FM 2004), chain-link fencing shall not be allowed.
- (c) **Screening Materials and Design.** Screening fences and walls may be made of the same finish materials as the building they serve, or, with the approval of the Planning Board, by use of chain-link fence with landscaping, slat insert or screen fabric attached (except as set forth in Section 4.05(b) above).
- (d) **Not in Front Setbacks.** Outdoor dumpsters are prohibited within the required front building setback of a lot on FM 2004.

4.06 Outdoor Displays of Merchandise.

Outdoor displays (or storage) of merchandise shall be permitted only to the extent permitted in an approved site plan for the subject project. Criteria for approving such outdoor displays or storage shall include:

- (a) a requirement that all outdoor displays and storage of merchandise shall be located close to buildings and shall be limited in size to the extent practicable; and
- (b) no merchandise shall be displayed in parking areas or along roadways.

4.07 Construction and Life Safety Standards. Construction of Improvements to the Property, and related life safety requirements, such as fire sprinklers, shall adhere to the requirements set forth in the 2006 International Building Code and applicable City ordinances.

4.08 Governing Documents. The recordation of applicable Covenants for one or more portions of the Property, and the creation of any applicable Owner Association incident thereto, shall not be required for the approval of any Plat, Subdivision Master Plan, Platted Parcel or Site Plan.

ARTICLE V - MISCELLANEOUS

5.01 Incorporation of Exhibits. Exhibit A and Exhibit B attached hereto are hereby fully incorporated into and shall be deemed part of this PUD.

5.02 Relationship to the Code. If this PUD addresses a development standard, requirement or procedure (e.g., setbacks, building height, area of signs, site plan approval procedure, etc.) the provisions of the Code with respect to such standards, requirement or procedure shall not apply. If this PUD does not address a standard, requirement or process, then the provisions of the Code shall apply. To the maximum extent possible, the City and Developer desire this PUD to govern the Development of the Property.

5.03 Repeal of Existing PUD. Any existing planned unit development for the Property shall be deemed repealed and replaced in its entirety by the adoption of this PUD.

EXHIBIT A
Legal Description of the Property

Approximately 66.9228 acres in the 2800-3600 Block of FM 2004

EXHIBIT B
Planning Areas

DEVELOPMENT MASTER PLAN

CENTRAL PARK



RV / BOAT
AND PRIVATE
STORAGE
UNITS

RV CAMPING
CENTER

FLEX OFFICE
SHOWROOM
RETAIL
FABRICATION
SMALL SHOP
WAREHOUSE



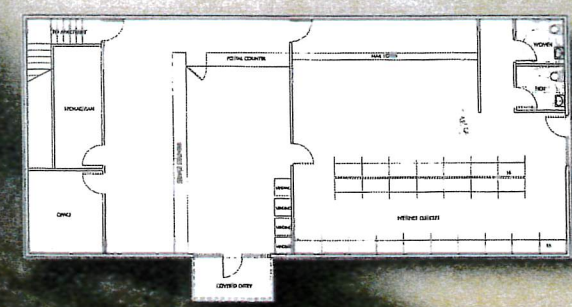
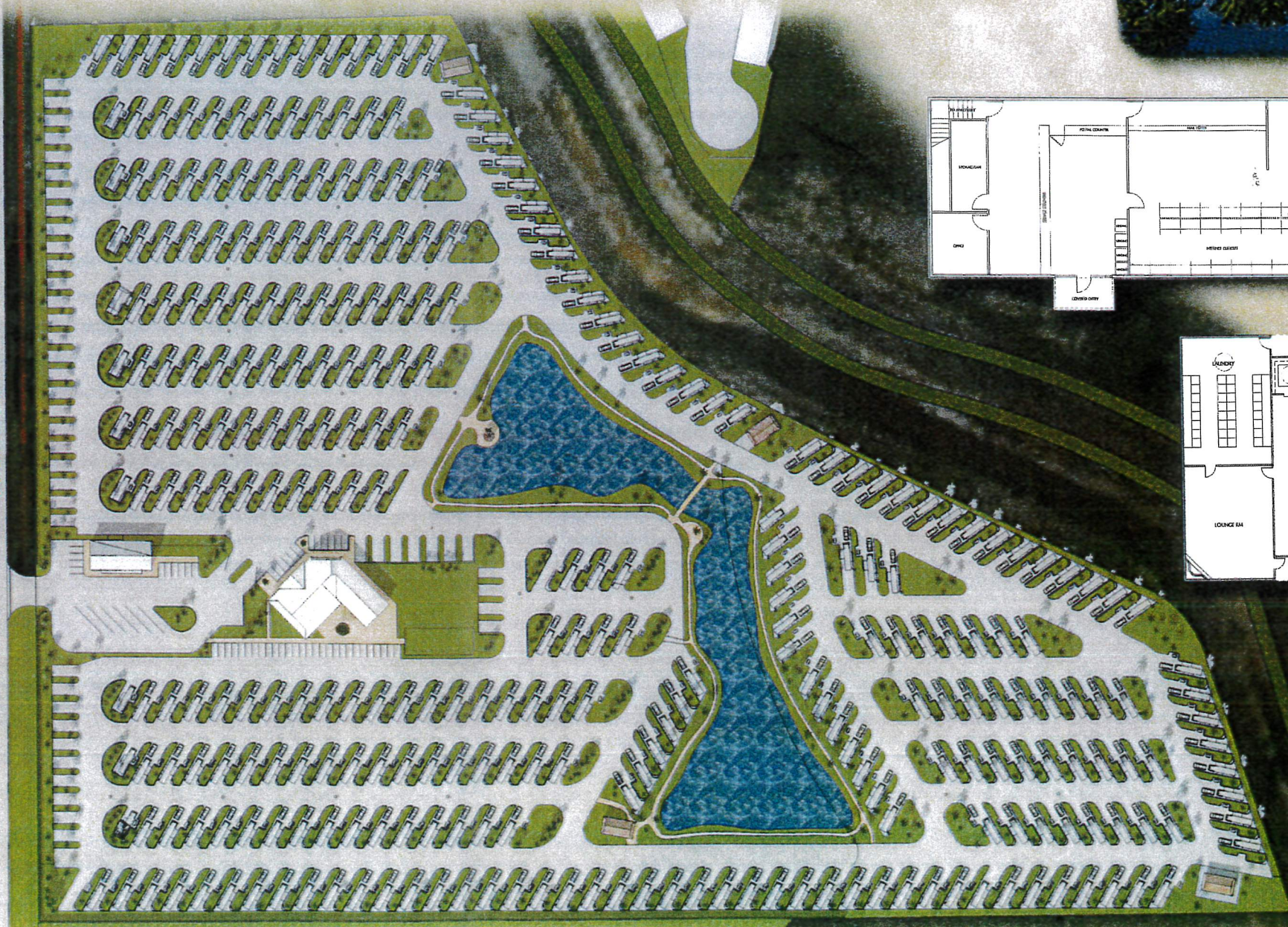
ENLARGED DEVELOPMENT AREA - RV CAMPING CENTER



RV CAMPING CENTER

- * 31.09+ ACRE SITE
- * 300 + RV AND TRAILER CAMP SITES
- * SALES OFFICE / MAIL / BUSINESS CENTER
- * CLUB HOUSE WITH POOL, FITNESS, MEETING, LAUNDRY SERVICES
- * REMOTE BATH/SHOWER FACILITIES
- * 24 HR OPERATION AND SECURITY
- * DOG PARK / PLAYGROUND
- * LAKE WITH WALKING TRAIL
- * EXTENSIVE LANDSCAPING
- * GATED ACCESS / WIFI

FM 2004



ENLARGED DEVELOPMENT AREA - FLEX OFFICE SHOWROOM



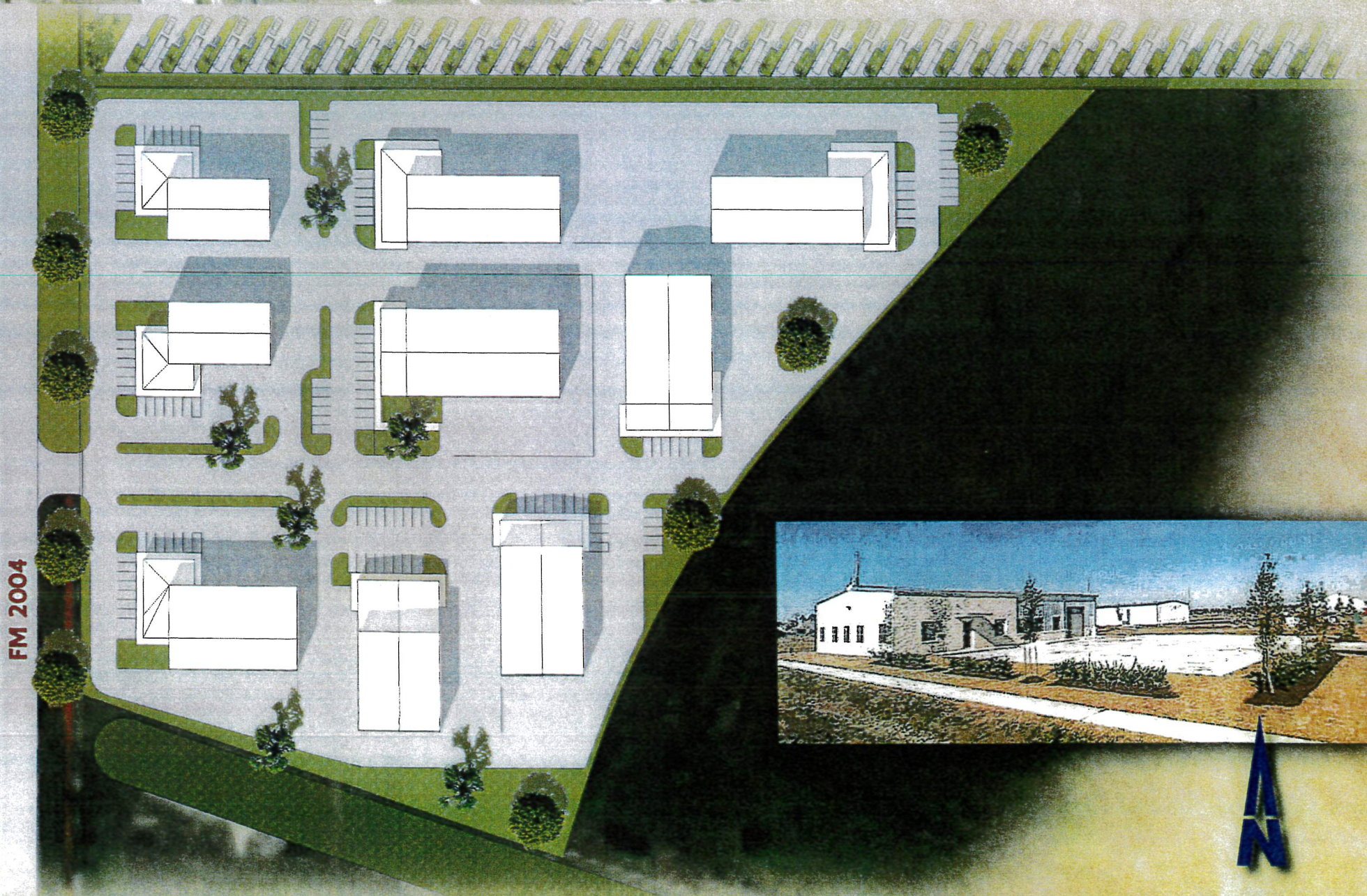
CENTRAL
PARK



FLEX OFFICE / SHOWROOM / RETAIL

- * 10.85 ACRE SITE +/-
- * UP TO 190,000 SF ROOF (40% COVERAGE)
- * 18' CLEAR INTERIOR AND HIGHER
- * PARKING QUANTITY BY NEED AND ACORDING TO THE PUD
- * ACCESS TO FM 2004
- * PUD PLANNING AREA "R" USES Including but not limited to:
 - Office
 - Warehouse
 - Showroom / Sales
 - Assembly / Light Manufacturing

Site plan depicts the use of office/warehouse



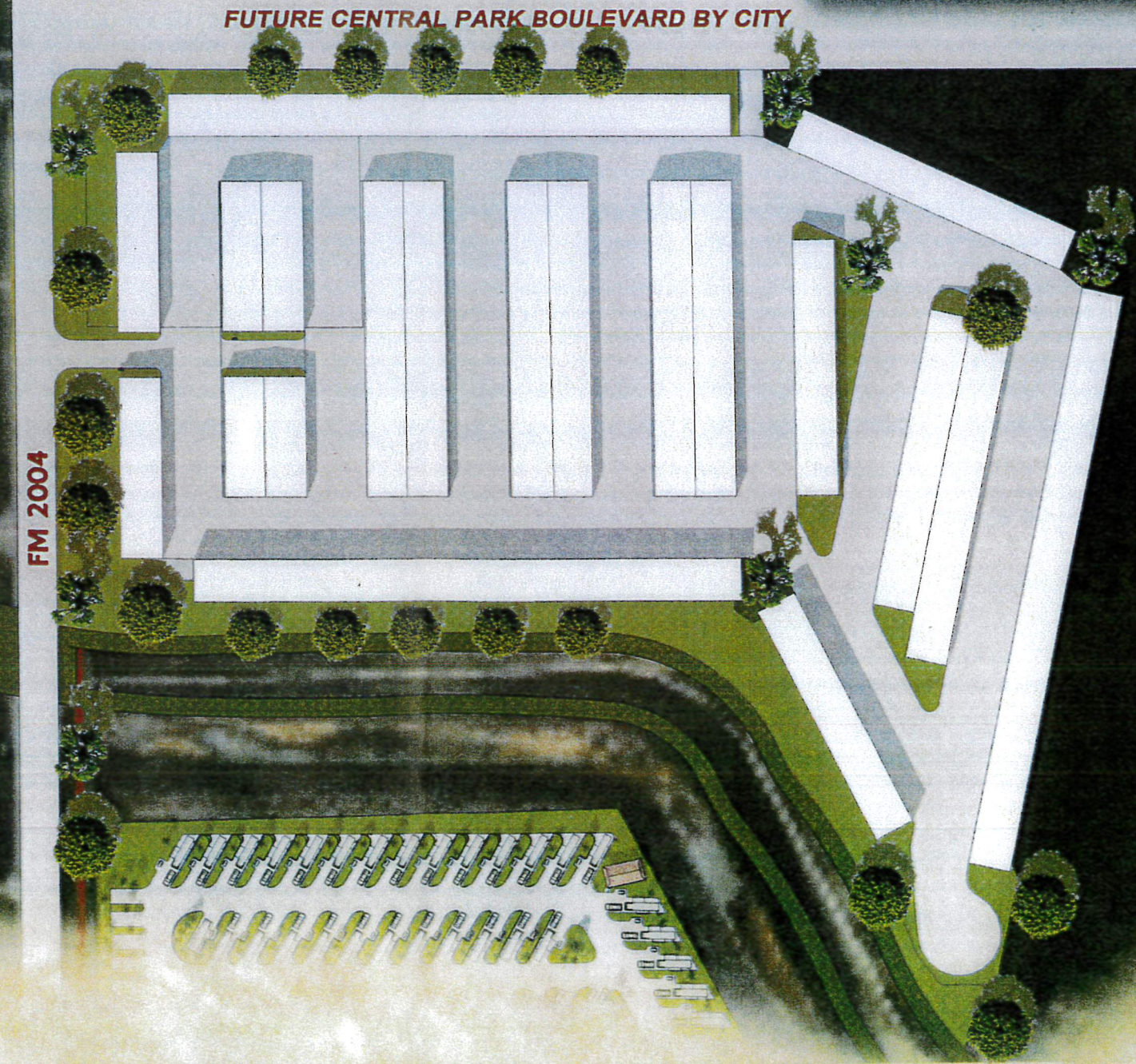
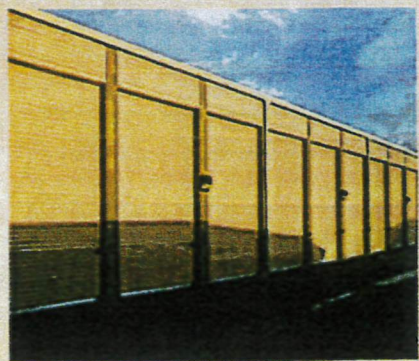
ENLARGED DEVELOPMENT AREA - RV / BOAT STORAGE



CENTRAL
PARK

RV AND BOAT STORAGE - AREA "C"

- * 16.43+ ACRE SITE
- * MAXIMUM LOT COVERAGE 50%
- * 18' CLEAR AND HIGHER
- * INDIVIDUAL OVERHEAD DOOR ACCESSED ENCLOSED VEHICLE STORAGE UNITS
- * PARKING QUANTITY BY NEED
- * DRIVE ACCESS TO FM 2004 AND EMERGENCY ACCESS TO FUTURE CENTRAL PARK BLVD
- * POTENTIAL PHASED CONSTRUCTION
- * USES:
 - WAREHOUSE
 - VEHICLE STORAGE
 - INDIVIDUAL UNIT OFFICE / WORKSPACE
 - PERSONAL STORAGE



CITY COMMISSION REGULAR MTG

(5) (d)

Meeting Date: 09/05/2018

Rezoning Public Hearing - Jerry LeBlanc - Cobblestone

Submitted For: Jean Vincent, Transportation and Planning

Submitted By: Jean Vincent, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST (Brief Summary)

Jerry LeBlanc requests to rezone to PUD (Planned Unit Development) to construct a new 584 lot subdivision. Being a 161.96 acre tract out of Lots 5,7 and 9 of the Waterman's S/d, W.K. Wilson Survey. Located west of FM 2004 and north of Rainsong S/d.

BACKGROUND

This rezoning request came before the Zoning Commission on August 7, 2018 for a Public Hearing. After hearing all pertinent information from the applicant, the members voted unanimous approval of the rezoning request. This proposal was also granted approval by the Planning Board of July 3, 2018.

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

PUD Document

Zoning Exhibits

Planned Development District

For

COBBLESTONE

Prepared For
Rainsong Partnership, LLC

Planner:
AECOM

Engineer:
Tejas Engineering Management, LLC

December 2017

Table of Contents

Introduction

- I. Site Inventory Analysis**
 - A. Physical Opportunities and Constraints
 - B. Surrounding Land Use
- II. Project Description**
 - A. Land Use
 - B. Development Phasing
 - C. Street and Circulation System
 - D. Central Park Road Phasing
 - E. Parks and Open Space
- III. Zoning**
 - A. Existing and Surrounding Zoning
 - B. Proposed Zoning
 - C. Open Space Zoning District Variance
- IV. Utilities**
 - A. Water Distribution System
 - B. Wastewater Collection System
 - C. Stormwater Drainage System
 - D. Flood Levels and Potential Flooding

Exhibits

- Exhibit A – Area Location
- Exhibit B – Aerial
- Exhibit C – Project Survey
- Exhibit D – Project Legal Description
- Exhibit E – Conceptual Land Use
- Exhibit F – Parks and Open Space
- Exhibit G – Existing Zoning
- Exhibit H – Proposed Zoning
- Exhibit I – Conceptual Utilities
- Exhibit J – Amenity Map
- Exhibit K – Main Entry
- Exhibit L – Rec. Site Character

Introduction

This planned development document was prepared pursuant to the City of Texas City ordinances related to Planned Development District (PD). The purpose of this PD is to encourage flexibility in the use and development of land in order to promote the most appropriate uses; to provide a high level of amenities; and to provide flexibility in the development of land subject to the development standards coordinated with the necessary public services and facilities.

The Cobblestone PD is a residential project located entirely within Galveston County Municipal Utility District 31, and is bounded to the north by the Galveston County Water Company Canal, to the east by FM 2004, to the south by the Demondtrond detention pond, and to the west by vacant, unimproved property. The Cobblestone PD also wraps around the north and west of the existing Rainsong development. Exhibit A, Area Location Map, illustrates the location of the subject property.

I. Site Inventory Analysis

A. Physical Opportunities and Constraints

Consistent with property in this region, the project is relatively flat with elevations ranging from 18' to 22'. The site is void of quality vegetation and is primarily covered with native brush and Chinese Tallow. Existing physical constraints affecting development of the property include the following:

1. located entirely within Galveston County Municipal Utility District 31
2. bounded to the north by the Galveston County Water Company Canal
3. bounded to the east by FM 2004
4. bounded to the south by the Demondtrond detention pond site
5. bounded to the west by vacant, unimproved property
6. a 20' wide Houston Pipeline and 20' wide Kinder Morgan pipeline bisect the property, basically east/west
7. the proposed extension of Central Park Road will also bisect the property east/west
8. an existing north/south drainage ditch connects to Galveston County Drainage District ditch #6, and then to Moses Bayou and Moses Lake

9. a 7.5' Texas New Mexico Power easement runs across the southern boundary
10. In addition to the existing constraints outlined above, the development of the site is further constrained by various required proposed physical features including roadways, drainage facilities and detention basins.
11. There are three oil well sites within the project boundaries:
 - a) The well site located north of the pipeline, adjacent to FM 2004, will remain a drill site and will be screened from the residential with fences and/or planting.
 - b) The well site located between Central Park Road and Groveshire Drive, adjacent to FM 2004, is to be abandoned and plugged.
 - c) The well site located north of the pipeline, on the west side of the amenity/detention pond, is to be abandoned and plugged.

The existing site constraints can be seen on Exhibit B, Project Area Map, and Exhibit C, Project Survey, included in this document.

B. Surrounding Land Use

1. **Land uses surrounding the project are primarily undeveloped, with the exception of the Rainsong single-family residential development to the southeast. The surrounding land uses can be seen on Exhibit A, Area Location Map, located in the Exhibits section of this document.**

II. Project Description

A. Land Use

The project will be comprised of single-family residential, parks, recreation areas, walking trails, detention/amenity ponds and residential services. The proposed uses are illustrated on Exhibit E, Conceptual Land Use Plan, in the Exhibits section of this document.

Exhibit E illustrates the project and the various constraints (existing and proposed) associated with the subject property, including easements, street system and drainage facilities. One of the drainage features depicted on Exhibit E is a potential future drainage easement along the southern boundary that could potentially provide drainage for tracts west of Cobblestone. There are two primary access points: FM 2004, and from the proposed extension on Central Park Road which will bisect the development in an east/west direction.

The single-family residential product in this development will consist of lot widths that vary from 40' to 60', with lot square footage ranging from 4,000 sq.' to 7,200 sq.' The residents of Cobblestone will enjoy the benefit of a neighborhood sidewalk and trail system that provides safe, convenient pedestrian access to parks and open space from various regions of the development. The individual residential cells will be developed with varying lot sizes as market conditions dictate and may be moved or adjusted as necessary to allow for flexibility in response to changes in economic and market conditions as well as engineering issues.

The Cobblestone lot yield will be approximately 580 lots, consisting of: 25% – 40' lots; 17% – 45' lots; 36% – 50' lots; and 20% – 60' lots. Homes on the 40' and 45' lots will start in the low \$200,000's, with the 50' and 60' lots being upwards of \$260,000. Lot density will be approximately 3.4 lots per gross acre. The projected population of the overall development is estimated to be approximately 1,752 people, based on three individuals per household (source: Metro Study). The table below lists the various land uses as illustrated on Exhibit E, along with the respective acreages and percentage of the gross land area.

Land Use Category	Acreage	% of Gross Acreage
Constraints:		
Central Park Road (100' width)	5.99	3.70 %
American Canal	7.64	4.72 %
Community Elements:		
Interior Street System	34.56	21.34 %
Parks/Recreation/Open Space/ Landscape Reserves/detention & Amenity Ponds	27.36	16.89 %
Residential:		
Single-Family Residential Lots	81.07	50.06 %
Commercial:		
Neighborhood Service (D)	5.34	3.30 %
Totals:	161.96	

B. Development Phasing

It is anticipated that Section 1 of this project will begin construction in June of 2017, after City Commission approval, and will be developed in six phases, over a six year period. The intersection of FM 2004 and the proposed east entry, Copperfield Street, will be constructed along with Section 1. The first phase entry road and related infrastructure will be constructed prior to the first residential lot sales. The timing of future phases will be dependent upon market driven forces.

C. Street and Circulation System

The project will be bisected in an east/west direction by Central Park Road, which will be a divided boulevard in a 100' wide right of way. Central Park Road connects to FM 2004, which bounds the east side of the Cobblestone development. FM 2004 is a major roadway in Texas City that is maintained by the Texas Department of Transportation (TxDOT). The initial access point will be Copperfield Street, off of FM 2004. Residential lots will not have driveway access onto the collector road, which will allow for the roadway to adequately and efficiently serve the traffic generated from the neighborhood cells. On-street parking will not be allowed on collector roads.

D. Central Park Road Phasing

Central Park Road is to be constructed in 3 segments. During the construction of Cobblestone, Section 2, the first segment of Central Park Road will be extended from the existing end of pavement, through the intersection of Fawnwood Drive. The second segment, to be constructed in conjunction with Cobblestone, Section 3, will extend from the Fawnwood Drive intersection to the entrance of Cobblestone, Sections 4, 5 & 6. The north collector road will also be constructed at this time to provide a second point of access to Cobblestone, Sections 1 through 3. The remaining segment, from the Section 4, 5 & 6 entrance, to the west boundary line of Cobblestone, will be constructed in conjunction with Section 5.

E. Parks and Open Space

Parks and open space accounts for approximately 16.89 % (27.36 acres) of the gross acreage in the overall project. The open space is comprised of landscape reserves, parks and walking trail systems. The parks and open space plan for the Cobblestone development are illustrated on Exhibit F, Parks and Open Space Exhibit, included within this document.

The City of Texas City parks and open space requirement states that one half acre of park land for every 200 proposed dwelling units be dedicated to the City for the use of parks. Based upon the estimated number of single-family residences, the project will be required to provide 1.46 acres of park land. Compliance with the parks and open space requirements for land dedication will be accomplished by the contribution of 3.6 acres of land designated as a park. The homeowners association will be responsible for maintaining the park, all landscaped areas and open spaces utilized by the residents as amenity, as well as the open space/pipeline easement and the frontage along FM 2004.

The roadway medians and landscape reserves within the Cobblestone development shall be landscaped and irrigated. These areas will be maintained by the homeowners association that will be created for this project. The detention/amenity ponds and adjacent areas will be maintained by the municipal utility district and/or homeowners association that serves the development.

The Community Park will be constructed after the completion of Section 2 and will consist of the following amenities: The community park will include a splash pad/play area, community pavilion, and a large open lawn area suitable for impromptu games. Trails, seating areas, and a playground will also be provided.

The Pocket Park will be constructed along with Section 3 and will consist of the following amenities: Sidewalks, Planting, Open Lawn space for free play.

Other neighborhood amenities will consist of: A main entry monument and low height retaining walls located at the entrance to the community from FM 2004. Wet-bottomed amenity/detention ponds complete with aeration to prevent stagnant water. 5' wide sidewalks and trails connect the community throughout.

Since area D will be rezoned as neighborhood commercial, there will be an agreement between Rainsong and Cobblestone HOA's that would allow Rainsong residents to use the Cobblestone facilities.

III. Zoning

A. Existing and Surrounding Zoning Districts

The existing zoning district for the subject property is PUD. The surrounding undeveloped property surrounding the subject tract is currently zoned as Single Family Residential (A). And, the existing Rainsong development is zoned as PUD. The zoning district designations for the subject tract as well as surrounding area are illustrated on

Exhibit G, Existing Zoning District Map, included in the Exhibits section of this document.

B. Proposed Zoning

Each of the proposed land uses have been assigned zoning district categories consistent with the current Texas City Zoning Ordinance regulations as of the date of this document. Exceptions and/or variances to these standards are noted below. The proposed zoning district for the project is District I, Planned Unit Development, with a mix of zoning district categories that are compatible with the proposed land uses. The proposed zoning district categories incorporate District A, Single-Family Residential, District O, Open Space and District D, Neighborhood Service. The zoning district designations for each parcel within the project are illustrated on Exhibit H, Proposed Zoning District Map, included within this document.

Zoning District Designation	Acreage	% of Gross Acreage
Open Space (O)	40.99	25.31 %
Single-Family Residential (A)	115.63	71.39%
Neighborhood Service (D)	5.34	3.30%
Total	161.96	

Zoning districts shall be regulated on the basis of the total gross acreage of the project. The zoning district and/or land uses may be altered or the density increased or decreased by up to five percent by the developers without further approval from the Planning and Zoning Commission or City Commission. The percentage land use area change is required to ensure the success of the development by maintaining the flexibility to modify land use sizes in response to changes in economic and market conditions. This ability to vary the percentage of land use will allow the project to remain competitive in the real estate market over the life of the project and the ability to make adjustments as necessary to accommodate specific end users in a timely manner.

Land uses may be relocated within the boundaries of the PD, provided they are in compliance with the acreage restrictions referred to above and otherwise conform to the Texas City regulations for such changes. The Cobblestone PD will comply with the Zoning Ordinance standards as outlined for each zoning district unless otherwise noted. The land uses permitted will be based upon those zoning district categories that are

permitted in the Zoning Ordinance unless otherwise noted. The Cobblestone PD will comply with the Subdivision Ordinance unless otherwise noted.

C. Water Distribution System

Water serving Cobblestone will be through connections to existing City water lines located within the Rainsong subdivision. Additional connections may be made for circulation.

D. Wastewater Collection System

Gravity sanitary sewer lines from Cobblestone will connect to the existing City sanitary sewer system located within the Rainsong subdivision. It may be necessary to construct a sanitary sewer lift station in the western portion of the development.

E. Storm Drainage System

The portion of the drainage system located north of the pipeline easements will drain into a wet-bottom detention/amenity pond, then be conveyed through submerged equalizer pipes into another wet-bottom detention/amenity pond to the south of the pipeline easements. The storm water will then be metered into an existing north/south drainage channel. The existing channel drains to the south, into Galveston County Drainage District ditch #6, which becomes Moses Bayou.

The portion of the drainage system located south of the pipeline easements will drain directly into the existing north/south drainage channel.

A drainage study will be submitted to the City of Texas City and Galveston County Drainage District #2 for approval of flows entering ditch #6 and Moses Bayou.

F. Flood Levels and Potential Flooding

The tract is entirely located within zone C (area determined to be outside 500-year floodplain) based on the FEMA Flood Insurance Rate Map community panel number 485514-0025C map revised May 2, 1983 for the City of Texas City, Galveston County, Texas.



**SUBJECT
PROPERTY**

GULF FREEWAY

RAINSONG

CENTURY BLVD.

F.M. 2004

LONE TRAIL VILLAGE

PARK PLACE SOUTH

SCOTTSDALE ESTATES

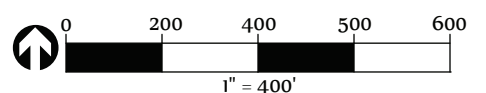
LAGO MAR

MALL OF MAINLAND

SOUTH POINT ESTATES

F.M. 1764

**AREA LOCATION EXHIBIT
COBBLESTONE**



AECOM
PLANNER: SEAN WILLIAMS
12/15/17

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

A
EXHIBIT



- 40's
- 45's
- 50's
- 60's

CONCEPTUAL LAND USE FOR COBBLESTONE







THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



**PARKS AND OPEN SPACE EXHIBIT FOR
COBBLESTONE**

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



- LEGEND
-  MAIN ENTRY MONUMENT
 -  SECONDARY MONUMENT
 -  RECREATION/PARK AMENITY
 -  LANDSCAPE/PARK RESERVE
 -  AMENITY LAKE/DENTENTION
 -  CONCRETE TRAIL



COBBLESTONE | EXHIBIT J - AMENITY MAP

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS, AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



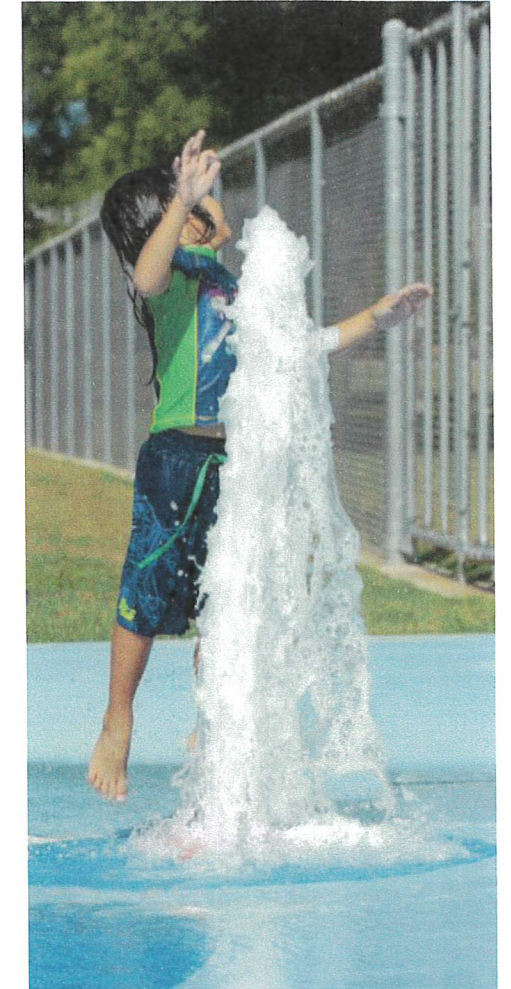
12/15/2017



COBBLESTONE | EXHIBIT K - MAIN ENTRY

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS, AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

12/15/2017



COBBLESTONE | EXHIBIT L - RECREATION SITE CHARACTER

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS, AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

CITY COMMISSION REGULAR MTG

(6) (a)

Meeting Date: 09/05/2018

Rezoning of Property for Tom Moughon/412 Central Park Ltd.

Submitted For: Jean Vincent, Transportation and Planning

Submitted By: Jean Vincent, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST (Brief Summary)

Approve or deny request by Tom Moughon/412 Central Park Ltd. to rezone property from "A" (Single Family Residential) to "PUD" (Planned Unit Development). Being 67 acres out of the Waterman's S/d, W.K. Wilson Survey. Located east of FM 2004 and north of Mall of the Mainland.

BACKGROUND

This request was previously given approval by the Zoning Commission and Planning Board.

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

CITY COMMISSION REGULAR MTG

(6) (b)

Meeting Date: 09/05/2018

Rezoning Property for Jerry LeBlanc - Cobblestone PUD

Submitted For: Jean Vincent, Transportation and Planning

Submitted By: Jean Vincent, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST (Brief Summary)

Approve or deny request by Jerry LeBlanc to rezone to PUD to construct a new 584 lot subdivision. Being 161.96 acres out of Lots 5,7 and 9 of the Waterman's S/d, W.K. Wilson Survey. Located west of FM 2004 and north of Rainsong S/d.

BACKGROUND

This request has been given approval by both the Zoning Commission and Planning Board.

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

CITY COMMISSION REGULAR MTG

(7) (a)

Meeting Date: 09/05/2018

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Approve City Commission Minutes for August 15, 2018 meeting. (City Secretary)

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Minutes

REGULAR CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, AUGUST 15, 2018 – 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, AUGUST 15, 2018, at 5:00 P.M. in the Kenneth T. Nunn Council Room in City Hall, Texas City, Texas. A quorum having been met, the meeting was called to order at 5:03 p.m. by Mayor Matthew T. Doyle.

1. ROLL CALL

Present: Phil Roberts, Mayor Pro Tem, Commissioner At-Large
Bruce Clawson, Commissioner At-Large
Earl Alexander, Commissioner District 1
Abel Garza, Jr., Commissioner District 2
Dorthea Jones, Commissioner District 3
Jami Clark, Commissioner District 4

Absent: Matthew T. Doyle, Mayor

2. INVOCATION

Led by Pastor Kevin Herrin of The Fellowship Church.

3. PLEDGE OF ALLEGIANCE

Led by Commissioner District 2 Abel Garza, Jr.

4. PROMOTIONS:

Sergeant Manuel Johnson to Lieutenant. (Police)

Corporal John Ivy to Sergeant. (Police)

Police Chief Joseph Stanton promoted Sergeant Manuel Johnson to Lieutenant and Corporal John Ivy to Sergeant. Lieutenant Johnson was pinned by his son, Austin Johnson, and Sergeant Ivy was pinned by his son, Joshua Ivy.

5. PROCLAMATIONS AND PRESENTATIONS

a. Service Awards

John Ivy	Police	0/25/2008	10 years
Joseph Biagas	Public Works	08/19/2008	10 years
Cynthia Baker	Fire	08/18/2008	10 years
Bradley Macik	Police	08/07/2008	10 years
Jimmie Reynolds	Police	08/04/2008	10 years
Debra Taylor	Parks & Recreation	08/28/1998	20 years
Mark Holland	Public Works	08/24/1998	20 years

Ramon Leon	Water	08/10/1998	20 years
Jesse Rubio	Fire	08/23/1993	25 years

Retirement

Ronald Hall	Police	32 years
-------------	--------	----------

- b. Proclaiming September 8, 2018 as Laundered With Kindness Day.

The Proclamation was received by Tonia Griffin and members of the Khambrel Foundation Righteous Acts of Kindness volunteer group.

6. PUBLIC HEARING

- a. Public Hearing on sale of City property on the north side of the 200 block of Dike Road to an independent foundation (the Texas City Economic Development Corporation) in accordance with State Law. (Management Services)

Nicholas Finan, Executive Director of Management Services, stated that Mark McKim needs a bit more property to develop the land in a manner that is attractive and meets the standards that the City has required which necessitated the purchase of additional land owned by the City of Texas City.

7. CONSENT AGENDA

- a. Approve City Commission Minutes for August 1, 2018 meeting. (City Secretary)

Vote: 6 - 0 CARRIED

- b. Approve City Commission Minutes for August 8, 2018 Special Called Meeting. (City Secretary)

Vote: 6 - 0 CARRIED

- c. Consider and take action on Resolution No. 18-076, approving contract for RFQ No. 2018-357 CDBG-DR Grant-Engineering/Architectural/Surveying. (Purchasing)

Vote: 6 - 0 CARRIED

- d. Consider and take action on Resolution No. 18-077, approving to continue Interlocal agreement with the City of Baytown. (Community Development)

Item pulled by Commissioner At-Large Bruce Clawson.

George Fuller, Director of Community Development, stated that the continuance of this Interlocal Agreement with Baytown should be approved because it has greatly helped the City with demolitions. With this agreement, annually the City does about 75 demolitions, without it, the City was doing less than half of that number.

Motion by Commissioner At-Large Bruce Clawson, Seconded by Commissioner District 3 Dorthea Jones

Vote: 6 - 0 CARRIED

- e. Consider and take action on Resolution No. 18-078, authorizing payment of windstorm insurance premium to Victor O. Schinnerer & Company, Inc. (Finance)

Vote: 6 - 0 CARRIED

- f. Consider and take action on Resolution No. 18-079, Authorizing the sale of City property on the north side of the 200 block of Dike Road to an independent foundation (the Texas City Economic Development Corporation) in accordance with State Law. (City Secretary)

Item pulled by Commissioner At-Large Bruce Clawson.

Commissioner At-Large Bruce Clawson stated that he pulled this item so that the minutes could reflect that this resolution reflects what Nicholas Finan explained during the public hearing.

Motion by Commissioner At-Large Bruce Clawson, Seconded by Commissioner District 2 Abel Garza, Jr.

Vote: 6 - 0 CARRIED

- g. Consider and take action on Resolution No. 18-080, authorizing the Mayor to enter into an agreement with Gallagher to provide insurance brokerage and consultation services and rescind Resolution 18-045 authorizing Mayor to enter an agreement with Aon for the same. (Human Resources)

Vote: 6 - 0 CARRIED

- h. Consider and take action on Resolution No. 18-081, approving contract for RFQ No. 2018-350 HMA Grant Assistance-Engineering. (Purchasing)

Vote: 6 - 0 CARRIED

- i. Consider and take action on Resolution No. 18-082, approving Bid No. 2018-056 Liquid Asphalt - Transport Load. (Public Works)

Vote: 6 - 0 CARRIED

- j. Consider and take action on Resolution No. 18-083, amending Resolution No. 18-064 to appoint/re-appoint Board Members to the Tax Increment Reinvestment Zone One (TIRZ 1) and Largo Mar Development Authority Board. (City Secretary)

Vote: 6 - 0 CARRIED

8. REGULAR ITEMS

- a. Consider and take action on Ordinance No. 18-17, approving a 15' variance to the 60' width requirement for a flag lot as required by Section 159.050 D(2) of the Subdivision Ordinance.

Doug Kneupper, City Engineer, stated that the Planning Board recommends that this 15 ft. variance be granted so that Sharon McDaniels can split her property.

Sharon McDaniels, resident, stated that she intends to split her property and sell a portion of it.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At-Large Bruce Clawson

Vote: 6 - 0 CARRIED

9. STAFF COMMENTS

James Hartshorn, City Secretary, stated that there will be a Movie on the Dike on August 18, 2018.

10. COMMISSIONERS' COMMENTS

Commissioner District 3 Dorthea Jones stated that TCISD will be starting school on Monday, August 20th so be aware of school zones.

11. ADJOURNMENT

Having no further business, Commissioner District 3 Dorthea Jones made a MOTION to ADJOURN at 5:38 p.m.; the motion was SECONDED by Commissioner At-Large Bruce Clawson. All present voted AYE. MOTION CARRIED.

MATTHEW T. DOYLE, MAYOR

ATTEST:

James M. Hartshorn, City Secretary
Date Approved:

CITY COMMISSION REGULAR MTG

(7) (b)

Meeting Date: 09/05/2018

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Approve City Commission Minutes for August 22, 2018 Special Called Meeting. (City Secretary)

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Minutes

CITY OF TEXAS CITY
SPECIAL CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, AUGUST 22, 2018 - 5:00 P.M.

KENNETH T. NUNN COUNCIL ROOM - CITY HALL
1801 9th Ave. N.
Texas City, TX 77590

(1) ROLL CALL

Present: Commissioner At-Large Bruce Clawson
Commissioner District 1 Earl Alexander
Commissioner District 2 Abel Garza, Jr.
Commissioner District 3 Dorthea Jones

Absent: Mayor Matthew T. Doyle
Mayor Pro Tem Phil Roberts
Commissioner District 4 Jami Clark

(2) INVOCATION

Led by Commissioner District 3 Dorthea Jones.

(3) PLEDGE OF ALLEGIANCE

Led by Commissioner District 2 Abel Garza, Jr.

(4) PUBLIC HEARING

Motioned by Commissioner District 2 Abel Garza, Seconded by Commissioner District 1 to open the public hearing.

- (a) Public hearing to hear citizens' opinions in favor of or in opposition to the proposed 2018 tax rate of \$0.55 per \$100 valuation. This rate exceeds the effective tax rate of \$0.520993 per \$100 valuation, but is less than the rollback tax rate of \$0.559568 per \$100 valuation. The proposed rate is \$0.027197 less than the 2017 tax rate of \$0.577197 per \$100 valuation. (Finance)

Laura Boyd, Finance Director, gave a PowerPoint presentation outlining the proposed 2018 tax rate of \$0.55 per \$100 valuation. Laura Boyd stated that the proposed rate is \$0.027197 less than the 2017 tax rate of \$0.577197 per \$100 valuation.

Commissioner At-Large Bruce Clawson opened the floor for any public comments. There were none.

(5) ADJOURNMENT

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

Having no further business, Commissioner District 3 Dorthea Jones made a MOTION to ADJOURN at 5:08 p.m.; the motion was SECONDED by Commissioner District 1 Earl Alexander. All present voted AYE. MOTION CARRIED.

MATTHEW T. DOYLE, MAYOR

ATTEST:

James M. Hartshorn, City Secretary
Date Approved:

CITY COMMISSION REGULAR MTG

(7) (c)

Meeting Date: 09/05/2018

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 18-084, directing the City Engineer and Planning Department to prepare a service plan that details specific municipal services that would be provided to an area considered for annexation. (Legal)

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution

Annexation Map 1

Annexation Map 2 & 3

Tract 1 Legal

Tract 2 Legal

Tract 3 Legal

RESOLUTION NO. 18-084

A RESOLUTION DIRECTING THE CITY ENGINEER AND PLANNING DEPARTMENT TO PREPARE A SERVICE PLAN THAT DETAILS SPECIFIC MUNICIPAL SERVICES THAT WOULD BE PROVIDED TO AN AREA CONSIDERED FOR ANNEXATION, COMPRISING THREE (3) TRACTS OF LAND ON THE NORTH SIDE OF TEXAS CITY AND EAST OF HWY 146 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF TEXAS CITY; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, due to the potential growth in the area of the City's extraterritorial jurisdiction (ETJ) on the north side of Texas City and to the east of HWY 146, the City of Texas City can better encourage development of this land in alignment with the gateway corridor standards by annexing this area into the City limits; and

WHEREAS, the City of Texas City's boundaries currently extend 100' to the east of HWY 146, cutting through the adjacent properties, and annexation of complete properties would clarify the development process and emergency services provided to properties in the annexation area; and

WHEREAS, the City is considering annexing three tracts in this area (denoted as "Tract 1," "Tract 2" and "Tract 3" on Exhibit A attached hereto) that contain approximately 1200 acres; and

WHEREAS, before beginning annexation proceedings, **Texas Local Government Code** §43.065(a) provides that the City Commission must direct its Planning Department or other appropriate city department to prepare a service plan that details the specific municipal services that will be provided to the area after it has been annexed; and

WHEREAS, the City Commission of the City of Texas City, Texas, deems it in the best interest of the City of Texas City to direct the City Engineer and Planning Department to prepare a service plan that details the specific municipal services that would be provided to the area referenced above after annexation.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: That the City Commission of the City of Texas City, Texas, directs the City Engineer and Planning Department to comply with **Texas Local Government Code** §43.065(a) and prepare a service plan that details the specific municipal services that would be provided to the three tracts denoted as Tract 1, Tract 2 and Tract 3, shown in Exhibit "A" hereto and referenced above, after annexation.

SECTION 3: That all Resolutions or parts of Resolutions in conflict herewith are hereby expressly repealed to the extent of such conflict.

SECTION 4: That in the event any section, clause, sentence, paragraph, or part of this Resolution shall be for any reason adjudged by any court of competent jurisdiction to be invalid, such invalidity shall not affect, invalidate, or impair the remainder of this Resolution.

PASSED AND ADOPTED this 5th day of September 2018.

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

ATTEST:

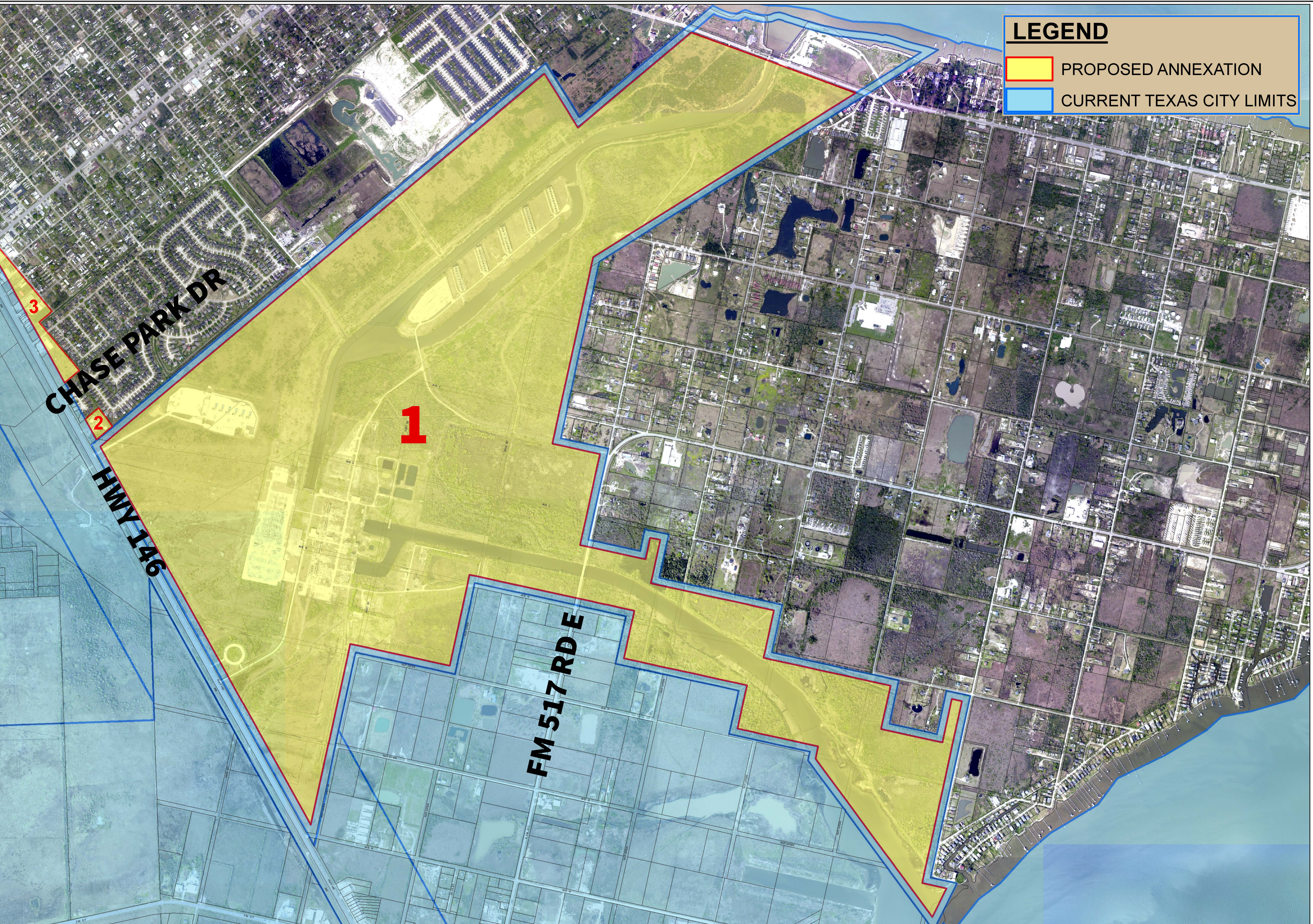
APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney

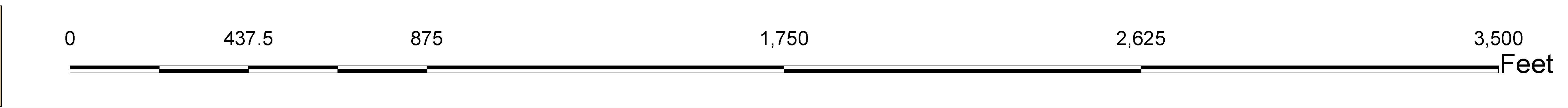
LEGEND

- PROPOSED ANNEXATION
- CURRENT TEXAS CITY LIMITS



LEGEND

- PROPOSED ANNEXATION
- CURRENT TEXAS CITY LIMITS



**PROPOSED ANNEXATION TRACT NO. 1
TO THE CITY OF TEXAS CITY
GALVESTON COUNTY TEXAS**

BEING a tract of land of approximately 1200 acres being all that land bounded by the 100' wide strip around Houston Lighting & Power Company properly as annexed by City of Texas City Ordinance passed in 1964;

BEGINNING at a point being the most Northerly South corner of the said 100' wide strip;

THENCE in a Northwesterly direction along the existing corporate boundary of the City of Texas City to a point located in Lot 3 in Block No. 67, of San Leon Farm Home Tracts;

THENCE in a Northerly direction along an imaginary line 100 feet distant from, parallel to and East of a line that is 75 feet East of the West line of said Lot No. 3 and a projection thereof to a point 100 feet North of the South line of Lot No. 6, Block No. 55 of said San Leon Farm Home Tracts;

THENCE in a Westerly direction along an imaginary line, 100 feet distant from, parallel to and North of the Southerly line of Block No. 55 and Block No. 56 to a point for corner;

THENCE in a Northerly direction along an imaginary line 100 feet distant from, parallel to and East of the Westerly line of said Lot No. 5 in Block No. 56 to a point for corner;

THENCE in a Westerly direction along an imaginary line 100 feet distant from, parallel to and North of the South line of Lots No. 1, 2 and 3 in said Block No. 56 and the South line of Lots 3 and 4 of Block No. 57 to a point for corner;

THENCE in a Northerly direction along an imaginary line 100 feet distant from, parallel to and East of the Westerly line of Lot No. 3 in Block No. 57 and a projection thereof to a point for corner;

THENCE in a Westerly direction along an imaginary line 100 feet distant from, parallel to and North of the Southerly line of Block No. 45 and the Southerly line of Block No. 44 and the projection thereof to a point for corner;

THENCE in a Southerly direction along an imaginary line 100 feet distant from, parallel to and West of the Easterly line of Block No. 59 to a point for corner;

THENCE in a Westerly direction along an imaginary line 100 feet distant from, parallel to and North of the Southerly line of said Block No. 59 and the projection thereof to a point for corner;

THENCE in a Southerly direction along an imaginary line 100 feet distant from, parallel to and Westerly of the East line of Block No. 62 and 77 to a point for corner;

**PROPOSED ANNEXATION PARCEL NO. 1
TO THE CITY OF TEXAS CITY
GALVESTON COUNTY TEXAS**

THENCE in a Northwesterly direction along an imaginary line 100 feet distant from, parallel to and Northeast of the Northeasterly line of said State Highway 146 to a point for corner;

THENCE in a Northeasterly direction along an imaginary line 100 feet distant from, parallel to and South of the Northwesterly line a 594.254 acre tract of land described in seed dated October 17, 1959 from F. G. Eidman Jr. to Houston Lighting & Power Company, to a point for corner;

THENCE in a Southeasterly direction along an imaginary line 100 feet distant from, parallel to and Southwest of a line running to the interior corner of said 594.254 acre tract for a point for corner;

THENCE in a Northeasterly direction along an imaginary line 100 feet distant from, parallel to and South of said survey line to a point for corner 100 feet South from the Shoreline of Galveston Bay;

THENCE in an Easterly direction along an imaginary line 100 feet distant from, parallel to and South of the Shoreline of Galveston Bay to a point for corner;

THENCE in a Southwesterly direction along an imaginary line 100 feet distant from, parallel to and North of the Southeast line of said J. Rogers Survey to a point for corner;

THENCE in a Southerly direction along an imaginary line 100 feet distant from, parallel to and West of the Easterly line of Lot No. 2 and 7 of Block No. 25A, the Easterly line of Lot No. 2 and 7 of Block No. 26 and the East line of Lot No. 2 of Block No. 41 to a point for corner;

THENCE in an Easterly direction along an imaginary line 100 feet distant from, parallel to and South of the Northerly line of Lot No. 4 of Block 41 to a point for corner;

THENCE in a Southerly direction along an imaginary line 100 feet distant from, parallel to and West of the Easterly line of Block No. 41 and the Easterly line of Block No. 44 to a point for corner;

THENCE in an Easterly direction along an imaginary line 100 feet distant from, parallel to and South of the Northerly line of Lot No. 1 of Block No. 45 to a point for corner;

THENCE in a Northerly direction along an imaginary line 100 feet distant from, parallel to and East of the Westerly line of Lot No. 3 of Block No. 45 to a point for corner;

THENCE in an Easterly direction along an imaginary line 100 feet distant from, parallel to and South of the Northerly line of Lot No. 3 of Block No. 45 to a point for corner;

**PROPOSED ANNEXATION PARCEL NO. 1
TO THE CITY OF TEXAS CITY
GALVESTON COUNTY TEXAS**

THENCE in a Southerly direction along an imaginary line 100 feet distant from, parallel to and West of the Easterly line of Lot No. 3 and 6 of Block No. 45, to a point for corner;

THENCE in an Easterly direction along an imaginary line 100 feet distant from, parallel to and South of the Northerly line of Lot No. 5 and 6 of Block No. 45 and the Northerly line of Lots No. 8, 7, 6 and 5 in Block No. 46 to a point for corner;

THENCE in a Southerly direction along an imaginary line 100 feet distant from, parallel to and West of the Easterly line of Block No. 46 and the projection thereof to a point for corner;

THENCE in an Easterly direction along an imaginary line 100 feet distant from, parallel to and South of the Northerly line of Block No. 56 and No. 55 and the North line of Block No. 54 to a point for corner;

THENCE in a Southerly direction along an imaginary line 100 feet distant from, parallel to and West of the Easterly line of Lot No. 1 and 8 of Block No. 54 to a point for corner;

THENCE in an Easterly direction along an imaginary line 100 feet distant from, parallel to and South of the Northerly line of Lot No. 8, 7, 6 and 5 of Block No. 54 to a point for corner;

THENCE in a Northerly direction along an imaginary line 100 feet distant from, parallel to and East of the West line of Lot No. 5 and 4 of Block No. 54 to a point for corner;

THENCE in an Easterly direction along an imaginary line 100 feet distant from, parallel to and South of the Northerly line of Block No. 54 to a point for corner;

THENCE in a Southerly direction along an imaginary line 100 feet distant from, parallel to and West of the Easterly line of Blocks No. 54, 68 and 71 to a point for corner;

THENCE in an Easterly direction along an imaginary line 100 feet distant from, parallel to and South of the Northerly line of Block No. 70 and a projection thereof to a point 100 feet West of the Shoreline of Dickinson Bay;

THENCE in a Southerly direction along an imaginary line 100 feet distant from, parallel to and West of the Shoreline of Dickinson Bay to the point of beginning.

NOTE: THIS DOCUMENT HAS BEEN PREPARED UNDER 22 TAC § 663.23; DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND; IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT HAS BEEN PREPARED.

**PROPOSED ANNEXATION TRACT NO. 2
TO THE CITY OF TEXAS CITY
GALVESTON COUNTY, TEXAS.**

BEGINNING at the most easterly corner of the Restricted Reserve "A" of Chase Park Subdivision, Section 3, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 1250, of the Map Records of Galveston County, Texas;

THENCE in a northwesterly direction along the northeast line of said Restricted Reserve "A", to a point for corner of the tract herein described, same being the most northerly corner of said Restricted Reserve "A";

THENCE in a southwesterly direction along the northwest line of said Restricted Reserve "A", to a point for corner of the tract herein described, and being in the existing corporate boundary line of Texas City as annexed in Ordinance number 00-20, dated March 24, 2000;

THENCE in a southeasterly direction along the northeast line of said Ordinance 00-20, to the POINT OF BEGINNING of the tract herein described.

NOTE: THIS DOCUMENT HAS BEEN PREPARED UNDER 22 TAC § 663.21; DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND; IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT HAS BEEN PREPARED.

**PROPOSED ANNEXATION TRACT NO. 3
TO THE CITY OF TEXAS CITY
GALVESTON COUNTY, TEXAS.**

BEGINNING at the most southerly corner of Bacliff Villas, Section 2, a subdivision in Galveston County, Texas, according to the map or plat thereof Recorded in Volume 15, Page 43, of the Map Records of Galveston County, Texas and being in the northwest line of Chase Park Subdivision, Section 1, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 531, of the Map Records of Galveston County, Texas;

THENCE in a northwesterly direction along the southwest line of said Bacliff Villas, to a point for corner of the tract herein described, same being the most westerly corner of said Bacliff Villas and being in the southeast line of Clifton By The Sea Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 11, Page 93, of the Map Records of Galveston County, Texas;

THENCE in a northeasterly direction along the northwesterly line of said Bacliff Villas, same being the southeast line of said Clifton By The Sea Subdivision, to a point for corner of the tract herein described, and being in the southwest right of way line of 20th Street, same being the most easterly corner of Block 142, of said Clifton By The Sea Subdivision;

THENCE in a northwesterly direction along the southwest right of way line of said 20th Street, to a point for corner of the tract herein described, and being the point of intersection of the southwesterly projection of the southeast line of Lot 44, in Block 137, of said Clifton By The Sea Subdivision;

THENCE in a northeasterly direction and along the southeast line of said Lot 44 and Lot 5, in said Block 137, to a point for corner of the tract herein described, same being the most easterly corner of said Lot 5, and being in the southwest right of way line of 19th Street;

THENCE in a northwesterly direction along the southwest right of way line of 19th Street to a point for corner of the tract herein described, and being in the southeast right of way line of Jackson Road same being the most northerly corner of Block 155, of said Clifton By The Sea Subdivision;

THENCE in a southwesterly direction along the southeast right of way line of said Jackson Road to a point for corner of the tract herein described, and being in the northeast right of way line of State Highway 146, same being the northeast line of the existing corporate boundary of Texas City as annexed in Ordinance number 05-34, dated August 24, 2005;

THENCE in a southeasterly direction along the northeast right of way line of said State Highway 146, and Ordinance 05-34, to a point for corner of the tract herein described, and being in the southeast right of way line of FM 646 also commonly known as Grand Avenue, same being in the northwest line of the existing corporate boundary of Texas City as annexed in Ordinance number 00-20, dated March 24, 2000;

**PROPOSED ANNEXATION PARCEL NO. 3
TO THE CITY OF TEXAS CITY
GALVESTON COUNTY, TEXAS.**

THENCE in a northeasterly direction along the southeast right of way line of said FM 646, and the northwest line of Ordinance 00-20, to a point for corner of the tract herein described, same being the most northerly corner of said Ordinance 00-20;

THENCE in a southeasterly direction along the northeast line of said Ordinance 00-20, to a point for corner of the tract herein described, and being in the northwest line of Chase Park Subdivision, Section 3, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 1250, of the Map Records of Galveston County, Texas;

THENCE in a northeast direction along the northwest line of said Chase Park, Section 1, and Section 3, to the POINT OF BEGINNING of the tract herein described.

NOTE: THIS DOCUMENT HAS BEEN PREPARED UNDER 22 TAC § 663.21; DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND; IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT HAS BEEN PREPARED.

CITY COMMISSION REGULAR MTG

(7) (d)

Meeting Date: 09/05/2018

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 18-085, calling of two public hearings to be held on the proposed annexation of certain property by the City of Texas City. (City Secretary)

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution

Annex Tract 1 Map

Annex Tract 2 & 3 Map

RESOLUTION NO. 18-085

A RESOLUTION CALLING TWO (2) PUBLIC HEARINGS TO BE HELD ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF TEXAS CITY, TEXAS; AUTHORIZING AND DIRECTING THE CITY SECRETARY TO PUBLISH ALL REQUIRED NOTICES OF THE PUBLIC HEARINGS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the City of Texas City is considering annexing three tracts of land into the City limits; and

WHEREAS, before a municipality may institute annexation proceedings, the governing body must conduct two (2) public hearings at which persons interested in the annexation are given the opportunity to be heard; and

WHEREAS, consistent with the public hearing requirement, the City Commission of the City of Texas City calls for two (2) public hearings, on October 3, 2018 at 5:00pm at City Hall, and October 17, 2018 at 5:00pm at City Hall.

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

SECTION 1: That the City Commission hereby calls two (2) public hearings giving all interested persons the right to appear and be heard on the proposed annexation by the City of Texas City, Texas, of that certain property described as follows:

Tract One - approximately 1200-acre tract being all that land bounded by the 100' wide strip around Houston Lighting & Power Company properly as annexed by City of Texas City Ordinance passed in 1964.

Tract Two - approximately 2.5-acre tract near the most easterly corner of the Restricted Reserve "A" of Chase Park Subdivision, Section 3, a subdivision in Galveston County, Texas.

Tract Three - approximately 22-acre tract along the east side of Hwy 146 beginning at the northwest line of Chase Park Subdivision, Section 1, a subdivision in Galveston County, Texas at the south and ending at Jackson Ave to the north.

A map of the proposed annexation tracts is attached as **Exhibit "A"**. Maps and legal descriptions of the two areas are on file with the City's Planning Office.

SECTION 2: That the public hearings shall be set for the following dates:

October 3, 2018 at 5:00pm at City Hall, located at 1801 9th Avenue North, Texas City, TX.

October 17, 2018 at 5:00pm at City Hall, located at 1801 9th Avenue North, Texas City, TX.

SECTION 3: That the City Secretary is hereby authorized and directed to cause notice of such public hearings to be published at least once in a newspaper having general circulation in the City and in the above-described territory; cause notice of such public hearings to be published on the City's Internet Website; and to provide additional notice, as required, by certified mail, to public entities, public utility providers, and railroad companies providing service within the proposed annexation area, all in accordance with the **Texas Local Government Code** §43.063. The notice shall contain the place and time of said public hearings.

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

PASSED AND ADOPTED this 5th day of September 2018.

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

ATTEST:

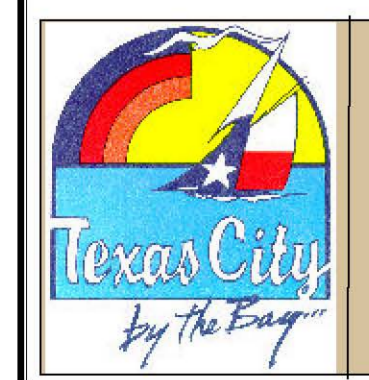
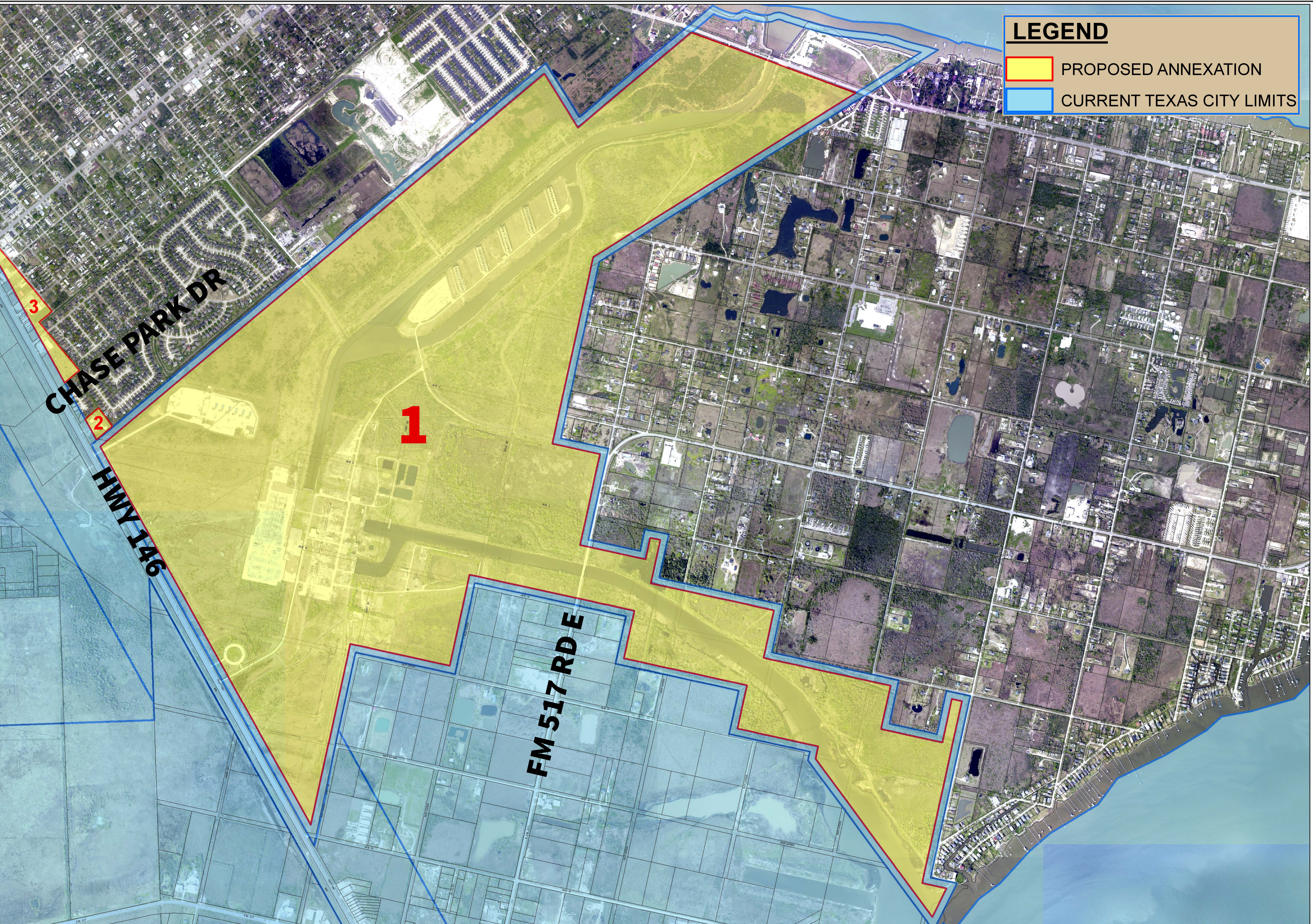
APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney

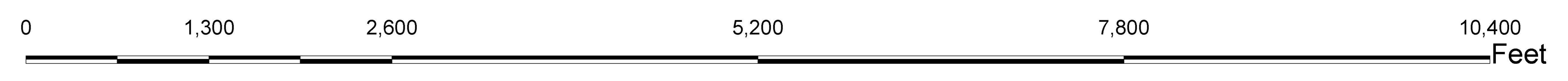
LEGEND

- PROPOSED ANNEXATION
- CURRENT TEXAS CITY LIMITS



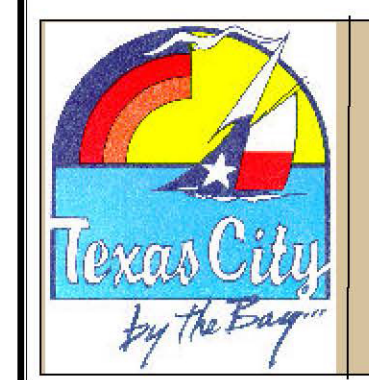
**PROPOSED TEXAS CITY ANNEXATION
TRACT # 1**

Public Works
GIS
AUG. 28, 2018



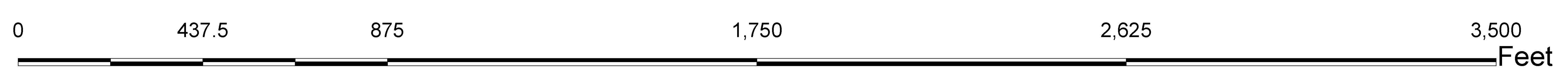
LEGEND

- PROPOSED ANNEXATION
- CURRENT TEXAS CITY LIMITS



**PROPOSED TEXAS CITY ANNEXATION
TRACT # 2 & 3**

Public Works
GIS
SEPT. 4, 2018



CITY COMMISSION REGULAR MTG

(7) (e)

Meeting Date: 09/05/2018

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 18-086, appointing and/ or re-appointing members to the Galveston County Heal District's United Board of Health. (City Secretary)

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution

Attachment

RESOLUTION NO. 18-068

A RESOLUTION ENDORSING THE APPOINTMENTS OF MUNICIPALITY REPRESENTATIVES TO COMPLETE THE TERM ON THE GALVESTON COUNTY UNITED BOARD OF HEALTH; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, members of the Galveston County United Board of Health are nominated by the Galveston County Commissioners Court and confirmed by the Member Governments of the Health District; and

WHEREAS, the appointment of members is under consideration; and

WHEREAS, the Galveston County Commissioners' Court has made its nominations.

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 endorses the following re-appointments and appointments to the Galveston County United Board of Health.

Term will be May 1, 2017 – April 30, 2019

<u>Name</u>	<u>Represents</u>
Holly Lilley	Food Service (new appointment)
Della Grusendorf Brown	Registered Nurse (new appointment)

Term will be May 1, 2018 – April 30, 2020

<u>Name</u>	<u>Represents</u>
Tripp Montalbo	Mainland Medical Center (re-appointment)
Curtis Klages, DVM	Veterinarian UTMB (re-appointment)
Mary Jo Godinich, MD	Medical Society (re-appointment)
Patrick McGinnis, MD	Citizen at Large (re-appointment)
Dewey H. Brunt, PE	Engineer (new appointment)

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

PASSED AND ADOPTED this 5th day of September 2018.

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

ATTEST:

James M. Hartshorn
City Secretary

APPROVED AS TO FORM:

Russell F. Plackemeier
City Attorney

GALVESTON COUNTY HEALTH DISTRICT

Protecting and Promoting the Optimal Health and Well-Being of Galveston County


Ben G. Raimer, MD
Chair, United Board of Health



Kathy Barroso, CPA
Chief Executive Officer

Philip Keiser, MD
Local Health Authority

TO: Mayors and City Council Members of Member Cities

FROM: Kathy Barroso, CPA 
Chief Executive Officer

DATE: August 9, 2018

SUBJECT: United Board of Health Appointments & Re-Appointments

In accordance with the Health District Interlocal Agreement executed December 2002, the Commissioners' Court of Galveston County will submit member governments nominees for United Board of Health positions. Approval by a majority of the member governments is required to confirm appointment of each board member.

On Wednesday, August 8, the Commissioners' Court nominated the following:

Term will be May 1, 2017 – April 30, 2019

<u>Name</u>	<u>Represents</u>
Holly Lilley	Food Service (new appointment)
Della Grusendorf Brown	Registered Nurse (new appointment)

Term will be May 1, 2018 – April 30, 2020

<u>Name</u>	<u>Represents</u>
Tripp Montalbo	Mainland Medical Center (re-appointment)
Curtis Klages, DVM	Veterinarian UTMB (re-appointment)
Mary Jo Godinich, MD	Medical Society (re-appointment)
Patrick McGinnis, MD	Citizen at Large (re-appointment)
Dewey H. Brunt, PE	Engineer (new appointment)

Please consider this request at your next City Council meeting and return a copy of the signed resolution by mail, fax or email to Amanda Wolff, Executive Office Coordinator/Assistant to CEO, P.O. Box 939, La Marque, TX 77568 (409)-938-2273 or awolff@gchd.org. For your convenience a draft resolution and information on members are attached. If you have any questions, please feel free to contact Amanda Wolff or myself at (409) 938-2273.

Attachments

Public Health Services · Coastal Health & Wellness · Emergency Medical Services · Animal Resource Center

The Galveston County Health District (GCHD) is the local public health agency for Galveston County, Texas. GCHD provides services and programs that protect the everyday health and well-being of Galveston County.

P.O. Box 939 La Marque, Texas 77568 • (409) 938-7221

www.gchd.org



RESOLUTION

STATE OF TEXAS

COUNTY OF GALVESTON

WHEREAS, members of the Galveston County United Board of Health are nominated by the Galveston County Commissioners' Court and confirmed by the Member Governments of the Health District, and

WHEREAS, the appointment of members are under consideration, and

WHEREAS, the Galveston Commissioners' Court has made its nominations,

NOW BE IT THEREFORE RESOLVED that this body endorses the following appointments:

Term will be May 1, 2017 – April 30, 2019

<u>Name</u>	<u>Represents</u>
<i>Holly Lilley</i>	<i>Food Service (new appointment)</i>
<i>Della Grusendorf Brown</i>	<i>Registered Nurse (new appointment)</i>

Term will be May 1, 2018 – April 30, 2020

<u>Name</u>	<u>Represents</u>
<i>Tripp Montalbo</i>	<i>Mainland Medical Center (re-appointment)</i>
<i>Curtis Klages, DVM</i>	<i>Veterinarian UTMB (re-appointment)</i>
<i>Mary Jo Godinich, MD</i>	<i>Medical Society (re-appointment)</i>
<i>Patrick McGinnis, MD</i>	<i>Citizen at Large (re-appointment)</i>
<i>Dewey H. Brunt, PE</i>	<i>Engineer (new appointment)</i>

ATTEST:

City Secretary

Mayor



Dewey H. Brunt III, P.E.

Dewey H. Brunt III, P.E., is Registered Professional Engineer in the State of Texas. He has more than 40 years of experience in managing, planning, designing, and constructing engineering projects in the private and public sectors. In the private sector, he manages a myriad of projects involving land development, canals and bulkheads, flood control, infrastructure maintenance and repairs, levees, hurricane surge protection, and dam spillways. In the public sector, he managed high-dollar, complex civil works projects for the U.S. Army Corps of Engineers, Galveston District, including coastal engineering, deep and shallow-draft navigation, flood control, wetlands creation, erosion control, beach restoration, groins and jetties, levees, hydraulic structures, dredging, and retaining walls. He received his Professional Engineer's License in the State of Texas in 1980.

Mr. Brunt is currently employed as a Senior Project Manager for Huitt-Zollars, Inc. (Houston West Office), a multidiscipline Architect & Engineering Firm, since 2006. He was previously employed by the U.S. Army Corps of Engineers, Galveston District, where he served from 1975 through 2006, retiring in September 2006.

He received his Bachelor of Science in Civil Engineering from the University of Houston in 1975 and his Master of Science in Civil Engineering from the University of Houston in 1979. He was recently inducted into the University of Houston's Academy of Distinguished Civil & Environmental Engineers in May 2017.

Mr. Brunt served on the Board of Directors for the Galveston Government Employees Credit Union from 1996 to 2006 where he served as Chairman of the Board.

He is married to the former Gloria Ann Robinson of La Marque, Texas. They have been married 42 years and have two sons, Jonathan and Christopher. He also has one grandson, Julian, of Memphis, TN.

Mr. Brunt is a military veteran, having served with the U.S. Navy in Viet Nam. He served one tour in Viet Nam, received the Viet Nam Service Medal, the Viet Nam Campaign Medal with Device, and was honorably discharged in 1972.

Mr. Brunt is a member of Gloria Dei Lutheran Church in Nassau Bay.

Holly Lilley
2911 Misty Wind Ct.
League City, Texas 77573
832-858-6207
holly.lilley@lilleyconcepts.com

Education	Indiana University	Bloomington, Indiana
	Bachelor of Science: Public Administration	1981-1985
	Elgin Community College	Elgin, Illinois
	Paralegal Certificate	2003-2005

Experience Lilley Investments, LLC

Co-founder of Real Estate Investment Company (2009)

- Purchased 2111 FM 517 Rd. E., Dickinson, Texas 77539 (2009)
 - Purchased 2015 FM 517 Rd. E., Dickinson, Texas 77539 (2015)
 - Purchased 2022, 2106, 2114 Holly Dr., Dickinson, Texas 77539 (2017)
-

Lilley Hospitality, LLC

Co-owner and operator of Dickinson Bar~B~Que & Steakhouse
2009-Present

Lilley Entertainment, LLC

Co-owner and operator of Marais Restaurant
2015-Present

Barry Evans, Attorney at Law

Legal Assistant
2006-2010

DELLA GRUSENDORF BROWN, RN

2028 Sedona Drive • League City, Texas 77573

Cell: 281-725-1052 • Email: noblegermannurse@gmail.com

QUALIFICATIONS

- 20+ years of clinical healthcare experience
 - RN – 17 years
 - LVN - 6 months (prior to RN)
 - Emergency Medical Technician – Licensed Paramedic – 17 years

PROFESSIONAL EXPERIENCE

- Houston Methodist Hospital System** Houston, Texas January 2005-Present
- Houston Methodist Specialty Physician Organization-Neurological Institute**
Staff Nurse II April 2018-Present
- Manage outpatient neurology practice
 - Serve as a liaison between patients, physicians, staff, and third-party organizations
 - Educate patients over disease process, care, procedures and medications
 - Oversee medication management, including refill authorizations, prior authorizations, and appeals
 - Obtain insurance authorizations for specialty procedures and admissions
 - Prepare patient forms and letters, including disability and DPS forms
 - Appointment scheduling and coordination
- Houston Methodist Research Institute-Neurological Institute**
Clinical Research Nurse February 2016-April 2018
- Coordinated clinical research studies
 - Assessed and graded patients
 - Managed multiple complex clinical trials in different stages
 - Implemented research protocols – screening/enrolling subjects, obtain specimens, administer medications (po, subcutaneous, and IV), subject assessments
 - Prepared IRB and regulatory documents
 - Developed study tools
 - Trained staff on protocols/assessments
 - Reviewed research financials and assist with budget development
 - Served as a liaison between patients, physicians, staff, and sponsors
- Houston Methodist Hospital System – Corporate IT**
Instructional Designer – Senior Training Specialist May 2014-January 2016
- Certified in 3 Epic clinical applications
 - Developed curriculum for training
 - Worked with analysts and subject matter experts to determine training concerns
 - Mapped appropriate training curriculums to end-user
- Houston Methodist Hospital**
Lead SuperUser January 2012-May 2014
- Lead a team of more than 100 nurses
 - Developed Houston Methodist Hospital Lead Nurse SuperUser role
 - Created process for Annual Nurse Competency focused on EMR documentation
 - Collaborated with DNV work groups for nursing documentation optimization and training
 - Participated in numerous Go-Live projects including medical devices and EMR upgrades
 - Revised multiple nursing policies and procedures related to EMR optimization with documentation
- Houston Methodist Hospital**
Staff Nurse II – Neurosurgical Intensive Care Unit May 2010-May 2014
- Direct patient care in critical care unit
 - Participated in regulatory surveys: Nursing Documentation Expert
 - DNV Stroke Certification
 - Hospital wide DNV Certification
 - Transplant Certification
 - SuperUser for unit
- Houston Methodist Hospital**
Clinical Documentation Nurse Specialist – CDMP August 2006-May 2010
- Liaison nurse between coding and physician documentation
 - Concurrent physician documentation review
 - Reviewed of mortality documentation
 - Preceptor to new hires
 - Built education tools for team members and physicians
 - Benchmarking Project with University Health System Consortium
- Houston Methodist Hospital San Jacinto** Baytown, Texas January 2005-July 2006
- Staff Nurse – Emergency Department
- Direct patient care
 - Triage role

Spring Branch Medical Center Houston, Texas February 2008-January 2009
 Utilization Review Nurse – Case Management Department – per diem position

- Reviewed concurrent patient documentation
- Good rapport with physician staff and nursing staff
- Documented patient status, including care and procedures for third-party vendors

University of Texas Medical Branch Galveston, Texas April 2005-March 2008
Clinical Staffing Solutions-Internal Staffing Agency
 Per diem nurse, Emergency Department

- Lead nurse in Pediatric and Adult Medical areas
- Lead nurse in Psychiatric ED area

Travel Nursing April 2002-January 2005
 Agency Nurse, Multiple Emergency Departments
 Trauma and Triage Experience

- **Queen of the Valley Medical Center** Napa, California
- **Trinity Medical Center** Brenham, Texas
- **St. Vincent's Hospital** Santa Fe, New Mexico
- **Santa Rosa Medical Center** Santa Rosa, California
- **Abilene Regional Medical Center** Abilene, Texas

Scott and White Hospital Temple, Texas January 2001-July 2002
 Staff Nurse, Medical Intensive Care Unit November 2001-July 2002

- Direct patient care in critical care unit
- Charge nurse experience

Staff Nurse, Emergency Department January 2001-November 2001

- Direct patient care in Emergency Department
- Triage and trauma experience

Hillcrest Baptist Medical Center Waco, Texas September 1999-April 2002
 Per diem nurse (RN), Emergency Department January 2001-April 2002

- Direct patient care of emergency patients
- Triage and trauma experience

Licensed Vocational Nurse, Emergency Department July 2000-December 2000

- Direct patient care
- Minor emergency patients

Emergency Technician, Paramedic September 1999-July 2000

- Patient care technician

Providence Health Center Waco, Texas September 1997-January 2000

Emergency Technician, Emergency Department
 Cardiology Technician, Non-invasive Cardiology Department

LICENSURE

Texas State Board of Registered Nurses	2001-Present
Texas Department of State Health Services – Licensed Paramedic	1997-2014

CERTIFICATIONS

Basic Life Support	Expires 04/2020
--------------------	-----------------

HOUSTON METHODIST HOSPITAL COUNCIL AND COMMITTEE INVOLVEMENT

Houston Methodist Neurological Institute Research Group, Member	2016-2018
SuperUser, Unit – Neurological ICU	2010-2014
SuperUser, Hospital Lead	2012-2014
Clinical Documentation, Technology, and Information Council, Member	2009-2014
Clinical Documentation, Technology, and Information Council, Chair	2011-2013
Clinical Documentation Team, Member	2009-2014
Care Management Improvement Committee: Cardiology, Member	2007

EDUCATION

McLennan Community College, Associate Degree in Nursing Waco, Texas	2000
McLennan Community College, Certificate in Paramedicine Waco, Texas	1997

PROFESSIONAL

American Association of Neuroscience Nurses	2018-Present
Northeast Amyotrophic Lateral Sclerosis Consortium, Member	2016-2018
American Nursing Informatics Association, Member	2011-2016
Emergency Nurse Association, Member	2001-2003, 2006-2007
Emergency Nurse Association, Heart of Texas Chapter, Secretary/Treasurer	2002

COMMUNITY SERVICE

Houston Marathon, Volunteer	2012-2014
Houston Marathon, Committee Co-Chair	2013-2014
Harris County Precinct Chair	2013
Election Poll Clerk	2011-2014
Election Alternate Judge	2013-2014

AWARDS

ICARE Award, Houston Methodist Hospital	November 2013
Outstanding Performance in Clinical Documentation Challenges, University Health Consortium	June 2006
Recognizing Excellence Award, San Jacinto Methodist Hospital	October 2005
Recognizing Excellence Award, San Jacinto Methodist Hospital	August 2005

CITY COMMISSION REGULAR MTG

(7) (f)

Meeting Date: 09/05/2018

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 18-088, authorizing the Charter Review Committee to name Bob Senter as Chairperson. (City Secretary)

BACKGROUND

Mayor requested Mayor Pro Tem Phil Roberts to put together a Charter Review Committee since it has been nearly 20 years since the last review. It is typical that a City reviews its charter to make sure it is still aligned with State Law and is functioning the way the electorate desires. Attached is the list of members selected and Bob Senter has agreed to be Chair of the committee. As you can see from the list it is a cross section of the city accounting for age, race, occupation, and residence location. The committee will determine its schedule, needs, and when it will meet. Without the committee meeting and reviewing it has yet to be determined if there will need to be an election. And if there is a need, the committee will determine the election date in line with State law. Please see the attached list.

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution

Attachment

RESOLUTION NO. 18-088

A RESOLUTION AUTHORIZING THE CHARTER REVIEW COMMITTEE TO NAME BOB SENTER AS CHAIRPERSON; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Mayor Matthew T. Doyle has requested that Mayor Pro Tem Phil Roberts put together a Charter Review Committee to review the City Charter; and

WHEREAS, attached is the list of members selected and Bob Senter has agreed to be Chair of the committee; and

WHEREAS, the Charter Review Committee will determine its schedule, needs, and when it will meet.

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 appoints the individuals named on the attached **Exhibit "A"** to the Charter Review Committee.

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

PASSED AND ADOPTED this 5th day of September 2018.

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

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney

CHARTER REVIEW COMMITTEE

Phil Roberts- City Liaison

phrob@swbell.net

Mark Ciavaglia

Mark.Ciavaglia@lgbs.com

Thelma Bowie

Thelma.bowie@hotmail.com

Dedrick Johnson

dedrickj@yahoo.com

Jose Boix

jaboix@aol.com

Carlos Garza

Cgarza3200@aol.com

Aric Owens

alowens@gmail.com

Jenny Senter

jenny@texascitychamber.com

Bob Senter- Chairman

Bob-senter@rustewing.com

Nick Finan- Staff Support

nfinan@texascitytx.gov

CITY COMMISSION REGULAR MTG

(7) (g)

Meeting Date: 09/05/2018

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 18-089, approving the appointments and/or re-appointments to various Boards, Commissions and Committees. (Management Services)

BACKGROUND

This is our annual appointment/reappointment of members to the various boards, agencies, commissions and corporations that the city is involved in. There are a few new appointments. The main change this year is the elimination of three corporations that had redundancies with other corporations. In addition, it was tasking on some members to have to meet more than once and take time out of their busy schedule to make quorums. Those remaining corporations have little activity but serve a need, so the members have been better aligned to ease the quorum and number of meetings the members need to attend. The boards being eliminated and the counterpart that can serve the same function is as follows: Texas City Harbor Corporation is being eliminated - Texas City Harbor Foreign Trade Zone will remain. Texas City Housing Corporation (Not to be confused with the Texas City Public Housing Authority) will be eliminated - Texas City Housing Finance Committee will remain. Danforth Health Corporation eliminated - Public Facilities Corporation will remain. Please see the attached list.

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution

RESOLUTION NO. 18-089

A RESOLUTION APPOINTING AND/OR REAPPOINTING MEMBERS TO THE VARIOUS CITY BOARDS, COMMISSIONS AND COMMITTEES; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, on September 5, 2018, the City Commission of the City of Texas City met in a Regular City Commission Meeting and acted on the Appointment of various Boards, Commissions and Committees; and

WHEREAS, on September 30, 2018, the terms of various members of the City of Texas City's Boards, Commissions and Committees will expire; and

WHEREAS, in order to continue the uninterrupted and efficient operation of the City through its Boards, Commissions and Committees, it is necessary to appoint or reappoint members to fill these positions.

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 appoints or reappoints the individuals named on the attached **Exhibit "A"** to the various Boards, Commissions and Committees for the terms as stated therein.

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

PASSED AND ADOPTED this 5th day of September 2018.

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

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney

CITY COMMISSION REGULAR MTG

(7) (h)

Meeting Date: 09/05/2018

2018--057 Removal of Debris From Treatment Plant Annual Contract

Submitted For: Mike McKinley, Public Works **Submitted By:** Mike McKinley, Public Works

Department: Public Works

Information

ACTION REQUEST (Brief Summary)

Approve and award a contract for Bid # 2018-057 Removal of Debris From Treatment Plant Annual Contract.

BACKGROUND

A "Notice to Bidders" was published in the Galveston County Daily News on August 03, 2018 and bid packets were mailed out to local vendors.

Bids were opened on August 22, 2018 at 2 p.m..

A bid tabulation is attached for your review.

ANALYSIS

The lowest responsible bid meeting all specifications was received from Specialized Maintenance Services, Inc., in Pasadena Texas, for the unit prices bid.

It is the recommendation of the Public Works Department to award Bid # 2018-057 Removal of Debris From Treatment Plant Annual Contract to Specialized Maintenance Services, Inc. for the unit prices bid, and that the Mayor be authorized to execute a contract on behalf of the City Commission.

Thank you.

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution

Exhibit A

RESOLUTION NO. 18-090

A RESOLUTION AWARDING BID NUMBER 2018-057 AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE REMOVAL OF DEBRIS FROM THE CITY'S WASTEWATER TREATMENT PLANT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, bids were mailed to area vendors on August 3, 2018, for Bid No. 2018-057 Removal of Debris from the City's Wastewater Treatment Plant; and

WHEREAS, bids were opened on August 22, 2018, and the lowest bid meeting specifications was awarded to Specialized Maintenance Services, Inc., Pasadena, Texas.

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

SECTION 1: That the City Commission hereby accepts the contract by Specialized Maintenance Services, Inc., for Bid No. 2018-057 Removal of Debris from the City's Wastewater Treatment Plant.

SECTION 2: That the Mayor is hereby authorized to enter into a contract with Specialized Maintenance Services, Inc., for the unit prices bid attached hereto as **Exhibit "A"** and made a part hereof for all intents and purposes.

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

PASSED AND ADOPTED this 5th day of September 2018.

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

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney

BID TABULATION

BID # 2018-057

Removal of Debris from Treatment Plant Annual Contract

Bid Opening: Wednesday, August 22, 2018 @ 2:00 p.m.

SERVICE	VENDOR		
	SYNAGRO	SPECIALIZED MAINTENANCE SERVICES, INC.	SOURCE POINT SOLUTIONS, INC.
Price Per Cubic Yard	NO BID	\$157.12	NO BID
Total Bid Amount Based on 475 Cubic Yards	NO BID	\$74,632.00	NO BID

CITY COMMISSION REGULAR MTG

(7) (i)

Meeting Date: 09/05/2018

Request For Proposal # 2018-053 Solid Waste Management Services

Submitted For: Mike McKinley, Public Works **Submitted By:** Mike McKinley, Public Works

Department: Public Works

Information

ACTION REQUEST (Brief Summary)

Approve and award a contract for RFP # 2018-053 Solid Waste Management Services.

BACKGROUND

RFP # 2018-053 was advertised in the Galveston County Daily News on 06/11/2018 and RFP packets were sent to local area contractors. Proposals were received by 08/06/2018 at 3 p.m.. A tabulation of the proposals is attached for your review.

ANALYSIS

The lowest responsible proposal meeting the requirements was received from Waste Connections Inc., in Angleton, Texas, for the unit prices bid.

It is the recommendation of the Sanitation Department that the Solid Waste Management Services contract be awarded to Waste Connections Inc. for the unit prices listed and that the Mayor is authorized to execute a contract on behalf for the City Commission.

Thank you.

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution

Exhibit A

RESOLUTION NO. 18-091

A RESOLUTION AWARDING RFP NUMBER 2018-053 AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTACT FOR SOLID WASTE MANAGEMENT SERVICES; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Request for Proposals (RFP) No. 2018-053 was advertised in the Galveston Daily Newspaper on June 11, 2018; and

WHEREAS, the proposals were opened August 6, 2018 at 3:00 p.m.; and

WHEREAS, the lowest bid meeting all specifications was received from Waste Connections, Inc., Arlington, Texas.

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

SECTION 1: That the City Commission hereby accepts the contract by Waste Connections, Inc. for RFP No. 2018-053 Solid Waste Management Services.

SECTION 2: That the Mayor is hereby authorized to enter into a contract with Waste Connections, Inc for the respective unit price bids in **Exhibit "A"**, as attached hereto and incorporated herein for all intents and purposes.

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

PASSED AND ADOPTED this 5th day of September 2018.

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

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney

Memo

To: Tom Kessler – Public Works Director
From: Mike Stump – Solid Waste Manager
Date: August 27, 2018
Re: Solid Waste Management Services

Tom,

Unfortunately, all of the bids submitted contained sharp price increases compared to what we are currently paying. Due to international demand issues (China's green curtain) curbside recycling is cost prohibitive at this time.

Residential rates –

Twice per week collection (current service)

Company	With Recycling	Without Recycling	Commercial rates*
Republic	\$26.50	\$16.50	\$137,733.61
Waste Connections	Did not bid	\$21.75	\$124,928.00
Waste Management	Did not bid	Did not bid	\$192,712.56

Twice per week collection with a 96 gallon cart

Company	With Recycling	Without Recycling	Commercial rates*
Waste Connections	Did not bid	\$14.75	\$124,928.00
Republic	Did not bid	Did not bid	\$137,733.61
Waste Management	\$21.24	\$17.24	\$192,712.56

* Commercial rates – based on the data provided in the RFP for the monthly dollar amount billed for container (dumpster) service in Texas City.

Based on the results of RFP #2018-053 for Solid Waste Management Services. **I recommend awarding the contract to Waste Connections Inc. for twice per week 96 gallon cart service. WCI is low on both commercial and residential cart service.** Based on my experience and in speaking with some of the cities they service, I am optimistic that they will provide better service.

CITY COMMISSION REGULAR MTG

(7) (j)

Meeting Date: 09/05/2018

2018-059 Removal and Transport of Wastewater from Frac Tank Annual Contract

Submitted For: Mike McKinley, Public Works **Submitted By:** Mike McKinley, Public Works

Department: Public Works

Information

ACTION REQUEST (Brief Summary)

Approve and award Bid # 2018-059 Removal and Transport of Wastewater from Frac Tank Annual Contract.

BACKGROUND

Notice was advertised in the Galveston County Daily News on 08/09/2018 and bid packets were sent to local area vendors. Bids were opened on Tuesday, August 28, 2018 at 2 p.m.. The lowest responsible meeting all specifications was United Rentals Pump Solutions, of Texas City, TX.

A bid tabulation is attached for your review.

ANALYSIS

It is the recommendation of the Utilities Department to award Bid # 2018-059 Removal and Transport of Wastewater from Frac Tank Annual Contract and that the Mayor is authorized to execute a contract on behalf of the City Commission.

Thank you.

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution
Exhibit A

RESOLUTION NO. 18-092

A RESOLUTION AWARDING CONTRACT BID NUMBER 2018-059 AND AUTHORIZING THE MAYOR TO ENTER INTO AN ANNUAL CONTACT FOR THE REMOVAL AND TRANSPORT OF WASTEWATER FROM FRAC TANKS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, on August 9, 2018 Bid No. 2018-059 was advertised in the Galveston Daily Newspaper; and

WHEREAS, bid packets were opened on August 28, 2018; and

WHEREAS, it is the recommendation of the Utilities Department to award Bid No. 2018-059 Removal and Transport of Wastewater from Frac Tank Annual Contract to United Rentals Pump Solutions, Texas City, Texas.

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

SECTION 1: That the City Commission hereby accepts the contract by United Rentals Pump Solutions for the removal and transport of wastewater from frac tanks.

SECTION 2: That the Mayor is hereby authorized to enter into an annual contact with United Rentals Pump Solutions for the unit prices bid attached hereto as **Exhibit "A,"** and made a part hereof for all intents and purposes.

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

PASSED AND ADOPTED this 5th day of September 2018.

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

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney

BID TABULATION

BID # 2018-059

Remove and Transport Wastewater from Frac Tank Annual Contract

Bid Opening: Tuesday, August 28, 2018 @ 2:00 p.m.

SERVICE	VENDOR		
	Republic	Sprint Waste	United Rental Pump Solutions
Price Per Gallon	NO BID	\$.08	.03
Total Bid Amount Based on 1,300,000 Gallons	NO BID	\$104,000.00	\$39,000.00

CITY COMMISSION REGULAR MTG

Res 10-090

Meeting Date: 09/05/2018

Schedule vote on adoption of FY2018/2019 budget

Submitted For: Laura Boyd, Finance

Submitted By: Laura Boyd, Finance

Department: Finance

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 18-087, setting the date for adoption of the fiscal year 2018-2019 budget. (Finance)

BACKGROUND

Section 102 of the Texas Local Government Code requires the governing body take action on the budget after the public hearing. Action can either be the adoption of the budget or setting the meeting date when the budget will be adopted.

Public hearing date is September 5, 2018 and vote on the budget adoption will be September 19, 2018.

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution

RESOLUTION NO. 18-087

A RESOLUTION SETTING A DATE FOR THE ADOPTION OF THE FISCAL YEAR 2018 – 2019 BUDGET; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Chapter 102 of the Texas Local Government Code requires the governing body take action on the budget after the public hearing. Action can either be the adoption of the budget or setting the meeting date when the budget will be adopted; and

WHEREAS, a public hearing was held on September 5, 2018, in accordance with Chapter 102 and, after public hearing, vote on adoption of the budget will be scheduled for September 19, 2018.

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

SECTION 1: That the City Commission, by record vote, hereby adopts the 2018 - 2019 Fiscal Year Budget, a copy of which is on file in the permanent records of the City.

SECTION 2: That the City Commission hereby directs that the final budget as adopted, and any subsequent amendments, be filed with the City Secretary and the County Clerk of the County of Galveston, as provided by State law and the City Charter.

SECTION 3: That the Public Hearing for the 2018 - 2019 Fiscal Year Budget was held on Wednesday, September 5, 2018, at 5:00 p.m. in the Kenneth T. Nunn Room located at City Hall, and vote on the adoption of the 2018 - 2019 Fiscal Year Budget was scheduled at that time for Wednesday, September 19, 2018.

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

PASSED and ADOPTED this 5th day of September 2018.

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

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney

CITY COMMISSION REGULAR MTG

Ord 18-18

Meeting Date: 09/05/2018

Consider approval of a request to amend the City of Texas City’s fiscal year 2017-18 budget.

Submitted For: Laura Boyd, Finance

Submitted By: Laura Boyd, Finance

Department: Finance

Information

ACTION REQUEST (Brief Summary)

Consider approval of a request to amend the City of Texas City’s fiscal year 2017-2018 budget.

BACKGROUND

Each year the Galveston Central Appraisal District issues supplemental tax valuation reports throughout the tax year. The change in valuations result in adjustments to the tax levy.

For tax year 2017 (fiscal year 2017/2018) the budgeted tax levy was \$24,407,207. The most recent revision shows the tax levy for tax year 2017 to be \$26,059,246, an increase of \$1,652,039.

This amendment is to reflect the revised levy in the General Fund and Debt Service Fund.

ANALYSIS

Budget amendment is as follows:

General Fund:

Increase in budgeted current tax revenue of \$1,374,001

Debt Service Fund:

Increase in budgeted current tax revenue of \$278,038

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Ordinance

ORDINANCE NO. 18-18

AN ORDINANCE AMENDING ORDINANCE NO. 17-26, AMENDING THE CITY OF TEXAS CITY'S 2017 - 2018 FISCAL YEAR BUDGET TO REVISE THE TAX LEVY FOR TAX YEAR 2017; DIRECTING THE CHIEF EXECUTIVE OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE BUDGET AMENDMENT IN THE OFFICE OF THE GALVESTON COUNTY CLERK; DISPENSING WITH THE REQUIREMENT FOR READING THIS ORDINANCE ON THREE (3) SEPARATE DAYS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, by Ordinance No. 17-26, the City Commission of the City of Texas City, Texas, adopted its budget for Fiscal Year 2017 - 2018; and

WHEREAS, each year the Galveston Central Appraisal District issues supplemental tax valuation reports throughout the tax year. The change in valuations result in adjustments to the tax levy; and

WHEREAS, for tax year 2017 (fiscal year 2017/2018) the budgeted tax levy was \$24,407,207. The most recent revision shows the tax levy for tax year 2017 to be \$26,059,246, an increase of \$1,652,039; and

WHEREAS, this amendment is to reflect the revised levy in the General Fund and Debt Service Fund.

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

SECTION 1: That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2: That the budget for Fiscal Year 2017-2018 of the City of Texas City, Texas, is hereby amended as follows:

Budget Amendment:

General Fund:

Increase in budgeted current tax revenue of \$1,374,001

Debt Service Fund:

Increase in budgeted current tax revenue of \$278,038

SECTION 3: That the chief executive officer shall file or cause to be filed a copy of this budget amendment in the office of the Galveston County Clerk.

SECTION 4: That the Charter requirement for reading this Ordinance on three (3) separate days has been dispensed by a majority vote of all members of the City Commission.

SECTION 5: That this Ordinance shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED AND ADOPTED this 5th day of September 2018.

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

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney

CITY COMMISSION REGULAR MTG

Res 12-104

Meeting Date: 09/05/2018

Resolution increasing the monthly garbage collection charges

Submitted For: Laura Boyd, Finance

Submitted By: Laura Boyd, Finance

Department: Finance

Information

ACTION REQUEST (Brief Summary)

Resolution to increase monthly charges for garbage collection.

BACKGROUND

Due to increased costs to the City, the solid waste manager is recommending to increase the monthly collection rate by \$12.00. This will result in a monthly charge of \$24.95 for residential customers, \$22.95 for senior citizens (aged 65 and over), and \$30.95 for small businesses.

The rate for residential customers and senior citizens includes \$1.50 for the biosphere. These rates will be effective when the new provider contract begins, February 1, 2019.

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution

RESOLUTION NO. 18-093

A RESOLUTION INCREASING THE MONTHLY CHARGES FOR RESIDENTIAL COLLECTION SERVICES AND SMALL BUSINESS COLLECTION SERVICES BY \$12.00 MONTHLY; DIRECTING THE CITY SECRETARY TO PUBLISH THE CAPTION OF THIS RESOLUTION IN THE OFFICIAL NEWSPAPER OF THE CITY THIRTY (30) DAYS IN ADVANCE OF THE EFFECTIVE DATE OF THIS RESOLUTION; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE THIRTY (30) DAYS FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Ordinance No. 93-75 (Sec. 102-13, Code of Ordinances), adopted by the City Commission of the City of Texas City, Texas, on January 19, 1994, provides that the Commission may, by Resolution, make changes to the monthly collection charges for the collection of garbage, trash, and refuse; and

WHEREAS, due to increased disposal costs, the administration deems it is in the best interest of the City to increase the City's garbage collection rate by Twelve and 0/100 Dollars (\$12.00); and

WHEREAS, the monthly charges for residential customers to each dwelling unit shall be in the sum of Twenty-Four and 95/100 Dollars (\$24.95), plus tax; and

WHEREAS, the monthly charges to Senior Citizens (persons age sixty-five (65) and over) shall be in the sum of Twenty-Two and 95/100 Dollars (\$22.95), plus tax; and

WHEREAS, the monthly charges to Small Businesses shall be in the sum of Thirty and 95/100 Dollars (\$30.95); and

WHEREAS, "Dwelling Unit" means any room or group of rooms located in the structure occupied for residential purposes and forming a single habitable unit with a facility which is used, or intended to be used, for living, sleeping, cooking, and eating, and shall include apartment units of residential homes.

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 above-stated increases to the City's residential garbage basic collection rates.

SECTION 2: That the new monthly charges shall become effective February 1, 2019, thirty days (30) after the publication of the above caption of this resolution in the local newspaper.

SECTION 3: That the City Secretary is directed to publish this Resolution, by caption only, in the official newspaper of the City, thirty (30) days in advance of the effective date.

SECTION 4: That this Resolution shall be in full force and effect thirty (30) days from and after its passage and adoption.

PASSED AND ADOPTED this 5th day of September 2018.

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

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney

CITY COMMISSION REGULAR MTG

(8) (d)

Meeting Date: 09/05/2018

Amend fiscal year 2017-2018 budget

Submitted For: Laura Boyd, Finance

Submitted By: Laura Boyd, Finance

Department: Finance

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Ordinance No. 18-19, amending the City's fiscal year 2017-2018 budget to appropriate funds for the purchase of police vehicles.

BACKGROUND

The Police Department has requested in the City's Proposed Fiscal Year 2018/2019 Budget to purchase 9 vehicles at an approximate cost of \$534,375. The department was notified that Ford Motor Company is stopping production of the Ford Police Interceptor after September to retool their manufacturing plant and will not take any new orders until after February 2019. This request is to allow the department to place the vehicle order prior to Ford's September 21, 2018 order deadline.

The actual delivery and payment for the vehicles will not occur until well into fiscal year 2018/2019.

This will be a purchase order encumbrance that is carried over from fiscal year 2017/2018 to fiscal year 2018/2019.

ANALYSIS

Budget Amendment:

Capital Equipment Replacement Fund (Fund 602):

Police-Operating Equipment & Vehicles \$534,375.00

Unassigned Fund Balance (\$534,375.00)

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Ordinance

Police amendment

ORDINANCE NO. 18-19

AN ORDINANCE AMENDING ORDINANCE NO. 17-26, ADOPTING THE 2017 - 2018 BUDGET TO APPROPRIATE FUNDS FOR THE PURCHASE OF POLICE VEHICLES; DIRECTING THE CHIEF EXECUTIVE OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET IN THE OFFICE OF THE GALVESTON COUNTY CLERK; DISPENSING WITH THE REQUIREMENT FOR READING THIS ORDINANCE ON THREE (3) SEPARATE DAYS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, by Ordinance No. 17-26, the City Commission of the City of Texas City, Texas, adopted its budget for Fiscal Year 2017 - 2018; and

WHEREAS, this budget amendment is to purchase nine (9) vehicles at an approximate cost of \$534,375.00; and

WHEREAS, the Police Department was notified that Ford Motor Company will be stopping the production of the Ford Police Interceptor after September to retool their manufacturing plant. This request is to allow the Police Department to place the vehicle order prior to Ford's September 21, 2018 order deadline.

WHEREAS, the actual delivery and payment for the vehicles will not occur until Fiscal Year 2018 - 2019.

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

SECTION 1: That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2: That the budget for Fiscal Year 2017 – 2018 of the City of Texas City, Texas, is hereby amended as follows:

Capital Equipment Replacement Fund (Fund 602):

Police-Operating Equipment & Vehicles	\$534,375.00
Unassigned Fund Balance	(\$534,375.00)

SECTION 3: That the chief executive officer shall file or cause to be filed a copy of this budget amendment in the office of the Galveston County Clerk.

SECTION 4: That the Charter requirement for reading this Ordinance on three (3) separate days has been dispensed by a majority vote of all members of the City Commission.

SECTION 5: That this Ordinance shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED AND ADOPTED this 3rd day of January 2018.

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

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney

Laura Boyd

From: Jess Colwell
Sent: Tuesday, August 21, 2018 12:38 PM
To: Laura Boyd
Cc: Joe Stanton
Subject: FW: Vehicle Purchase

Follow Up Flag: Follow up
Flag Status: Flagged

Laura,

Please place this on the commission agenda. Ordering the units late would cause a delay in delivery.

Thank You

From: Mike Agruso
Sent: Tuesday, August 21, 2018 11:18 AM
To: Jess Colwell <jcolwell@texas-city-tx.org>
Subject: Vehicle Purchase

Good morning chief,

As per our conversation yesterday I am writing you to inform those whom need be informed, that Ford motor company is putting a stop to production of the ford police interceptor after September. They are retooling and will not take any new orders until after February. This means if we do not preorder them we will not be able to place and order for them until after February. The dead line to place an order is September 21, 2018. I am asking that we place the order in September so that we can make the deadline. These vehicles take, on average, three months to be delivered to us which means the payment will be well within the October budget year. If you have any questions please feel free to contact me.

Respectfully,

Mike Agruso
Police Fleet Maint. Supervisor
City of Texas City TX
(409)939-8863 Phone
(409)949-4057 Fax

CAPITAL EQUIPMENT REPLACEMENT FUND FISCAL YEAR 2018/2019
CAPITAL EQUIPMENT AND VEHICLE REQUESTS

DEPARTMENT

201 - POLICE

Vehicle replacement of the remaining Ford Crown Victorias with Ford Explorer PPVs or Chevrolet Tahoe PPVs.

	mileage as of June 2018	
Unit 57	113,875	
Unit 58	110,788	
Unit 56	109,110	
Unit 34	107,697	
Unit 92	106,589	
Unit 55	102,732	
Unit 32	97,139	
Unit 41	95,077	
Unit 15	92,600	
Total Cost		\$ 534,375

CITY COMMISSION REGULAR MTG

(8) (e)

Meeting Date: 09/05/2018

Amend fiscal year 2017-2018 budget

Submitted For: Laura Boyd, Finance

Submitted By: Laura Boyd, Finance

Department: Finance

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Ordinance 18-20, amending the City's fiscal year 2017-2018 budget to appropriate additional funds for Bayou Golf Course expenditures.

BACKGROUND

Bayou Golf Course is requesting a budget amendment in the amount of \$21,752 for the following:

Replace 36 trees at the pitch and putt area of the course for \$8,764 and Purchase and installation of two 12 ft. Essence Fans in the open air pavilion for \$12,988.

ANALYSIS

Budget Amendment:

General Fund (Fund 101):

Golf-Maintenance buildings & grounds	\$8,764.00
Unassigned Fund Balance	(\$8,764.00)

Capital Equipment Replacement Fund (Fund 602):

Golf-Miscellaneous Equipment	\$12,988.00
Unassigned Fund Balance	(\$12,988.00)

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution

Golf amendment

ORDINANCE NO. 18-20

AN ORDINANCE AMENDING ORDINANCE NO. 17-26, ADOPTING THE 2017 - 2018 FISCAL YEAR BUDGET TO PROVIDE FUNDING FOR THE PURCHASE OF MAINTENANCE EQUIPMENT FOR THE BAYOU GOLF COURSE; DIRECTING THE CHIEF EXECUTIVE OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET IN THE OFFICE OF THE GALVESTON COUNTY CLERK AND THE STATE COMPTROLLER'S OFFICE; DISPENSING WITH THE REQUIREMENT FOR READING THIS ORDINANCE ON THREE (3) SEPARATE DAYS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, by Ordinance No. 17-26, the City Commission of the City of Texas City, Texas, adopted its budget for Fiscal Year 2017 - 2018; and

WHEREAS, Bayou Golf Course is requesting a budget amendment in the amount of \$21,752 for the following:

Purchase and installation of two 12 ft. Essence Fans in the open air pavilion for \$12,988.00.

Replace 36 trees at the pitch and putt area of the course for \$8,764.00.

WHEREAS, the funds for this equipment are available in the Capital Equipment Replacement Fund and General Fund.

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

SECTION 1: That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2: That the budget for Fiscal Year 2017 – 2018 of the City of Texas City, Texas, is hereby amended as follows:

General Fund (Fund 101):

Golf-Maintenance buildings & grounds	\$8,764.00
Unassigned Fund Balance	(\$8,764.00)

Capital Equipment Replacement Fund (Fund 602):

Golf-Miscellaneous Equipment	\$12,988.00
Unassigned Fund Balance	(\$12,988.00)

SECTION 3: That the chief executive officer shall file or cause to be filed a copy of this budget amendment in the office of the Galveston County Clerk and the State Comptroller's Office.

SECTION 4: That the Charter requirement for reading this Ordinance on three (3) separate days has been dispensed by a majority vote of all members of the City Commission.

SECTION 5: That this Ordinance shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED AND ADOPTED this 5th day of September 2018.

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

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney

Laura Boyd

From: Dennis J. Harris
Sent: Wednesday, August 29, 2018 12:18 PM
To: Laura Boyd
Subject: Budget Amendment Request

Laura,

Per our discussion, I am requesting that a budget amendment for the **Bayou Golf Course in the amount of \$21,752** be placed on Wednesday, September 5, 2018 City Commission Meeting Agenda for their consideration and approval. We are requesting a budget amendment to replace 36 various trees in the amount of \$8,764 at the pitching put area, and the purchase and installation of two 12 ft. Essence Fans in the amount of \$12,988 under the open air pavilion. These fans will have a 7 year factory install warranty.

Should you have any questions, please let me know.

Thanks

Dennis

*Dennis J. Harris, Director
City of Texas City
Parks, Recreation & Tourism Department
Office: (409) 949-3030*