

CITY OF TEXAS CITY
REGULAR CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, AUGUST 2, 2023 - 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM - CITY HALL
1801 9th Ave. N.
Texas City, TX 77590

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

- (1) ROLL CALL
- (2) INVOCATION
- (3) PLEDGE OF ALLEGIANCE
- (4) PROCLAMATIONS AND PRESENTATIONS
 - (a) Recognizing the Texas City Police Department for achieving "Re-Accreditation Status" from the Texas Police Chiefs Association Foundation.
- (5) REPORTS
 - (a) Engineering, Transportation, and Planning Annual Report (City Engineer)
 - (b) SCADA Demonstration (Utilities)
- (6) PRELIMINARY ZONING APPROVAL
 - (a) Consider and take action on extending applicant's request for additional time for the preliminary rezoning previously granted to Lakeside Bayou, LLC for Lakeside Bayou Subdivision.
- (7) PUBLIC COMMENTS
- (8) EXECUTIVE SESSION

- (a) Convene for Executive Session pursuant to Open Meetings Act, Chapter 551, Texas Government Code to discuss the following:

- §551.074 Personnel Matters
 - §551.071 Consulting with City Attorney

(9) CONSENT AGENDA

- (a) Approve City Commission Minutes for July 19, 2023 meeting. (City Secretary)
- (b) Consider and take action on Resolution No. 2023-086, authorizing a grant to HRA/Independence Village for \$5,000.00 to assist the living facility in providing housing for seniors and residents with special needs. (Community Development)
- (c) Consider and take action on Resolution No. 2023-087, awarding a contract to Generocity Services Inc. for the Bayou Golf Course Bulkhead Addition Project. (Public Works)
- (d) Consider and take action on Resolution No. 2023-088, awarding Bid No. 2023-434 Sale of Property Located at ABST 72 J GRANT SUR LOT 7 BLK 45 KOHFELDT'S FIRST ADDN. (Legal)

(10) REGULAR ITEMS

- (a) Consider and take action on Ordinance No. 2023-28, amending Chapter 150 'Building Regulations; Construction' related to additional authority regarding substandard structures. (Fire Department)
- (b) Consider and take action on Ordinance No. 2023-29, amending the Code of Ordinances, City of Texas City, Texas, Title III "Administration", Chapter 32 "Law Enforcement and Fire Department", Section 32.009 "Police Department; Classes of Positions," by decreasing the number of positions within the classification of Police Officers by one (1) and increasing the number of positions within the classification of Sergeant by one (1); prescribing the number of positions within each classification of the classified service of the Police Department. (Police Department)
- (c) Consider and take action on proposed tax rate by record vote and schedule public hearings, if necessary. (Finance)

(11) COMMISSIONERS' COMMENTS

(12) MAYOR'S COMMENTS

(13) ADJOURNMENT

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

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

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON JULY 28, 2023, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

RHOMARI LEIGH
CITY SECRETARY

CITY COMMISSION REGULAR MTG

(4) (a)

Meeting Date: 08/02/2023

Re-Accreditation - Texas Police Chiefs Association Foundation

Submitted For: Clay Pope, Police Department **Submitted By:** Clay Pope, Police Department

Department: Police Department

Information

ACTION REQUEST

Request that the Texas City Police Department be recognized for achieving "Re-Accreditation Status" from the Texas Police Chiefs Association Foundation.

BACKGROUND (Brief Summary)

The Texas City Police Department was the first agency in the State of Texas to be accredited under the Texas Police Chiefs Association Foundation Best Practices program. Under this program, the department is required to submit to an audit every four years to ensure the standards are maintained and updated as needed. This spring the Texas City Police department again successfully completed the process and was re-accredited. The Texas City Police Department will be recognized for this achievement at the 2024 TPCA Annual Conference.

RECOMMENDATION

Chief P. Bacon of the Webster Police Department will present the award for the department achieving re-accreditation.

Fiscal Impact

CITY COMMISSION REGULAR MTG

(5) (a)

Meeting Date: 08/02/2023

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Engineering, Transportation, and Planning Annual Report (City Engineer)

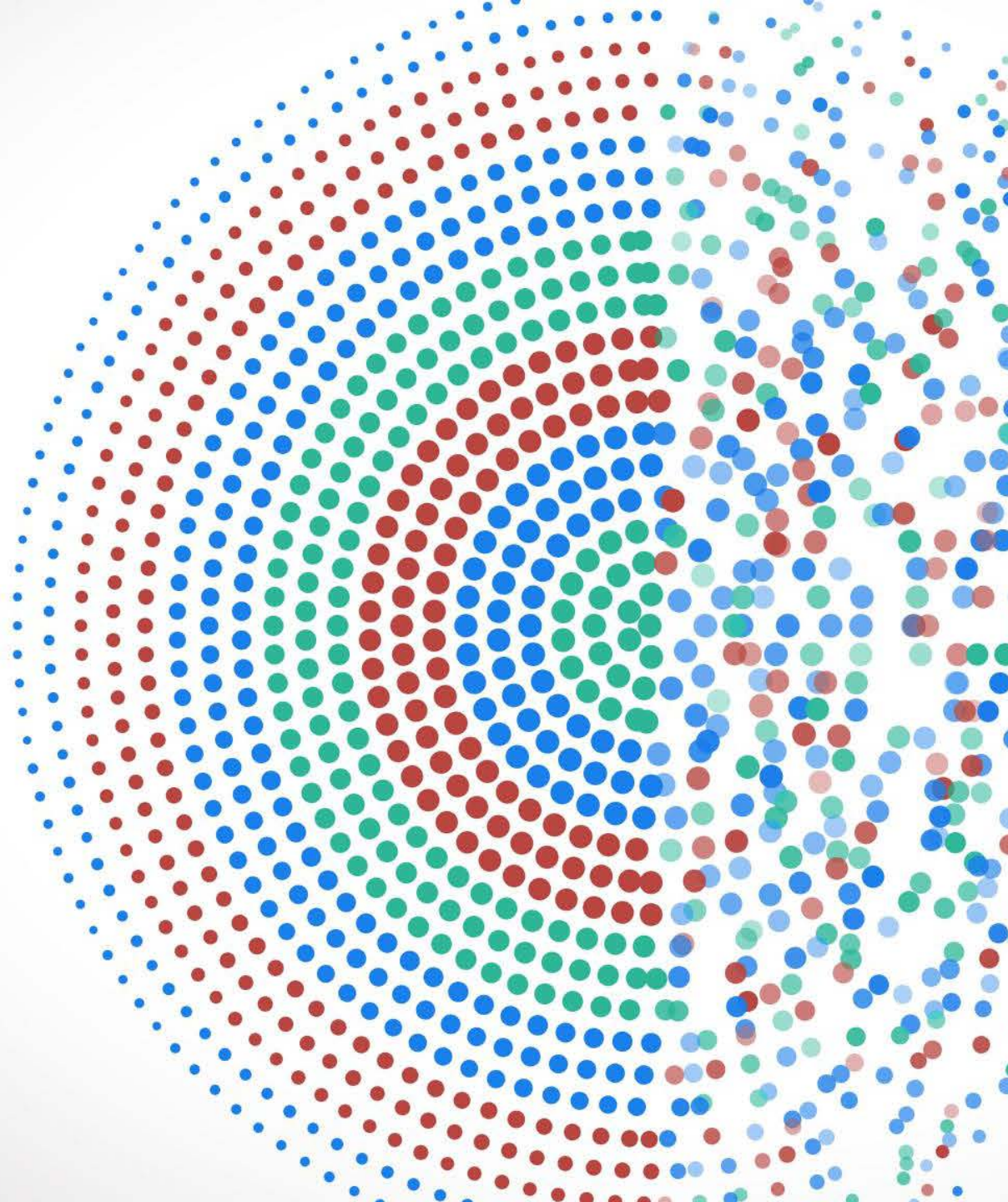
BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

Staff Report



ENGINEERING, TRANSPORTATION AND PLANNING

JULY 2023



**7800 Emmett F. Lowry Expy
Texas City, TX 77591**

Engineering & Planning

Kimberly Golden, P.E., City Engineer

Building & Inspections

Casey Bennett, Chief Building Official

David Kinchen, Deputy Building Official

ENGINEERING & PLANNING

Staffing

- **3 Full Time Positions (1 Vacancy)**
- **2 Part Time Contract Positions**
- **1 Temporary Contract Position**

ENGINEERING & PLANNING

Essential Functions

- **Administers Zoning Ordinance**
- **Administers Subdivision Ordinance**
- **Coordinates and staffs the Zoning Commission, Planning Board and Board of Adjustment**
- **Reviews and approves Engineering Plans**
- **Administers the Capital Recovery Program (Impact Fees)**
- **Coordinates review and approval of Development Plans/Proposals with other Texas City Departments**
- **Reviews Subdivision Plats & Construction Plans**
- **Negotiates Development Agreements and Planned Unit Development (PUD) Agreements**
- **Facilitates the utilization of Special Districts for development – MUDs, PIDs, TIRZ**
- **City Engineer/Secretary of the Planning Board - signs and records plats**
- **Conducts Planning Related Studies**
- **Make recommendations for future Utility, Street, Drainage, and Bond Program Projects**
- **Coordinates the Streetlight Program**
- **Administers Pipeline Permits and License Agreements**
- **Administers Oil & Gas Permitting**
- **Administers Heavy Load Permitting**
- **Liaison with other Governmental Agencies**
- **Liaison with Gulf Coast Water Authority (GCWA)**
- **Provides technical consultation and support for Mayor, City Commission, all Texas City Departments and Appointed Boards**
- **Post Disaster – available as needed for damage assessment and recovery activities**
- **Archive Engineering, Transportation and Planning information for future reference, preserve existing archives**

BUILDING PERMITS & INSPECTIONS

Staffing

- **Chief Building Official**
- **Deputy Building Official**
- **4 Combination Inspectors**
 - **2 Plumbing, 1 Electrician, 1 Carpenter**
- **1 Plan Reviewer**
- **3 Permit Technicians**

BUILDING PERMITS & INSPECTIONS

Essential Functions

- **Administers the Issuance of Certificates of Occupancy**
- **Building and Related Permits – 63 permit types**
- **Building and Related Inspections – 119 inspection types**
- **Review Development Plans/Proposals**
- **Reviews Subdivision Plats**
- **Assists with staffing of the Planning Board and Zoning Commission**
- **Presents to the Board of Adjustments**
- **Floodplain Administration**
- **Neighborhood Improvement Services**
- **Post Disaster Response – assists with city wide preliminary damage assessments**
- **Post Disaster Response – expedited return to work to resume permitting for recovery**

BUILDING & RELATED PERMITTING

10 Most Issued Permit Types within last 12 months

- 1) Single Family Residential – 346**
- 2) Gas Test – 213**
- 3) Electrical Meter Service – 168**
- 4) Roofing – 165**
- 5) Residential Mechanical – 158**
- 6) Generator – 92**
- 7) Residential Demo – 101**
- 8) Driveway – 88**
- 9) Residential Irrigation – 87**
- 10) Residential Plumbing - 78**

BUILDING CONSTRUCTION & RELATED INSPECTIONS

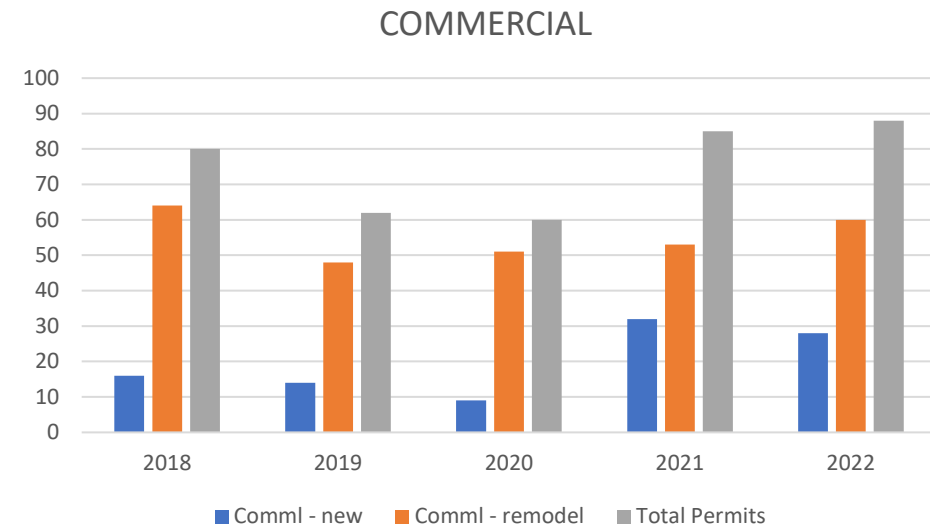
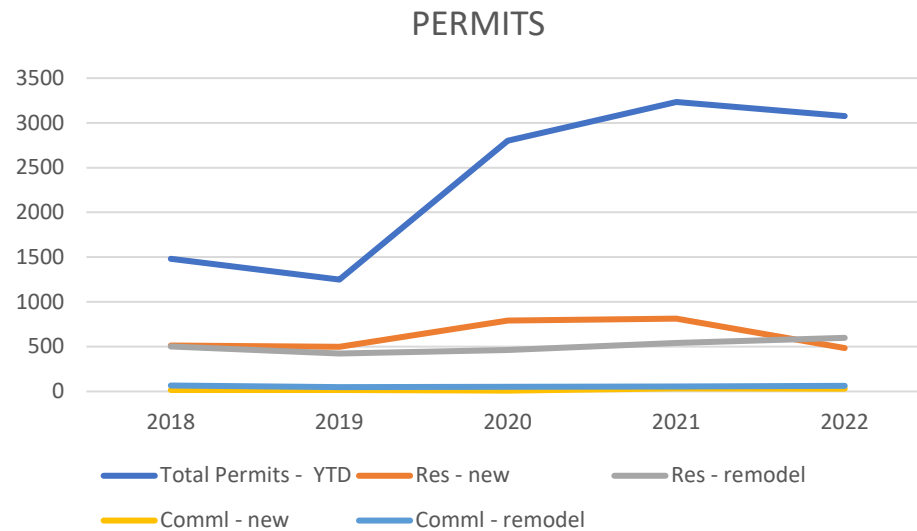
10 Most Requested Inspections within last 12 months

- 1) Gas Meter Release – 1123**
- 2) Final Inspection – 957**
- 3) Gas/Plumbing Cover – 840**
- 4) Framing/Electrical/Mech Cover – 836**
- 5) Pre-Final Documents – 640**
- 6) TCI Inspection – 513**
- 7) Plumbing Grounds – 509**
- 8) Electrical Meter Release – 491**
- 9) Flatwork – 486**
- 10) Building Foundation - 434**

**Inspectors logged 5,112 inspection site visits, some of the visits would include more than one inspection.
Example: Mechanical + Electrical + Framing Cover (3 inspections) or Gas + Plumbing Cover (2 inspections).**

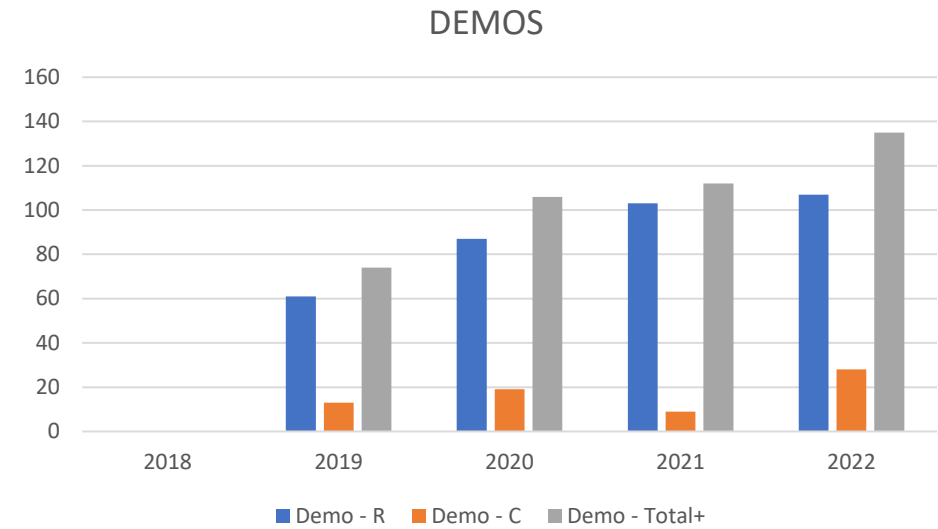
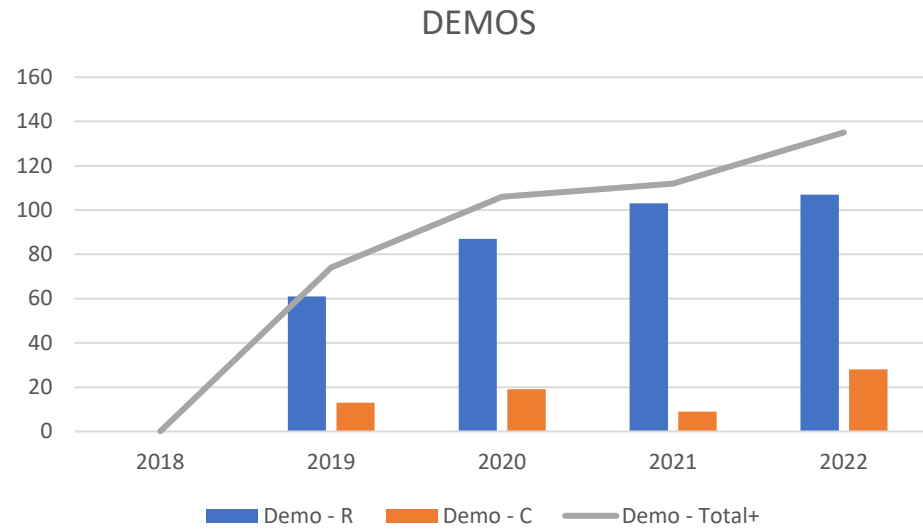
BUILDING STATS IN TEXAS CITY

Permits



BUILDING STATS IN TEXAS CITY

Demolitions



NEIGHBORHOOD IMPROVEMENT SERVICES

- **Building Permits & Inspections provides inspection and monitoring of substandard structures which are resolved through a court ordered forbearance agreement.**
- **Since May 2022 – Thirteen (13) structures have been restored or are in progress of restoration.**
- **These are structures which otherwise would have been demolished through a code enforcement action.**

BEFORE



AFTER



501 18th Avenue North

BEFORE



AFTER



27 28th Street North

BEFORE



AFTER



2329 35th Avenue North

THE PLANNED UNIT DEVELOPMENT (PUD)

A powerful development tool in the Zoning Ordinance

- **Flexibility to develop a variety of lot sizes and housing products**
- **Mixed uses – commercial and residential**
- **Varies the setbacks and other area restrictions for an enhanced housing product – masonry content, design standards**
- **Enhanced amenities – parks, walking trails**
- **Landscaping and hardscaping**
- **Paired with a Development Agreement**
- **Homeowners' Association – ownership and maintenance of amenities and common areas**
- **Municipal Utility District – ownership and maintenance of the drainage and detention facilities**

PUDS APPROVED AND ACTIVE IN TEXAS CITY

- **2006 – Lago Mar**
- **2007 – Hwy 66 PUD**
 - **Pearlbrook Subdivision**
 - **Vida Costera Subdivision**
 - **Mainland Medical Plaza**
- **2010 – Grand Cay Harbor**
- **2015 – Heron’s Landing**
- **2016 – Marlow Lake**
- **2018 – Cobblestone**
- **2018 – Central Park**
- **2021 – Southlake (n/k/a Lakeside Bayou)**
- **2021 – Brookwater**
- **2022 – Marlow Lake North**
- **2022 – Sunrise Cove**

Master Plans and Plats Approved by Planning Board

	Master Plans	Preliminary Plats	Final Plats
2020	Vida Costera – 204 Central Park West – 222	612	729
2021	Southlake – 2,000 Brookwater – 200	940	704
2022	Beacon Point – 756	1,641	1,618
2023 - YTD		904	265
TOTALS	3,382	4,097	3,316

SUBDIVISIONS IN MASTER PLANNING AND PRE-DEVELOPMENT

- **Lago Mar East – 2,080 lots**
- **TCEDC project - 4 lots**
- **10 acres – approx. 50+ connections**
- **80 acres – approx. 500 to 550 connections**
- **1,300 acres – 4,000 connections**

TOTAL LOTS IN PRE-DEV: 6,684

LAGO MAR TIRZ

Property Value Increase (2006 – 2022)

- The Lago Mar TIRZ has completed 15 years of its 30-year duration.
- As of 12/31/2022, there are 1931 completed homes in the Lago Mar TIRZ.
- Total build out is 4,430 on the west side of I-45 PLUS estimated build is 4,000 on the east side.

Increase in Tax Base Market Value by Year					
	2006 Base Value	2020 Value	2021 value	2022 value	Increment
Commercial	\$82,650	\$154,074,610	\$180,678,510	\$176,695,679	\$176,613,029
Residential	\$321,530	\$171,493,806	\$318,977,923	\$476,164,818	\$475,843,288
Totals	\$404,180	\$328,568,416	\$499,656,433	\$652,860,497	\$652,456,317

LAGO MAR TIRZ

2022 Tax Increment

- **\$4,060,343 - Tax increment revenue to TIRZ fund for all taxing entities**
- **\$1,759,130 - Tax increment revenue to TIRZ fund from properties in Texas City**
- **\$898,082 - Tax increment revenue to Texas City from properties in the TIRZ**

Update of the Capital Recovery Plan

Population Projections

	Sq Miles	2021est	2031est	Full build out
Zone 1	26.88	37,784	39,673	45,704
Zone 2	44.13	12,189	31,546	62,351
Totals	71.01	49,973	71,219	108,055

Projected 8,171 new connections in next 10 years

WATER

- Surface Water – enough capacity under contract
- Well Water – need add'l 3 water wells

WASTE WATER

- Wastewater Treatment Plant
- Existing capacity for 23,377 add'l connections

2021 – 2024 WATER PLANT EXPANSION IN LAGO MAR

Phase 1

Completed in September 2022

\$4,266,850.46

Phase 2

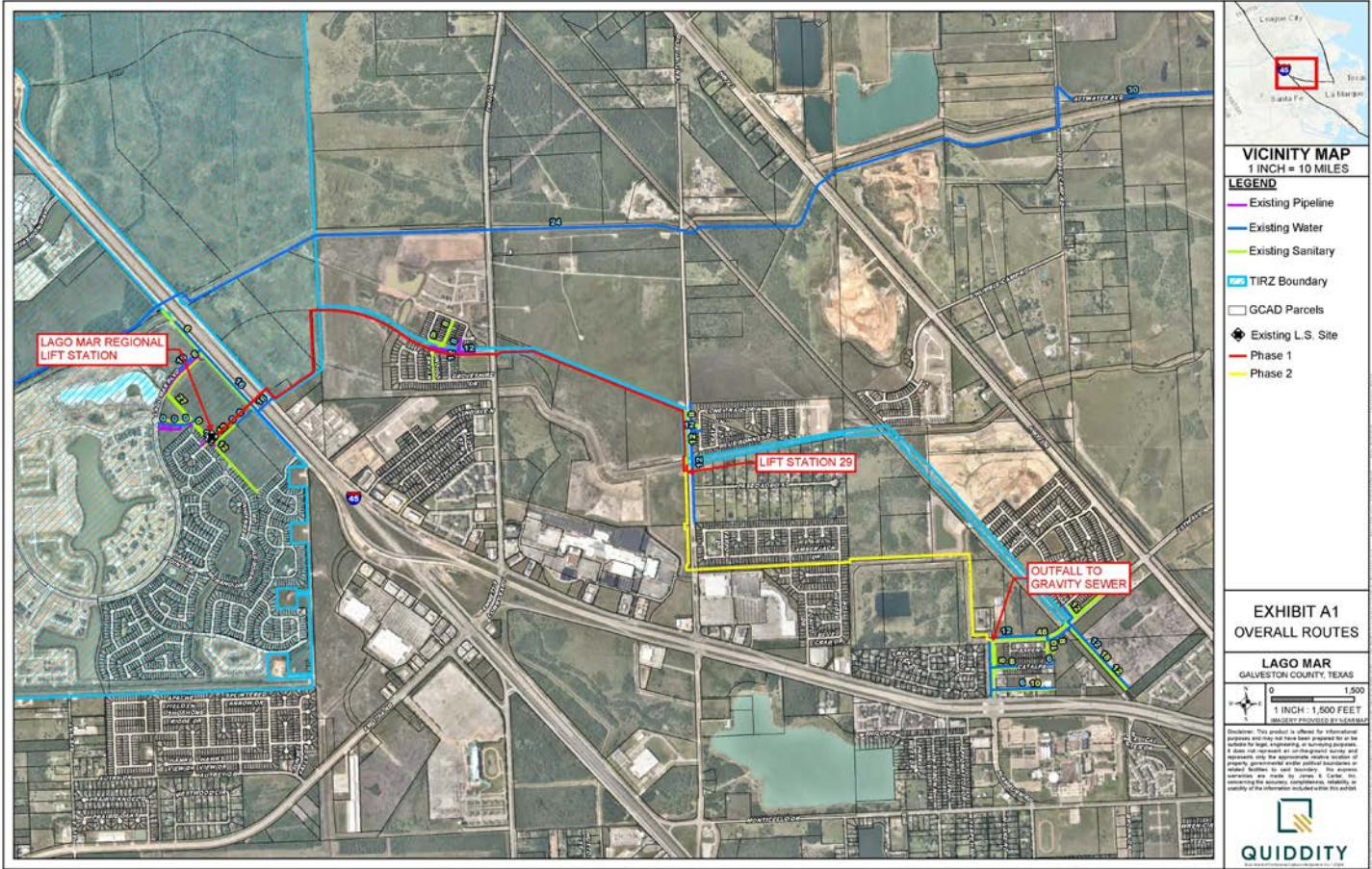
2023 - 2324

- **West Side Ground Storage Water Tank**
\$1,928,251
- **West Side Water Well #2**
\$3,329,563

2022 – 2024 24" FORCEMAIN

Lago Mar Force Main

Phase 1
\$4,371,051



Phase 2
\$3,250,326

I-45 BRANDING & IDENTITY PROJECT

Lago Mar Blvd At I-45 Frontage Road



FM 1764 & SH 146 BEAUTIFICATION PROJECT



FM 1764 & SH 146 BEAUTIFICATION PROJECT



INTERSECTION - VIEW 2
146 & FM 1764 - OPTION 2
CITY OF TEXAS CITY

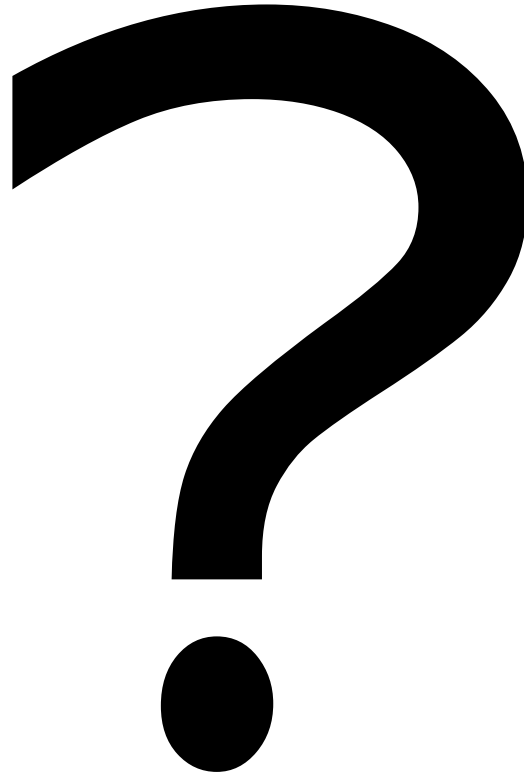
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CLARK CONDON
landscape architecture 09.23.20

PREPARING FOR CONTINUED SUCCESS WITH INCREASED GROWTH

- A. Training and Certifications of Inspectors**
- B. Upgrading the Zoning Map – GIS web-based tool**
- C. Upgrade and integrate the permitting software**
 - a. Electronic plan submittal and review**
 - b. Integrate with financial software to eliminate double entry of fees.**

QUESTIONS



CITY COMMISSION REGULAR MTG

(6) (a)

Meeting Date: 08/02/2023

Consider and take action on an extension of time for the preliminary rezoning previously granted to Lakeside Bayou, LLC for Lakeside Bayou Subdivision.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Veronica Carreon, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Applicant requests an extension of twelve months to August 18, 2024 on the preliminary zoning approval of the District I - Planned Unit Development (PUD) re-zoning for Lakeside Bayou f/k/a Southlake Subdivision to allow additional time to complete the processes of platting and approvals required by the Texas City subdivision ordinance.

BACKGROUND (Brief Summary)

On August 18, 2021, the City Commission gave preliminary zoning approval to the request by 418 Southlake LTD to rezone from "A" (Single Family Residential) to "I" (Planned Unit Development) approximately 438 acres of undeveloped land located north of FM517, south of FM 646 and west of FM 3436. Planning Board had reviewed and recommended the master plan and development agreement for approval at its meeting on June 21, 2021. The Zoning Commission had held a public hearing and recommended approval of the zoning change at its meeting on July 20, 2021. In 2022 the developer requested and received a 12-month extension to the preliminary zoning approval which is effective through August 18, 2023. Texas City ordinances require preliminary zoning approval to be made permanent by applying for a building permit within twelve months from the date of approval. Applicant is requesting a second extension of time to allow it to complete the subdivision platting and construction process. Applicant has received preliminary plat approvals from the Planning Board for all sections of its Phase I development (231 lots) and has submitted final plats which are in review. The Planning Board considered this second request for extension of time at its meeting on July 24, 2023 and recommends approval based upon the justification that the Applicant has been diligent in pursuing the platting process and addressing issues identified during the review process. Also, Applicant is being diligent in pursuing approvals and platting of the entry road from FM 646 which lies inside the city limits of League City but has not yet received the final approvals required by the Texas City Planning Board as a condition for final plat approval. Applicant has been transparent about its communications with League City and indicates the approvals from League City are forthcoming. Texas City staff remain in good contact with League City about the project.

RECOMMENDATION

Upon review, staff recommends **approval of the extension of time** to the preliminary zoning approval for twelve additional months until August 18, 2024. The request for extension is timely because the preliminary zoning approval has not yet expired. The extension appears warranted because the project is large and complex, and Applicant has diligently continued its development activities and remained in satisfactory contact with city staff. No significant changes have occurred which warrant a reconsideration of any of the infrastructure development. The terms and conditions of the approved PUD remain compliant with current city planning and development policies.

The Planning Board considered the second request for extension of time at its meeting on July 24,

2023 and recommends approval of the extension based upon the justification provided by the applicant.

Fiscal Impact

Attachments

Staff Report - Lakeside Bayou Request for Extension of Time
Lakeside Bayou 2nd Extension Request


CITY OF TEXAS CITY, TEXAS

ENGINEERING & PLANNING DEPARTMENT • OFFICE (409) 643-5936



Mayor:
Dedrick Johnson

Commissioners:
Thelma Bowie
Abel Garza Jr.
DeAndre' Knoxson
Felix Herrera
Dorthea Jones Pointer
Jami Clark

TO: Planning Board – July 24, 2023 Special Meeting
FROM: Kim Golden, P.E., City Engineer 
CC: Doug Kneupper, P.E.
DATE: July 20, 2023
RE: Request for second extension of time – Lakeside Bayou Subdivision (f/k/a Southlake Subdivision)

Background: On August 18, 2021, the City Commission gave preliminary zoning approval to the request by 418 Southlake LTD to rezone from "A" (Single Family Residential) to "I" (Planned Unit Development) approximately 438 acres of undeveloped land located north of FM517, south of FM 646 and west of FM 3436. Planning Board reviewed and recommended the master plan and development agreement for approval at its meeting on June 21, 2021, and the Zoning Commission held a public hearing and recommended approval of the zoning change at its meeting on July 20, 2021. In 2022 the developer requested and received a 12-month extension to the preliminary zoning approval which is effective through August 18, 2023. Texas City ordinances require preliminary zoning approval to be made permanent by applying for a building permit within twelve months from the date of approval. Applicant has received preliminary plat approvals for all sections of its Phase I development and has submitted final plats which are in review.

Requested Action: Applicant requests an extension of twelve months on the preliminary zoning approval to complete the processes of platting and approvals required by the Texas City subdivision ordinance.

Staff Analysis and Recommended Action: The project is approved to develop approximately 438 acres into approximately 1200 single family units with approximately 15 acres adjacent to FM 3436 and FM 517 designated for commercial development. The approved lot mix in the PUD is as follows:

45' lots – 10% 50' lots – 40% 60' lots - 40% 70' lots – 10%

The PUD development agreement includes the development of a major recreational facility to be fully complete before the completion of the 500th home. The project will have entry monuments at FM 646 and FM 3436. The Neighborhood Collector roadway will have decorative fencing for the adjacent lots. Also, lots adjacent to a detention / amenity lake will have open, decorative fencing next to the water feature.

Roadway access into Lakeside Bayou will be from a new Neighborhood Collector roadway. The first phase will be off FM 646 and will provide adequate access for the initial phases of the project. Ultimately the new collector road will

"QPS – Quality Public Service"

be extended to FM 3436 and will provide good access and circulation through the subdivision. In conjunction with construction of the Neighborhood Collector, paved sidewalks will be included to provide pedestrian and bicycle connectivity throughout the neighborhood.

Water and sewer facilities are available for this project. Water is along FM 3436 and can be extended directly into the property. Ultimately, an upgrade to the water distribution plant will be required to serve the entire project. For sewer, Lakeside Bayou will construct a regional lift station inside their project and pump to the city's sewer line on FM 517.

Drainage and stormwater management will be provided by a significant lake / detention system that drains into Gum Bayou. There is no drainage district with jurisdiction in this area, so city staff will provide review and approval for the Drainage Impact Analysis.

EXTENSION OF TIME: Applicant's development activities have continued without interruption since receiving preliminary zoning approval from the City Commission on August 18, 2021. Within the last 12-month extension, applicant worked to resolve grading and access issues to the perimeter drainage areas which impacted the grading of the entire project and resulted in revisions and resubmittals of the preliminary plats. All plats for Phase 1 have received preliminary plat approval and final plats have been received.

Upon review, staff recommends **approval of the extension of time** to the preliminary zoning approval for twelve additional months until August 18, 2024. The request for extension is timely because the preliminary zoning approval has not yet expired. The extension appears warranted because the project is large and complex, and Applicant has diligently continued its development activities and remained in satisfactory contact with city staff. No significant changes have occurred which warrant a reconsideration of any of the infrastructure development. The terms and conditions of the approved PUD remain compliant with current city planning and development policies.

LAKESIDE BAYOU

July 20, 2023

Ms. Kim Golden, City Engineer
Texas City
7800 Emmet F Lowry Expy.
Texas City, TX 77591

Re: Lakeside Bayou PUD Time Extension

Ms. Golden,

Lakeside Bayou, LLC is respectfully requesting a time extension on the Planned Unit Development Zoning from the Planning Board and City Commission related to the approvals received on August 18, 2021, which was extended to August 18, 2023 at the Planning Board meeting on July 18, 2022.

We have been diligently pursuing all approvals to commence construction on the 232 units in Phase 1 of the project as follows:

- We worked with the City to resolve grading and access to the perimeter drainage areas which impacted the grading for the project, and resulted in delays and revisions to the preliminary plats. This has been resolved and the plats then started moving forward.
- As you recall, Sections 3 & 4 received preliminary plat approval at the last Planning Board Meeting on 7/10/2023.
- Section 1 is on the Agenda for Final Plat approval at the meeting 7/24/2023.
- The street dedication plat has been approved, and the construction plans are in review.
- The detention reserves preliminary plat has been approved and the construction plans are in review.
- The wastewater line construction plans have been approved.

As you can see we are continuing to move this project forward and are looking to start the site-work later this year and that a time extension is granted.


Respectfully Submitted,

LAKESIDE BAYOU, LLC

a Texas limited liability company

By: United Development Funding, L.P.
a Delaware Limited Partnership
Its: Managing Member

By: United Development Funding, Inc.,
a Delaware Corporation
Its: General Partner

By: 
Name: Jim Kenney
Its: Vice President

CITY COMMISSION REGULAR MTG

(9) (a)

Meeting Date: 08/02/2023

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Approve City Commission Minutes for July 19, 2023 meeting. (City Secretary)

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

Minutes

REGULAR CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, JULY 19, 2023 – 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, JULY 19, 2023, 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 5:00 p.m. by Mayor Dedrick D. Johnson.

1. ROLL CALL

Present: Dedrick D. Johnson, Mayor
Thelma Bowie, Commissioner At-Large, Mayor Pro Tem
Abel Garza, Jr. , Commissioner At-Large
DeAndre' Knoxson, Commissioner District 1
Felix Herrera, Commissioner District 2
Dorthea Jones Pointer, Commissioner District 3

Absent: Jami Clark, Commissioner District 4

2. INVOCATION

Led by Mayor Dedrick. D. Johnson.

3. PLEDGE OF ALLEGIANCE

Led by Mayor Pro-Tem Thelma Bowie.

4. PROCLAMATIONS AND PRESENTATIONS

a. Service Awards

Allen Bjerke	Police	07/29/2003	20 years
Michael Miller	Public Works	07/13/1988	35 years

b. Proclamation of Recognition to Judge George Cooley.

Mayor Johnson stated that Judge Cooley is retiring after honorably serving the citizens of Texas City for almost 20 years.

c. Award of Merit presented to Tammy Odom for being awarded the Texas Municipal Court Association's "Clerk of the Year."

Jon Branson, Executive Director of Management Services, and Mayor Johnson recognized Tammy Odom for being awarded the Texas Municipal Court Association's "Clerk of the Year."

5. REPORTS

a. Financial Quarterly Report (Finance)

Laura Boyd, Finance Director, gave a PowerPoint presentation.

b. Collections (Municipal Court)

Tammy Odom, Court Administrator, gave a PowerPoint presentation.

6. PUBLIC HEARING

a. 2023 CDBG Action Plan Development - 2nd Public Hearing

Titilayo Smith, Community Director and Grants Administrator, held a public hearing to gather input from citizens to prepare the draft CDBG 2023 Action Plan.

Motioned by Commissioner District 2 Felix Herrera to close the Public Hearing. Seconded by Commissioner District 3 Dorthea Jones Pointer.

7. PUBLIC COMMENTS

Cecy, owner of The Chandelier Reception Hall, requested to speak before the City Commission.

8. CONSENT AGENDA

Motioned by Commissioner District 3 Dorthea Jones Pointer to approve Consent Agenda items a, b, c, and f. Seconded by Commissioner District 2 Felix Herrera.

a. Approve City Commission Minutes for July 5, 2023 meeting. (City Secretary)

Vote: 6 - 0 CARRIED

b. Consider and take action on Resolution No. 2023-081, awarding Bid No. 2023-010 Gasoline and Diesel Annual Contract to Sun Coast Resources, Inc. (Public Works)

Vote: 6 - 0 CARRIED

c. Consider and take action on Resolution No. 2023-082, awarding RFP No. 2023-009 Temporary Employment Services Annual Contract to Amass Solutions LLC. (Purchasing)

Vote: 6 - 0 CARRIED

- d. Consider and take action on Resolution No. 2023-083, approving revisions to the personnel policy. (Human Resources)

This item was pulled by Mayor Johnson for further discussion.

Jon Branson, Executive Director of Management Services, explained the proposed policy revision to Section 6.10 of the Personnel Policy.

Motion by Commissioner District 3 Dorthea Jones Pointer, Seconded by Commissioner District 2 Felix Herrera

Vote: 6 - 0 CARRIED

- e. Consider and take action on Resolution No. 2023-084, appointing members to the Keep Texas City Beautiful Committee and Community Development Block Grant (CDBG) Citizen Advisory Committee. (City Secretary's Office)

This item was pulled by Mayor Johnson to acknowledge the appointees in attendance.

Motion by Commissioner District 1 DeAndre' Knoxson, Seconded by Commissioner District 2 Felix Herrera

Vote: 6 - 0 CARRIED

- f. Consider and take action on Resolution No. 2023-085, authorizing payment of windstorm insurance premium(s) to the Texas Windstorm Insurance Association. (Finance)

Vote: 6 - 0 CARRIED

9. REGULAR ITEMS

- a. Consider and take action on Ordinance No. 2023-27, amending the fiscal year 2022-2023 budget to transfer funds between the Texas Economic Development Corporation business incentive account to the demolition account. (Finance)

Laura Boyd, Finance Director, stated that in this fiscal year, a significant number of substandard structures have required demolition, requiring more funds than originally budgeted.

Motion by Commissioner District 2 Felix Herrera, Seconded by Commissioner District 3 Dorthea Jones Pointer

Vote: 6 - 0 CARRIED

10. ADJOURNMENT

Having no further business, Mayor Dedrick D. Johnson, Sr. adjourned the meeting at 5:57 p.m.

DEDRICK D. JOHNSON, SR., MAYOR

ATTEST:

Rhomari Leigh, City Secretary
Date Approved:

CITY COMMISSION REGULAR MTG

(9) (b)

Meeting Date: 08/02/2023

Award Community Development Grant to HRA Village, Inc.

Submitted For: Titilayo Smith, Community Development/ Grant Admin

Submitted By: Titilayo Smith, Community Development/ Grant Admin

Department: Community Development/ Grant Admin

Information

ACTION REQUEST

Consider and approve grant for \$5,000 to non-profit assisted living facility providing housing for seniors and residents with special needs.

BACKGROUND (Brief Summary)

The Community Development Block Grant (CDBG) allows up to 15% of a grantee's annual allocation to be applied to public services. This includes services for the elderly and persons with disabilities. HRA/Independence Village is one of the few facilities here in Texas City that provide these services and have provided them for the past 30 years. A request was received from HRA/Independence Village for a grant to assist them as they continue to provide stellar services to our most vulnerable communities.

RECOMMENDATION

It is the recommendation of the Director of Community Development & Grants Administration that the Commission approve this award.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: 5000

Source of Funds: CDBG PY'22

Account #: 299601-53050

Fiscal Impact:

This award will assist the City in moving towards the HUD timeliness goal for grant expenditures.

Attachments

HRA Request Letter

Resolution



March 31, 2023


Ms. Titilayo Smith, GMBA
Community Development/Grants Administrator
City of Texas City
928 5th Ave N.
Texas City, TX 77590

Dear Ms. Smith:

As you know, The Independence Village is a non-profit assisted living facility providing housing for seniors and residents with special needs. We have provided these services for the past 30 years, and we are eager to see what the future holds for our Village. To help assure that our future is solid, we are seeking assistance from our local community, and in that regard, we would ask to be considered for a Texas City CDBG Grant. Having had the support from the City of Texas City throughout the past 30 years, it would be our highest honor to be considered for a grant in the amount of \$5,000.

If there is any application or additional documentation that the City requires, I would of course be happy to provide it. Please let me know what you might need.

Sincerely,


Judy Siocumb
Executive Director

RESOLUTION NO. 2023-086

A RESOLUTION APPROVING THE RELEASE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS IN THE AMOUNT OF \$5,000.00 TO HRA/INDEPENDENCE VILLAGE TO ASSIST THE LIVING FACILITY IN PROVIDING HOUSING FOR SENIORS AND RESIDENTS WITH SPECIAL NEEDS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, The Community Development Department requests the approval and release of Community Development Block Grant (CDBG) funds in the amount of \$5,000.00 to HRA/Independence Village to assist the living facility in providing housing for seniors and residents with special needs.

WHEREAS, The Community Development Block Grant (CDBG) allows up to 15% of a grantee's annual allocation to be applied to public services. This includes services for the elderly and persons with disabilities.

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, approves the release of Community Development Block Grant (CDBG) funds in the amount of \$5,000.00 to HRA/Independence Village.

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

PASSED AND ADOPTED this 2nd day of August 2023.

Dedrick D. Johnson, Sr. Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(9) (c)

Meeting Date: 08/02/2023

Bayou Golf Course Bulkhead Addition

Submitted For: Mike McKinley, Public Works

Submitted By: Mike McKinley, Public Works

Department: Public Works

Information

ACTION REQUEST

Approve and aware a contract to Generocity Services Inc., out of Friendswood Texas, for the Bayou Golf Course Bulkhead Addition Project.

BACKGROUND (Brief Summary)

This project is priced in accordance with Generocity Services Inc.'s Choice Partners Contract # 23/016MR. Choice Partners is a local purchasing cooperative. The total amount proposal amount for this project is \$142,858.26 and funds are made available via the City of Texas City 2022/2023 Annual Budget. A copy of the proposal is attached for your review.

RECOMMENDATION

It is recommendation of the Public Works Department and the Recreation and Tourism Department that the Texas City Commission approve this proposal and approve the Mayor to enter into a contract with Generocity Services, Inc. for this project. We further recommend that the Mayor be allowed to approve all change orders, up to 25% of the original contracted amount, without bringing the matter before the Commission.

Thank you.

Fiscal Impact

Attachments

Exhibit A
Resolution



Generocity Services, Inc.

1212 Winding Way Drive • Friendswood, TX 77546 • Phone: (281) 482-8881

Glenn Riske
 Job Address:
 2800 Ted Dudley Drive
 Texas City, Tx 77591

Print Date: 7-5-2023

Proposal for City of Texas City Bayou Golf Course Bulkhead Addition

Dear Mr. Riske

Generocity Services Inc. is pleased to present our preliminary proposal for the above referenced project. This project is priced in accordance with our CHOICE PARTNERS Contract #23/016MR and excludes proprietary vendor and owner's separate contractor pricing.

PRELIMINARY DESIGN SPECIFICATION WAIVER

All designs and specifications presented herewith are preliminary and are subject to change after review of changes due to customer requests. Any costs associated with preliminary design and scope changes will be added to the final cost of the project.

SCOPE OF WORK

Provide materials, labor, equipment, and supervision to complete the following:

Approx 450lf of HD Vinyl Bulkhead

- (267) PC HD Vinyl sheets everlast 3.1-7' gray20"
- (23) PC 2.5CCA 3x8 waler 3x8 -20" RGH TRT 2.5
- (23) PC 2.5CCA 2X12 Top -20"#1TRT COP AZ
- (89) PC galvanized tie rods and fittings 5/8X6'
- HD GALV RODS +2W & 2N 89PC5/8 OGEE HDG WASHER
- (89) PC 10ft 10 inch round .40CCA deadmen
- (10) PC 3.5 universal corner 8' gray

Note:

*BACKFILL NOT INCLUDED

Items	Description	Price
RS Means		\$186,428.45
Houston CCI .861		-\$25,913.55
Choice Partners .89		-\$17,656.64

Total Price: \$142,858.26

PRECEDENCE

We have established a project-specific order of precedence for the inquiry documents -- not only to help establish a baseline for our pricing, but also to maintain technical continuity, to confirm the intent and priorities for the project, and to provide the basis for solving discrepancies within the inquiry and construction documents. Our order of precedence is as follows:

- a. Generocity Services Proposal.
- b. Addenda issued by Client.
- c. Scope of Work issued by Client within the Invitation to Bid.
- d. Directives and work scope specifically and graphically issued within the Construction Drawings prepared by Client.
- e. Manufacturer's recommendations and installation instructions.
- f. Directives, regarding project work scope, specifically within the Project Specifications prepared by the Client.
- g. All Project Specifications prepared by Client that are specifically applicable to the project scope of work and project drawings.
- h. Owner's Engineering Facility Standards that are specifically referred to within this inquiry, and that have been issued as part of the inquiry.
- i. Balance of applicable project bid documents.

SERVICES & MATERIALS PROVIDED BY CLIENT/OWNER

1. Testing and abatement of asbestos and other potentially hazardous materials.
2. Pre-design testing, investigation of soils and other existing structures for engineering purposes.
3. Probing of existing grade in effort to detect subsurface obstructions, obstacles, or hazardous material.
4. Material strength and performance testing and other quality control testing.
5. Document preparation for permit; coordinating or making application for permit; procuring any building permits or any other permits or fees that may be applicable to this project unless otherwise noted.
6. Provisions of temporary toilet facilities for construction work force.
7. Provisions of temporary electrical power supply for construction purposes.
8. Provisions of temporary water supply for construction purposes.
9. Move, relocate, modify, repair, demolish, or otherwise alter existing facilities, material equipment, appliances, furnishings, installations, utilities, and/or structures that are not specifically noted within this scope of work. This includes hidden or latent conditions, undocumented structures, inconsistent soil condition, asbestos, and other hazardous materials in order for Generocity Services to perform the required scope of work.

TECHNICAL CLARIFICATIONS

1. Components and activities specifically exclude from this proposal:
 - a. Design and/or constructions of permanent site storm water detention or drainage structures.
 - b. Testing of existing concrete slabs for moisture, alkali, and other contamination. Generocity Services will not be responsible for poor performance of adhered floor coverings on moisture-laden or contaminated floor slabs.
 - c. Subsurface de-watering, of the pumping of facility leaks and spills.
2. Our proposal includes the cost of providing materials and equipment called out by model numbers within the inquiry documents. When final engineering, calculation, shop drawings, or other documentation do not support the item physical characteristics, size, shape, operational requirements, etc. required by the Client, then changes may require additional costs.
3. If any code interpretation, that may be issued by the Client, his agents, the Municipals Plan Checking Department, Code Enforcement, or Inspections Department, or Inspection Department results in additional more stringent project requirements than those shown graphically on the inquire drawings, or that is specifically named or directed within the inquiry specifications (as they relate to the drawings), the additional cost shall be assessed and passed on to the Client.

EXCLUSIONS

1. Plans, architectural, engineering, geotechnical reports, materials testing laboratories.
2. On/off-site detention are not included.
3. SWPPP of containment of storm water, storm water pollution prevention planning, permitting, installations or observation.

4. Generocity Services, Inc. has not included cost for landscaping, traffic control, traffic barricades or signage, overtime or holiday work, trench drains, containments, equipment/foundations, house-keeping pads/foundations, vibrating equipment, unforeseen underground obstructions, sumps of pits.

COMMERCIAL TERMS & CONDITIONS

- 1. Validation Period: This proposal is valid for a period of 30 calendar days after the "DATE" indicated above.
- 2. Material Cost Escalation: Due to the volatile and unpredictable global material marketing pricing, Generocity Services, Inc. can not guarantee project-specific pricing for the validation period stated above. If material orders and require shipments are made at current pricing, we will honor the material cost. If the cost of the materials increases before shipment, then the change in price will be passed on to the Client/Owner.
- 3. Generocity Services, Inc. will not perform work changes unless authorized in writing by the Client before the work begins. All cost assessments will include the cost of tangible items and the additional cost associated with schedule delays and extensions.
- 4. When materials and permanent equipment that are purchased for this project are stored either on or off site as a result of delays by Client (or Owner), or the contractors, or agents of the same, progress pay requests will include these materials and equipment items for Client approval and payment within the contract pay period.
- 5. Generocity Services, Inc. will not be held responsible for damages to any concealed, hidden or buried equipment, structures, pipelines, electrical lines, cable, grounding, underground utilities and other obstacles.
- 6. Generocity Services, Inc. will not be held responsible for personal injury from accidents resulting from encounters with any concealed, hidden or buried equipment, structures, pipelines, electrical lines, cables, grounding, and other obstacles.
- 7. Downtime or delays caused by Owner and/or Client during the field construction operations shall be assessed by Generocity Services, Inc. and reimbursements by Owner and/or Client.
- 8. Repair cost and touch-up costs made necessary by damage caused by Owner's and /or Client's personnel will be assessed by Generocity Services, Inc. and passed on to the Client.
- 9. Our pricing is based on a 40-hour workweek. We have not included the cost of holiday or overtime work hours.

We appreciate the opportunity to present this proposal and look forward to your review and approval.

Sincerely,
Joel Mueller
Director of Business Development
Generocity Services, Inc.

I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____

Costs based on RSMeans data

Estimate Name: R23-07-01-2023A City of Texas City Golf Course Bulkhead

ESTIMATE INFORMATION

Client Name: City of Texas City Notes:
 Estimate Address: TEXAS

Quantity	LineNumber	Description	Unit	Ext. Mat. O&P	Ext. Labor O&P	Ext. Total O&P	Notes
1.00	013113200200	Field personnel, project manager, average	Week	\$ -	\$ 4,000.00	\$ 4,000.00	
2.00	013113200260	Field personnel, superintendent, average	Week	\$ -	\$ 7,450.00	\$ 7,450.00	
4005.00	314116101200	Sheet piling, steel, 22 psf, 15' excavation, per S.F., left in place, excludes wales	S.F.	\$ 132,165.00	\$ 25,431.75	\$ 174,978.45	Used for bulkhead at 9ft x 445ft

R S Means Estimate	\$ 186,428.45
Houston CCI .851	\$ (25,913.55)
Choice Partners .89	\$ (17,656.64)
Sub Total	\$ 142,858.26
Bond	
Grand Total	\$ 142,858.26

RESOLUTION NO. 2023-087

A RESOLUTION APPROVING GENEROCITY SERVICES, INC THROUGH CHOICE PARTNERS (CONTRACT NO. 23/016MR), A LOCAL GOVERNMENT PURCHASING COOPERATIVE, TO PROVIDE SERVICES FOR THE BAYOU GOLF COURSE BULKHEAD ADDITION PROJECT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the Texas City Recreation and Tourism Department and Public Works Department requests authorization to process a payment to Generocity Services, Inc. through Choice Partners (Contract No. 23/016MR), in the amount of \$142,858.26 for the Bayou Golf Course Bulkhead Addition Project. Funds are available in the FY22/23 Annual Budget.

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 authorizes a payment to Generocity Services, Inc. through Choice Partners (Contract No. 23/016MR), in the amount of \$142,858.26 for the Bayou Golf Course Bulkhead Addition Project, as set out on the proposal attached hereto as **Exhibit “A”** and made a part hereof for all intents and purposes.

SECTION 2: That the Mayor is authorized to approve all change orders, up to 25% of the original contracted amount, without bringing the matter before the Commission.

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

PASSED AND ADOPTED this 2nd day of August 2023.

ATTEST:

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas
APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(9) (d)

Meeting Date: 08/02/2023

Sale of Property Located at ABST 72 J GRANT SUR LOT 7 BLK 45 KOHFELDTS FIRST ADDN

Submitted For: Kyle Dickson, City Attorney Office

Submitted By: Rhomari Leigh, City Secretary

Department: City Attorney Office

Information

ACTION REQUEST

Consider and take action on Resolution No. 2023-088, awarding Bid No. 2023-434 Sale of Property Located at ABST 72 J GRANT SUR LOT 7 BLK 45 KOHFELDTS FIRST ADDN. (Legal)

BACKGROUND (Brief Summary)

Bids were published in the Galveston Daily Newspaper on June 22, 2023, and June 29, 2023.

Bids were opened on Monday, July 17, 2023, at 2:00 p.m., and the bidder meeting all requirements was received from Laura Arratia.

The property is recorded as: ABST 72 J GRANT SUR LOT 7 BLK 45 KOHFELDTS FIRST ADDN, Texas City, Galveston County, Texas (Property ID: 182192) consisting of approximately 0.1435 acres/6250 sq. ft. of land ("Property"). The property is located in the IBD between two pieces currently owned by Mrs. Arriata. The City of Texas City currently owns it.

Going by market value of \$2.45 per square foot, the property's value is \$14,941.08.

RECOMMENDATION

It is the recommendation of Staff to award this bid to Laura Arratia for \$4,200 with additional language in the deed.

Fiscal Impact

Attachments

Bid Tabulation
Resolution

BID TABULATION

SALE OF REAL PROPERTY

PROPERTY:

ABST 72 J GRANT SUR LOT 7 BLK 45 KOHFELDT'S FIRST ADDN, Texas City, Galveston County, Texas
(Property ID: 182192) consisting of approximately 0.1435 acres/6250 sq. ft. of land ("Property")
Bid Opening: Monday, 7/17/2023 at 2:00 pm

VENDOR	TOTAL BID
Laura Arratia	\$4,200

RESOLUTION NO. 2023-088

A RESOLUTION AWARDDING BID NO. 2023-434 SALE OF PROPERTY LOCATED AT ABST 72 J GRANT SUR LOT 7 BLK 45 KOHFELDT'S FIRST ADDN.; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, bids were published in the Galveston Daily Newspaper on June 22, 2023, and June 29, 2023. Bids were opened on Monday, July 17, 2023, at 2:00 p.m., and the bidder meeting all requirements was received from Laura Arratia for \$4,200.00; and

WHEREAS, the property recorded as ABST 72 J GRANT SUR LOT 7 BLK 45 KOHFELDT'S FIRST ADDN, Texas City, Galveston County, Texas (Property ID: 182192) is located in the IBD; and

WHEREAS, the property is located in the IBD between two pieces currently owned by Mrs. Arratia.

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

SECTION 1: That the City Commission approves the sell of property recorded as: ABST 72 J GRANT SUR LOT 7 BLK 45 KOHFELDT'S FIRST ADDN, Texas City, Galveston County, Texas (Property ID: 182192) Laura Arratia to for \$4,200.00.

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

PASSED AND ADOPTED this 2nd day of August 2023.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(10) (a)

Meeting Date: 08/02/2023

Building Regulations: Construction

Submitted For: David Zacherl, Fire Department

Submitted By: David Zacherl, Fire Department

Department: Fire Department

Information

ACTION REQUEST

Consider and take action on Ordinance No. _____, amending Chapter 150 ‘Building Regulations; Construction’ related to additional authority regarding substandard structures.

BACKGROUND (Brief Summary)

There has been a change in titles of personnel. There is a new position titled director of municipal services filled by the former director of community development and a new director of community development assigned.

Currently, Section 150.038 Emergency Demolitions assigns requirements of the Ordinance to the fire marshal, director of community development and the chief building official.

We are proposing to add the new position director of municipal services to the list of personnel and maintain the director of community development as currently assigned. The intent is there must be a triumvirate of these four officials in concurrence before a structure may be abated by emergency demolition.

RECOMMENDATION

The Fire Chief recommends approval of the proposed addition of the director of municipal services to the Ordinance.

Fiscal Impact

Funds Available Y/N: No

Amount Requested: 0

Source of Funds: 0

Account #: 0

Fiscal Impact:

There is no fiscal impact to the proposed Ordinance amendment.

Attachments

Ordinance Draft

ORDINANCE NO. 23-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES, OF THE CITY OF TEXAS CITY, TEXAS, TITLE XV - LAND USAGE, CHAPTER 150, "BUILDING REGULATIONS; CONSTRUCTION", REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, there is a need to amend The Code of Ordinances of the City of Texas City, Texas, Title XV - Land Usage, Chapter 150, Building Regulations; Construction, to update information contained in the Code, and

WHEREAS, there is a need to clarify the additional authority regarding substandard buildings, and

WHEREAS, upon recommendation of the Fire Chief and Fire Marshal and full review and consideration of all matters related and attendant thereto, the City Commission determines that amending Title XV - Land Usage, Chapter 150, Building Regulations; Construction will promote the health, safety, and general welfare of the City and the safe, orderly, and healthful development of the City;

WHEREAS, the City Commission determines that amending Title XV – Land Usage, Chapter 150, Building Regulations; Construction will promote the health, safety, morals, and general welfare of the City and the safe, orderly, and healthful development of the City;

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

Section 1. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact, and

Section 2. The City Commission hereby further finds and determines that the rules, regulations, terms, conditions, provisions, and requirements of this ordinance are reasonable and necessary to promote health, safety, morals, or general welfare and the safe, orderly, and healthful development of the municipality, and

Section 3. The City of Texas City’s Code of Ordinances, Section 150.038 is hereby **amended** as follows:

§150.038 Emergency Demolitions.

(A) Emergency arising from sudden acts or occurrences.

- (1) Where it appears to the fire marshal, director of community development, **director of municipal services**, or chief building official or their designees, that due to structural defects or conditions arising from, but not limited to, fire, accident, water damage, vandalism, or other sudden act or occurrence thereby threatening the structural integrity of a building, there is clear and imminent danger to the life, safety or property of any person unless the building is immediately demolished, either of these aforesaid officials shall declare its immediate vacation and demolition regardless of the date of construction. The concurrence of ~~the other~~ two **other** aforesaid officials shall be required prior to execution of the commencement of the demolition. Such concurrence shall include a determination that under the circumstances no other abatement procedure is reasonably available except demolition.
 - (2) Notice that the structure has been determined to be a clear and imminent danger to life, safety or property of any person shall be issued:
 - a. By placard affixed to the property or by stake driven into the ground. It shall be unlawful for any person to remove the posted notice without written permission from the fire marshal and no unauthorized person shall enter the building for any purpose.
 - (3) For residential structures, demolition should commence within seventy-two (72) hours after the notice or as soon thereafter as is reasonable and as soon as possible for any commercial structure(s) after consideration of any environmental issue(s) and/or compliance with other applicable law(s).
- (B) Emergency arising from long-term deterioration.
- (1) Where it appears to the fire marshal, director of community development, **director of municipal services** or chief building official or their designees, that structural defects or conditions arising from long-term deterioration threaten the structural integrity of a building such that there is clear and imminent danger to the life, safety or property of any person unless the building is immediately demolished, either of these aforesaid officials shall declare its immediate vacation and demolition. The concurrence of ~~the other~~ two **other** aforesaid officials shall be required prior to the execution of the commencement of the demolition. Such concurrence shall include a determination that under the circumstances no other abatement procedure is reasonably available except demolition. Upon a determination that an emergency demolition is warranted by either (A) or (B) above, the following actions shall be taken:
 - (2) Notice that the structure has been determined to be a clear and imminent danger to life, safety or property of any person shall be issued:

- a. By placard affixed to the property or by stake driven into the ground. It shall be unlawful for any person to remove the posted notice without written permission of the **Director of Engineering & Planning or their designee** ~~director of development services~~ and no unauthorized person shall enter the building for any purpose;
 - b. Via hand-delivery to the owner(s) of record per the Galveston County Appraisal District records only if the owner(s) resides within Galveston County; or
 - c. If hand-delivery to the owner(s) of record per the Galveston County Appraisal District records for owner(s) residing within Galveston County is not able to be accomplished after reasonable efforts are made, Notice may be given in whatever means are available to afford the owner(s) with such Notice as determined by the City Attorney; and
 - d. By email to the Mayor.
- (3) Within seventy-two (72) hours of notice, a plan of action to stabilize the structure, secure the structure, and/or bring the structure up to all current adopted City Codes and Ordinances must be developed and presented to the fire marshal, the director of community development, **director of municipal services** or chief building official. Said plan of action shall then be approved by the Director of Engineering & Planning or their designee.
- a. If the plan is approved, said plan must be implemented within forty-eight (48) hours of approval or as soon thereafter as is reasonable and as soon as possible for any commercial structure(s) after consideration of any environmental issue(s) and/or compliance with other applicable law(s). If stabilization and securing of the structure is begun within forty-eight (48) hours of approval, the structure shall be scheduled for the next available hearing before the Texas City Municipal Court of Record for presentation of a scope of work with dates certain for completion of rehabilitation, or
 - b. If the plan is determined to be infeasible by the fire marshal, the director of community development, **director of municipal services** or chief building official the required affidavits shall be executed for commencement of the emergency demolition or if there is a pending case regarding the structure in the Texas City Municipal Court of Record, an Order from the Court authorizing the emergency demolition.
 - c. The emergency demolition process shall commence not later than ninety-six (96) weekday hours, exclusive of weekends and holidays, after the last required written concurrence is made.
 - d. After execution of the emergency demolition, the officials responsible shall:

(1) File copies of the affidavits or Court Order in the real property records of Galveston County, Texas; and

(2) Provide notice to the owner(s) and lienholders/mortgagees of record.

e. The historical designation, location or significance of a building or structure shall not prohibit, prevent, or stay an emergency demolition of a dangerous building or structure determined to be a clear and imminent danger to the life, safety or property of any person. Demolition shall be the remedy of last resort and if the structure can be vacated and secured and feasibly repaired or the condition remedied so that the structure shall no longer be an imminent danger it shall first be ordered.

f. The city, as a home-rule city, adopts the foregoing emergency abatement action pursuant to TEX. LOCAL GOV'T CODE § 214.002, and the powers of self-rule granted by the voters under the City Charter as authorized by the Constitution of the state.

(4) The City has the same authority to assess expenses incurred under this section as it has to assess expenses under TEX. LOCAL GOV'T CODE § 214.001(n). A lien is created under this section in the same manner that a lien is created under TEX. LOCAL GOV'T CODE § 214.001(n) and is subject to the same conditions as a lien created under that section.

Section 4. This ordinance shall be cumulative of all provisions of the City of Texas City, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more restrictive provision shall apply.

Section 5. It is hereby declared to be the intention of the City Commission of the City of Texas City, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Commission without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6. All rights and privileges of the City of Texas City, Texas, are expressly saved as to any and all violations of the provisions of any Ordinances affecting land use or development, which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 7. This is the second of three readings as required by the Charter.

Section 7. This Ordinance shall be effective immediately upon the passage, approval and publication following the third reading as required by the Charter and law.

PASSED AND ADOPTED this ___ day of _____, 2023.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(10) (b)

Meeting Date: 08/02/2023

Amending the Code of Ordinances, City of Texas City, Texas, Title III "Administration", Chapter 32 "Law Enforcement and Fire Department", Section 32.009 "Police Department; Classes of Positions,"

Submitted For: Joseph Stanton, Police Department

Submitted By: Jennifer Price, Human Resources

Department: Police Department

Information

ACTION REQUEST

Consider and take action on Ordinance No. 2023-28, amending the Code of Ordinances, City of Texas City, Texas, Title III "Administration", Chapter 32 "Law Enforcement and Fire Department", Section 32.009 "Police Department; Classes of Positions," by decreasing the number of positions within the classification of Police Officers by one (1) and increasing the number of positions within the classification of Sergeant by one (1); prescribing the number of positions within each classification of the classified service of the Police Department.

BACKGROUND (Brief Summary)

The Patrol Division has been without two (2) Patrol Sergeants for a significant amount of time (one (1) for over a year and the other for over nine (9) months) so there is a need for more supervision and leadership in this area.

RECOMMENDATION

It is recommended to decrease the number of Police Officers by one (1) and increase the number of Sergeants by one (1).

Fiscal Impact

Attachments

Ordinance

ORDINANCE NO. 2023-28

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXAS CITY, TEXAS, TITLE XV - LAND USAGE, CHAPTER 150, "BUILDING REGULATIONS; CONSTRUCTION", REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, there is a need to amend The Code of Ordinances of the City of Texas City, Texas, Title XV - Land Usage, Chapter 150, Building Regulations; Construction, to update information contained in the Code, and

WHEREAS, there is a need to clarify the additional authority regarding substandard buildings, and

WHEREAS, upon recommendation of the Fire Chief and Fire Marshal and full review and consideration of all matters related and attendant thereto, the City Commission determines that amending Title XV - Land Usage, Chapter 150, Building Regulations; Construction will promote the health, safety, and general welfare of the City and the safe, orderly, and healthful development of the City;

WHEREAS, the City Commission determines that amending Title XV – Land Usage, Chapter 150, Building Regulations; Construction will promote the health, safety, morals, and general welfare of the City and the safe, orderly, and healthful development of the City;

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

Section 1. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact, and

Section 2. The City Commission hereby further finds and determines that the rules, regulations, terms, conditions, provisions, and requirements of this ordinance are reasonable and necessary to promote health, safety, morals, or general welfare and the safe, orderly, and healthful development of the municipality, and

Section 3. The City of Texas City’s Code of Ordinances, Section 150.038 is hereby **amended** as follows:

§150.038 Emergency Demolitions.

(A) Emergency arising from sudden acts or occurrences.

- (1) Where it appears to the fire marshal, director of community development, **director of municipal services**, or chief building official or their designees, that due to structural defects or conditions arising from, but not limited to, fire, accident, water damage, vandalism, or other sudden act or occurrence thereby threatening the structural integrity of a building, there is clear and imminent danger to the life, safety or property of any person unless the building is immediately demolished, either of these aforesaid officials shall declare its immediate vacation and demolition regardless of the date of construction. The concurrence of two **other** aforesaid officials shall be required prior to execution of the commencement of the demolition. Such concurrence shall include a determination that under the circumstances no other abatement procedure is reasonably available except demolition.
 - (2) Notice that the structure has been determined to be a clear and imminent danger to life, safety or property of any person shall be issued:
 - a. By placard affixed to the property or by stake driven into the ground. It shall be unlawful for any person to remove the posted notice without written permission from the fire marshal and no unauthorized person shall enter the building for any purpose.
 - (3) For residential structures, demolition should commence within seventy-two (72) hours after the notice or as soon thereafter as is reasonable and as soon as possible for any commercial structure(s) after consideration of any environmental issue(s) and/or compliance with other applicable law(s).
- (B) Emergency arising from long-term deterioration.
- (1) Where it appears to the fire marshal, director of community development, **director of municipal services**, chief building official, or their designees, that structural defects or conditions arising from long-term deterioration threaten the structural integrity of a building such that there is clear and imminent danger to the life, safety or property of any person unless the building is immediately demolished, either of these aforesaid officials shall declare its immediate vacation and demolition. The concurrence of three or four aforesaid officials shall be required prior to the execution of the commencement of the demolition. Such concurrence shall include a determination that under the circumstances, no other abatement procedure is reasonably available except demolition. Upon a determination that an emergency demolition is warranted by either (A) or (B) above, the following actions shall be taken:
 - (2) Notice that the structure has been determined to be a clear and imminent danger to life, safety, or property of any person shall be issued:
 - a. By placard affixed to the property or by a stake driven into the ground. It shall be unlawful for any person to remove the posted notice without written

permission of the **Director of Engineering & Planning or their designee** and no unauthorized person shall enter the building for any purpose;

b. Via hand-delivery to the owner(s) of record per the Galveston County Appraisal District records only if the owner(s) resides within Galveston County; or

c. If hand-delivery to the owner(s) of record per the Galveston County Appraisal District records for owner(s) residing within Galveston County is not able to be accomplished after reasonable efforts are made, Notice may be given in whatever means are available to afford the owner(s) with such Notice as determined by the City Attorney; and

d. By email to the Mayor.

(3) Within seventy-two (72) hours of notice, a plan of action to stabilize the structure, secure the structure, and/or bring the structure up to all current adopted City Codes and Ordinances must be developed and presented to the fire marshal, the director of community development, **director of municipal services** or chief building official. Said plan of action shall then be approved by the Director of Engineering & Planning or their designee.

a. If the plan is approved, said plan must be implemented within forty-eight (48) hours of approval or as soon thereafter as is reasonable and as soon as possible for any commercial structure(s) after consideration of any environmental issue(s) and/or compliance with other applicable law(s). If stabilization and securing of the structure is begun within forty-eight (48) hours of approval, the structure shall be scheduled for the next available hearing before the Texas City Municipal Court of Record for presentation of a scope of work with dates certain for completion of rehabilitation, or

b. If the plan is determined to be infeasible by the fire marshal, the director of community development, **director of municipal services** or chief building official the required affidavits shall be executed for commencement of the emergency demolition or if there is a pending case regarding the structure in the Texas City Municipal Court of Record, an Order from the Court authorizing the emergency demolition.

c. The emergency demolition process shall commence not later than ninety-six (96) weekday hours, exclusive of weekends and holidays, after the last required written concurrence is made.

d. After execution of the emergency demolition, the officials responsible shall:

(1) File copies of the affidavits or Court Order in the real property records of Galveston County, Texas; and

(2) Provide notice to the owner(s) and lienholders/mortgagees of record.

e. The historical designation, location or significance of a building or structure shall not prohibit, prevent, or stay an emergency demolition of a dangerous building or structure determined to be a clear and imminent danger to the life, safety or property of any person. Demolition shall be the remedy of last resort and if the structure can be vacated and secured and feasibly repaired or the condition remedied so that the structure shall no longer be an imminent danger it shall first be ordered.

f. The city, as a home-rule city, adopts the foregoing emergency abatement action pursuant to TEX. LOCAL GOV'T CODE § 214.002, and the powers of self-rule granted by the voters under the City Charter as authorized by the Constitution of the state.

(4) The City has the same authority to assess expenses incurred under this section as it has to assess expenses under TEX. LOCAL GOV'T CODE § 214.001(n). A lien is created under this section in the same manner that a lien is created under TEX. LOCAL GOV'T CODE § 214.001(n) and is subject to the same conditions as a lien created under that section.

Section 4. This ordinance shall be cumulative of all provisions of the City of Texas City, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more restrictive provision shall apply.

Section 5. It is hereby declared to be the intention of the City Commission of the City of Texas City, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Commission without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6. All rights and privileges of the City of Texas City, Texas, are expressly saved as to any and all violations of the provisions of any Ordinances affecting land use or development, which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 7. This is the second of three readings as required by the Charter.

Section 7. This Ordinance shall be effective immediately upon the passage, approval and publication following the third reading as required by the Charter and law.

PASSED ON FIRST READING this 2nd day of AUGUST 2023.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari Leigh
City Secretary

Kyle L. Dickson
City Attorney

PASSED ON SECOND READING this 16th day of AUGUST 2023.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari Leigh
City Secretary

Kyle L. Dickson
City Attorney

PASSED ON THIRD AND FINAL READING this 6th day of September 2023.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(10) (c)

Meeting Date: 08/02/2023

Record vote on proposed property tax rate

Submitted For: Laura Boyd, Finance

Submitted By: Laura Boyd, Finance

Department: Finance

Information

ACTION REQUEST

Consider and take action on proposed tax rate by record vote and schedule public hearings, if necessary. (Finance)

BACKGROUND (Brief Summary)

Consider and take action on proposed tax rate by record vote and schedule public hearings, if necessary. (Finance)

RECOMMENDATION

Consider and take action on proposed tax rate by record vote and schedule public hearings, if necessary. (Finance)

Fiscal Impact

Attachments

Certified

Notice of Rate

Staff Report

2023 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

City of Texas City	409-643-5907
Taxing Unit Name	Phone (area code and number)
1801 9th Avenue North, Texas City, Texas 77590	www.texascitytx.gov
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	2022 total taxable value. Enter the amount of 2022 taxable value on the 2022 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 7,264,092,590
2.	2022 tax ceilings. Counties, cities and junior college districts. Enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 420,579,031
3.	Preliminary 2022 adjusted taxable value. Subtract Line 2 from Line 1.	\$ 6,843,513,559
4.	2022 total adopted tax rate.	\$ 0.490000 /\$100
5.	2022 taxable value lost because court appeals of ARB decisions reduced 2022 appraised value.	
	A. Original 2022 ARB values: \$ 87,915,739	
	B. 2022 values resulting from final court decisions: - \$ 63,205,000	
	C. 2022 value loss. Subtract B from A. ³	\$ 24,710,739
6.	2022 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2022 ARB certified value: \$ 0	
	B. 2022 disputed value: - \$ 0	
	C. 2022 undisputed value. Subtract B from A. ⁴	\$ 0
7.	2022 Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 24,710,739

¹ Tex. Tax Code §26.012(14)
² Tex. Tax Code §26.012(14)
³ Tex. Tax Code §26.012(13)
⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 6,868,224,298
9.	2022 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2022. Enter the 2022 value of property in deannexed territory. ⁵	\$ 0
10.	<p>2022 taxable value lost because property first qualified for an exemption in 2023. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2023 does not create a new exemption or reduce taxable value.</p> <p>A. Absolute exemptions. Use 2022 market value: \$ 104,677,080</p> <p>B. Partial exemptions. 2023 exemption amount or 2023 percentage exemption times 2022 value: + \$ 28,101,841</p> <p>C. Value loss. Add A and B.⁶</p>	\$ 132,778,921
11.	<p>2022 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2023. Use only properties that qualified in 2023 for the first time; do not use properties that qualified in 2022.</p> <p>A. 2022 market value: \$ 644,450</p> <p>B. 2023 productivity or special appraised value: - \$ 0</p> <p>C. Value loss. Subtract B from A.⁷</p>	\$ 644,450
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 133,423,371
13.	2022 captured value of property in a TIF. Enter the total value of 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2022 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 662,722,291
14.	2022 total value. Subtract Line 12 and Line 13 from Line 8.	\$ 6,072,078,636
15.	Adjusted 2022 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 29,753,185
16.	Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. ⁹	\$ 108,326
17.	Adjusted 2022 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 29,861,511
18.	<p>Total 2023 taxable value on the 2023 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.¹¹</p> <p>A. Certified values: \$ 7,445,382,574</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ _____</p> <p>C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0</p> <p>D. Tax increment financing: Deduct the 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2023 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.¹² - \$ 805,809,850</p> <p>E. Total 2023 value. Add A and B, then subtract C and D.</p>	\$ 6,639,572,724

⁵ Tex. Tax Code §26.012(15)

⁶ Tex. Tax Code §26.012(15)

⁷ Tex. Tax Code §26.012(15)

⁸ Tex. Tax Code §26.03(c)

⁹ Tex. Tax Code §26.012(13)

¹⁰ Tex. Tax Code §26.012(13)

¹¹ Tex. Tax Code §26.012, 26.04(c-2)

¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	<p>Total value of properties under protest or not included on certified appraisal roll. ¹³</p> <p>A. 2023 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district’s value and the taxpayer’s claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴ \$ <u>226,959,704</u></p> <p>B. 2023 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵ + \$ <u>0</u></p> <p>C. Total value under protest or not certified. Add A and B. \$ <u>226,959,704</u></p>	
20.	2023 tax ceilings. Counties, cities and junior colleges enter 2023 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ <u>468,607,890</u>
21.	2023 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ <u>6,397,924,538</u>
22.	Total 2023 taxable value of properties in territory annexed after Jan. 1, 2022. Include both real and personal property. Enter the 2023 value of property in territory annexed. ¹⁸	\$ <u>0</u>
23.	Total 2023 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2022. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2022 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2023. ¹⁹	\$ <u>164,058,050</u>
24.	Total adjustments to the 2023 taxable value. Add Lines 22 and 23.	\$ <u>164,058,050</u>
25.	Adjusted 2023 taxable value. Subtract Line 24 from Line 21.	\$ <u>6,233,866,488</u>
26.	2023 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ <u>0.479020</u> /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2023 county NNR tax rate. ²¹	\$ _____ /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit’s debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit’s debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	2022 M&O tax rate. Enter the 2022 M&O tax rate.	\$ <u>0.440064</u> /\$100
29.	2022 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>6,868,224,298</u>

¹³ Tex. Tax Code §26.01(c) and (d)
¹⁴ Tex. Tax Code §26.01(c)
¹⁵ Tex. Tax Code §26.01(d)
¹⁶ Tex. Tax Code §26.012(6)(B)
¹⁷ Tex. Tax Code §26.012(6)
¹⁸ Tex. Tax Code §26.012(17)
¹⁹ Tex. Tax Code §26.012(17)
²⁰ Tex. Tax Code §26.04(c)
²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total 2022 M&O levy. Multiply Line 28 by Line 29 and divide by \$100	\$ 30,224,582
31.	<p>Adjusted 2022 levy for calculating NNR M&O rate.</p> <p>A. M&O taxes refunded for years preceding tax year 2022. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding tax year 2022. + \$ 94,927</p> <p>B. 2022 taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2023 captured appraised value in Line 18D, enter 0. - \$ 1,742,002</p> <p>C. 2022 transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0</p> <p>D. 2022 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ -1,647,075</p> <p>E. Add Line 30 to 31D.</p>	\$ 28,577,507
32.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 6,233,866,488
33.	2023 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.458423 /\$100
34.	<p>Rate adjustment for state criminal justice mandate. ²³ If not applicable or less than zero, enter 0.</p> <p>A. 2023 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0</p> <p>B. 2022 state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ 0.000000 /\$100
35.	<p>Rate adjustment for indigent health care expenditures. ²⁴ If not applicable or less than zero, enter 0.</p> <p>A. 2023 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose. \$ 0</p> <p>B. 2022 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose. - \$ 0</p> <p>C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ /\$100</p> <p>D. Enter the rate calculated in C. If not applicable, enter 0.</p>	\$ 0.000000 /\$100

²² [Reserved for expansion]

²³ Tex. Tax Code §26.044

²⁴ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	Rate adjustment for county indigent defense compensation. ²⁵ If not applicable or less than zero, enter 0.	
	A. 2023 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose.....	\$ 0
	B. 2022 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose.....	\$ 0
	C. Subtract B from A and divide by Line 32 and multiply by \$100.....	\$ 0.000000 /\$100
	D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100.....	\$ 0.000000 /\$100
	E. Enter the lesser of C and D. If not applicable, enter 0.	\$ 0.000000 /\$100
37.	Rate adjustment for county hospital expenditures. ²⁶ If not applicable or less than zero, enter 0.	
	A. 2023 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023.	\$ 0
	B. 2022 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022.	\$ 0
	C. Subtract B from A and divide by Line 32 and multiply by \$100.....	\$ 0.000000 /\$100
	D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100.....	\$ 0.000000 /\$100
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0.000000 /\$100
38.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.	
	A. Amount appropriated for public safety in 2022. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year	\$ 0
	B. Expenditures for public safety in 2022. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year	\$ 0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	\$ 0.000000 /\$100
	D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100
39.	Adjusted 2023 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ 0.458423 /\$100
40.	Adjustment for 2022 sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2022 should complete this line. These entities will deduct the sales tax gain rate for 2023 in Section 3. Other taxing units, enter zero.	
	A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2022, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent	\$ 7,401,425
	B. Divide Line 40A by Line 32 and multiply by \$100	\$ 0.118729 /\$100
	C. Add Line 40B to Line 39.	\$ 0.577152 /\$100
41.	2023 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ 0.597352 /\$100

²⁵ Tex. Tax Code §26.0442
²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	<p>Disaster Line 41 (D41): 2023 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of</p> <p>1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or</p> <p>2) the third tax year after the tax year in which the disaster occurred</p> <p>If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).</p>	\$ 0.000000 /\$100
42.	<p>Total 2023 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that:</p> <p>(1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses.</p> <p>A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ²⁸</p> <p>Enter debt amount \$ 9,328,102</p> <p>B. Subtract unencumbered fund amount used to reduce total debt. - \$ 2,100,000</p> <p>C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0</p> <p>D. Subtract amount paid from other resources - \$ 701,338</p> <p>E. Adjusted debt. Subtract B, C and D from A. \$ 6,526,764</p>	\$ 6,526,764
43.	Certified 2022 excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 0
44.	Adjusted 2023 debt. Subtract Line 43 from Line 42E.	\$ 6,526,764
45.	<p>2023 anticipated collection rate.</p> <p>A. Enter the 2023 anticipated collection rate certified by the collector. ³⁰ 99.38 %</p> <p>B. Enter the 2022 actual collection rate. 99.64 %</p> <p>C. Enter the 2021 actual collection rate. 99.38 %</p> <p>D. Enter the 2020 actual collection rate. 100.38 %</p> <p>E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹</p>	99.38 %
46.	2023 debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 6,567,482
47.	2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 6,397,924,538
48.	2023 debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.102650 /\$100
49.	2023 voter-approval tax rate. Add Lines 41 and 48.	\$ 0.700002 /\$100
D49.	<p>Disaster Line 49 (D49): 2023 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.</p>	\$ _____ /\$100

²⁷ Tex. Tax Code §26.042(a)
²⁸ Tex. Tax Code §26.012(7)
²⁹ Tex. Tax Code §26.012(10) and 26.04(b)
³⁰ Tex. Tax Code §26.04(b)
³¹ Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2023 county voter-approval tax rate.	\$ 0.000000 /\$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November 2022 or May 2023, enter the Comptroller’s estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller’s Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2022, enter 0.	\$ 0
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November 2022 or in May 2023. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2022. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 7,352,343
53.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 6,397,924,538
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ 0.114918 /\$100
55.	2023 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.479020 /\$100
56.	2023 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2022 or in May 2023. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2022.	\$ 0.479020 /\$100
57.	2023 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.700002 /\$100
58.	2023 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ 0.585084 /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit’s expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ 0
60.	2023 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 6,397,924,538
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ 0.000000 /\$100
62.	2023 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ 0.585084 /\$100

³² Tex. Tax Code §26.041(d)
³³ Tex. Tax Code §26.041(i)
³⁴ Tex. Tax Code §26.041(d)
³⁵ Tex. Tax Code §26.04(c)
³⁶ Tex. Tax Code §26.04(c)
³⁷ Tex. Tax Code §26.045(d)
³⁸ Tex. Tax Code §26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate adjusted to remove the unused increment rate for the prior three years.³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴²

Individual components can be negative, but the overall rate would be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴³

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	Year 3 component. Subtract the 2022 actual tax rate and the 2022 unused increment rate from the 2022 voter-approval tax rate.	
	A. Voter-approval tax rate (Line 67).....	\$ 0.524407 /\$100
	B. Unused increment rate (Line 66).....	\$ 0.083896 /\$100
	C. Subtract B from A.....	\$ 0.440511 /\$100
	D. Adopted Tax Rate.....	\$ 0.490000 /\$100
	E. Subtract D from C.....	\$ -0.049489 /\$100
64.	Year 2 component. Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate.	
	A. Voter-approval tax rate (Line 67).....	\$ 0.559489 /\$100
	B. Unused increment rate (Line 66).....	\$ 0.014407 /\$100
	C. Subtract B from A.....	\$ 0.545082 /\$100
	D. Adopted Tax Rate.....	\$ 0.490000 /\$100
	E. Subtract D from C.....	\$ 0.055082 /\$100
65.	Year 1 component. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate.	
	A. Voter-approval tax rate (Line 65).....	\$ 0.555639 /\$100
	B. Unused increment rate (Line 64).....	\$ 0.000000 /\$100
	C. Subtract B from A.....	\$ 0.555639 /\$100
	D. Adopted Tax Rate.....	\$ 0.510000 /\$100
	E. Subtract D from C.....	\$ 0.045639 /\$100
66.	2023 unused increment rate. Add Lines 63E, 64E and 65E.	\$ 0.051232 /\$100
67.	Total 2023 voter-approval tax rate, including the unused increment rate. Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ 0.636316 /\$100

³⁹ Tex. Tax Code §26.013(a)

⁴⁰ Tex. Tax Code §26.013(c)

⁴¹ Tex. Tax Code §§26.0501(a) and (c)

⁴² Tex. Local Gov't Code §120.007(d), effective Jan. 1, 2022

⁴³ Tex. Tax Code §26.063(a)(1)

⁴⁴ Tex. Tax Code §26.012(8-a)

⁴⁵ Tex. Tax Code §26.063(a)(1)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴ This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
68.	Adjusted 2023 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$ 0.458423 /\$100
69.	2023 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 6,397,924,538
70.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$ 0.007815 /\$100
71.	2023 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.102650 /\$100
72.	De minimis rate. Add Lines 68, 70 and 71.	\$ 0.000000 /\$100

SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁷

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	2022 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.490000 /\$100
74.	Adjusted 2022 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2022 and the taxing unit calculated its 2022 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2022 worksheet due to a disaster, complete the applicable sections or lines of Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet. - or - If a disaster occurred prior to 2022 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2022, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2022 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2022 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2022 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0.000000 /\$100
75.	Increase in 2022 tax rate due to disaster. Subtract Line 74 from Line 73.	\$ 0.000000 /\$100
76.	Adjusted 2022 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 6,072,078,636
77.	Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	\$ 0
78.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 6,233,866,488
79.	Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	\$ 0.000000 /\$100

⁴⁶ Tex. Tax Code §26.042(b)

⁴⁷ Tex. Tax Code §26.042(f)

⁴⁸ Tex. Tax Code §26.042(c)

⁴⁹ Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
80.	2023 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ <u>0.636316</u> /\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.479020 /\$100
 As applicable, enter the 2023 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
 Indicate the line number used: _____

Voter-approval tax rate. \$ 0.636316 /\$100
 As applicable, enter the 2023 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax),
 Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue).
 Indicate the line number used: 67 _____

De minimis rate. \$ 0.000000 /\$100
 If applicable, enter the 2023 de minimis rate from Line 72.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵⁰

print here ➔ Latonya Dominick
 Printed Name of Taxing Unit Representative

sign here ➔ Latonya Dominick
 Taxing Unit Representative

July 27, 2023
 Date

⁵⁰ Tex. Tax Code §§26.04(c-2) and (d-2)

Notice About 2023 Tax Rates
Property tax rates in City of Texas City

This notice concerns the 2023 property tax rates for City of Texas City. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

This year's no-new-revenue tax rate	\$0.479020/\$100
This year's voter-approval tax rate	\$0.636316/\$100

To see the full calculations, please visit 722 Moody Galveston, TX 77550 for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balance

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
General Fund	18,123,606
Debt Service Fund	3,090,808

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
2012 Refunding Bonds	890,000	29,400	500	919,900
2013 Certificates of Obligation	6,120,000	82,314	0	6,202,314
2015 Certificates of Obligation	1,030,000	47,250	750	1,078,000
2020 Refunding Bonds	330,000	95,800	750	426,550
2018 Certificates of Obligation	405,000	295,588	750	701,338

Total required for 2023 debt service	\$9,328,102
- Amount (if any) paid from funds listed in unencumbered funds	\$2,100,000
- Amount (if any) paid from other resources	\$701,338
- Excess collections last year	\$0
= Total to be paid from taxes in 2023	\$6,526,764
+ Amount added in anticipation that the unit will collect only 99.38% of its taxes in 2023	\$40,718
= Total debt levy	\$6,567,482

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by LaTonya Dominick, PCC on 07/27/2023.

Visit [Texas.gov/Property Taxes](https://www.texas.gov/Property-Taxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

City of Texas City

Property Tax
For Tax Year 2023

In early July, the City provides to the County Tax Office:

- amount paid to the tax increment zone
- debt service information
- sales tax revenue information


In mid to late July, the Galveston Central Appraisal District issues:

- certified appraisal review board (ARB) approved totals
- under ARB review totals to the taxing entities.

As soon as possible thereafter, the County Tax Office calculates the No-New-Revenue Tax Rate (formerly the effective tax rate) and the Voter Approval Tax Rate (formerly the rollback tax rate).



The No-new-revenue tax rate (NNR) is the total tax rate needed to raise the same amount of property tax revenue for the city from the same properties in both the 2022 tax year and the 2023 tax year.



NNR TAX RATE CALCULATION:

Adjusted 2022 tax levy (per GCTO):	\$29,861,511
<u>2023 Certified Values:</u>	\$7,445,382,574
Less: Tax increment financing	-\$805,809,850
Plus: 80% under ARB review values	+\$226,959,704
Less: Tax ceilings (65 or older or disabled)	<u>-\$468,607,890</u>
<u>2023 Total Taxable Value</u>	\$6,397,924,538
Less: 2023 values of prop. in territory annexed after 1/1/22	-\$0
Less: 2023 values of new improvements	<u>-\$164,058,050</u>
<u>2023 Adjusted Taxable Value</u>	\$6,233,866,488

$$\begin{aligned} \text{2023 NNR Tax Rate: } & \$29,861,511 / \\ & \$6,233,866,488 \times \$100 = \\ & \underline{\underline{\$0.479020 \text{ per } \$100}} \end{aligned}$$

(\$0.01098 less than current rate of \$0.49)

The Voter Approval Tax Rate (VAR) is the highest tax rate that the city may adopt without holding an election to seek voter approval of the rate.

This rate is split into 2 separate rates:

Maintenance & Operations (M&O) rate—rate to raise same amount levied in prior yr + the applicable percentage allowed by law, 3.5%.

Debt rate—rate necessary to pay City's debt payments in the coming year

Voter Approval Tax Rate (VAR):

2023 Debt Tax Rate: \$0.102650 per \$100

2023 VAR (adjusted for sales tax): \$0.636316 per \$100

NO-NEW-REVENUE TAX RATE:

\$0.479020 per \$100 of property value


M&O rate: \$0.376370

Debt (I&S) rate: \$0.102650

VOTER APPROVAL TAX RATE:

\$0.636316 per \$100 of property value

Due to cost increases due to inflation and contractual obligations, management is recommending a proposed tax rate of \$0.49 per \$100 of property value, which is the same as the current rate.



TAX LEVY CALCULATION:

<u>2023 Certified Values:</u>	\$7,445,382,574
Less: Tax increment financing values	-\$805,809,850
Plus: Under ARB review values	+\$226,959,704
Less: Tax ceilings (65 or older or disabled)	<u>-\$468,607,890</u>
<u>2023 Total Taxable Value</u>	\$6,397,924,538

TAX LEVY W/ PROPOSED RATE:

$$\begin{aligned} \$0.49 \times \$6,397,924,538 / 100 &= \$31,349,830 \\ \text{Plus: ceiling taxes} &\underline{1,316,817} \\ &= \$32,666,647 \end{aligned}$$

$$\begin{aligned} \text{M\&O} &= \$25,816,995 \\ \text{I\&S} &= \$6,849,652 \end{aligned}$$