

CITY OF TEXAS CITY  
REGULAR CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, AUGUST 7, 2024 - 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) Promotion: Firefighter James Haltom promoted to Engineer
- (5) REPORTS
  - (a) Transportation and Planning Department Report (City Engineer)
- (6) PUBLIC HEARING
  - (a) Bluestem Energy Solutions seeks to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for Heights Battery Storage, a proposed 9.9 MW, 19.98 MWh Battery Energy Storage System (BESS) installation. Located at 410 Hwy 146 N, south of TNMP Heights Substation. (City Engineer)
- (7) PRELIMINARY ZONING APPROVAL

- (a) Consider and take action on a Zoning Change Request from Bluestem Energy Solutions to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for Heights Battery Storage, a proposed 9.9 MW, 19.98 MWh Battery Energy Storage System (BESS) installation, located at 410 Hwy 146 N, south of TNMP Heights Substation. (City Engineer)

(8) PUBLIC COMMENTS

(9) CONSENT AGENDA

- (a) Approve City Commission Minutes for the July 17, 2024, workshop and meeting. (City Secretary)
- (b) Consider and take action on Resolution No. 2024-093, approving the Strategic Plan for Moore Memorial Public Library for Fiscal Year 2025-2027. (Library)
- (c) Consider and take action on Resolution No. 2024-094, extending the continuation of the Disaster Declaration until further action by the City Commission. (Emergency Management)
- (d) Consider and take action on Resolution No. 2024-095, approve the acceptance of, and the ability to expand, the HUD FY' 2024 CDBG Allocation Entitlement. (Community Development/Grants Administration)
- (e) Consider and take action on Resolution No. 2024-096, authorizing the rejection of all bids for Bid No. 2024-012, Building Materials Annual Contract, and authorizing City Staff to rebid at a later date. (Public Works)
- (f) Consider and take action on Resolution No. 2024-097, adopting the PY' 24 CDBG Action Plan and Approving the submission to HUD. (Community Development/Grants Administration)

(g)

(10) REGULAR ITEMS

- (a) Consider and take action on Ordinance No. 2024-19, authorizing a budget amendment to make funds available for the payment of the May 2024 General Election. (Finance)
- (b) Consider and take action on proposed tax rate by record vote and schedule public hearings, if necessary.

(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 AUGUST 2, 2024, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

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RHOMARI LEIGH  
CITY SECRETARY

**CITY COMMISSION REGULAR MTG**

**(4) (a)**

**Meeting Date:** 08/07/2024

Promotion: Firefighter James Haltom promoted to Engineer

**Submitted For:** David Zacherl, Fire Department

**Submitted By:** Cynthia Baker, Fire Department

**Department:** Fire Department

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**Information**

**ACTION REQUEST**

Promotion: Firefighter James Haltom promoted to Engineer

**BACKGROUND (Brief Summary)**

na

**RECOMMENDATION**

na

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**Fiscal Impact**

**CITY COMMISSION REGULAR MTG**

**(5) (a)**

**Meeting Date:** 08/07/2024

Transportation and Planning Department Report (City Engineer)

**Submitted By:** Rhomari Leigh, City Secretary

**Department:** City Secretary

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**Information**

**ACTION REQUEST**

Transportation and Planning Department Report (City Engineer)

**BACKGROUND (Brief Summary)**

**RECOMMENDATION**

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**Fiscal Impact**

**Attachments**

Staff Report

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# Growing with...



# Engineering & Planning 2024



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**ENGINEERING & PLANNING  
BUILDING INSPECTIONS  
7800 Emmett F. Lowry Expy  
Texas City, TX 77591**



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# **ENGINEERING & PLANNING**

**Kimberly Golden, P.E., City Engineer**

# **BUILDING & INSPECTIONS**

**Casey Bennett, Chief Building Official**

**David Kinchen, Deputy Building Official**



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# **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**
- **5 Combination Inspectors**
  - **2 Plumbing, 1 Electrician, 2 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**



# ESTIMATED POPULATION

AS OF JULY 1

2020
52,287

2023
56,609

(8.3% increase)



# BUILDING & RELATED PERMITTING

## 10 Most Issued Permit Types within last 12 months

1)	Residential New Construction Single Family	863
2)	Roofing/Siding	314
3)	Plumbing Gas Test	247
4)	Residential Irrigation	189
5)	Electrical Meter Service	163
6)	Residential Mechanical – New Equipment Change-Out	161
7)	Solar Panel Installation	117
8)	Residential Plumbing	76
9)	Residential Driveway & Culvert	73
10)	Commercial Sign	66

**TOTAL PERMITS**

**3,046**





# BUILDING CONSTRUCTION & RELATED INSPECTIONS

## 10 Most Requested Inspections within last 12 months



1)	Residential New Construction Single Family	11,128
2)	Plumbing Gas Test	363
3)	Electrical Meter Service	222
4)	Solar Panel Installation	209
5)	Commercial Building New Construction	204
6)	Certificate of Occupancy	203
7)	Residential Generator	184
8)	Commercial Building Remodel	154
9)	Residential Irrigation	137
10)	Residential Shed & Accessories	88

**TOTAL INSPECTIONS**

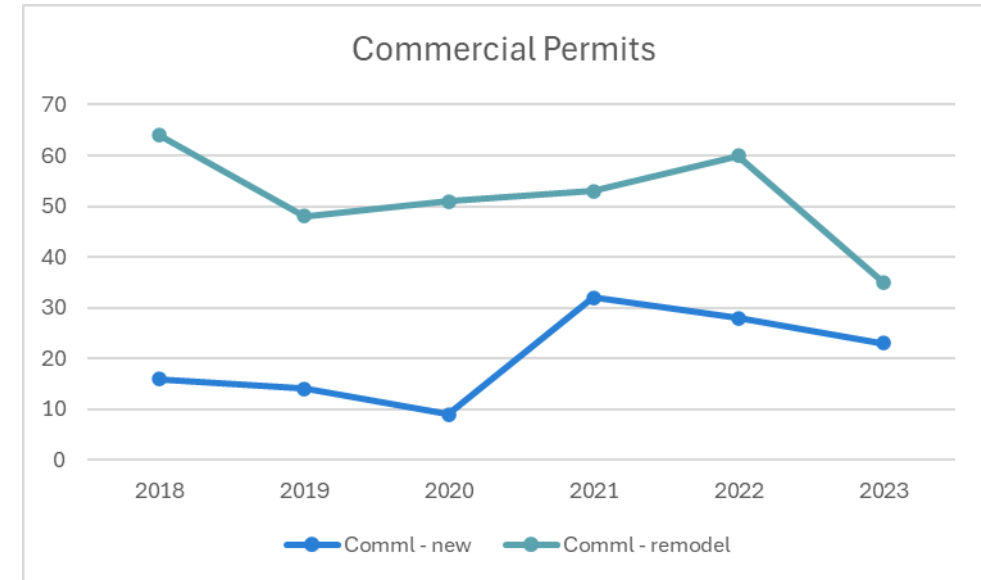
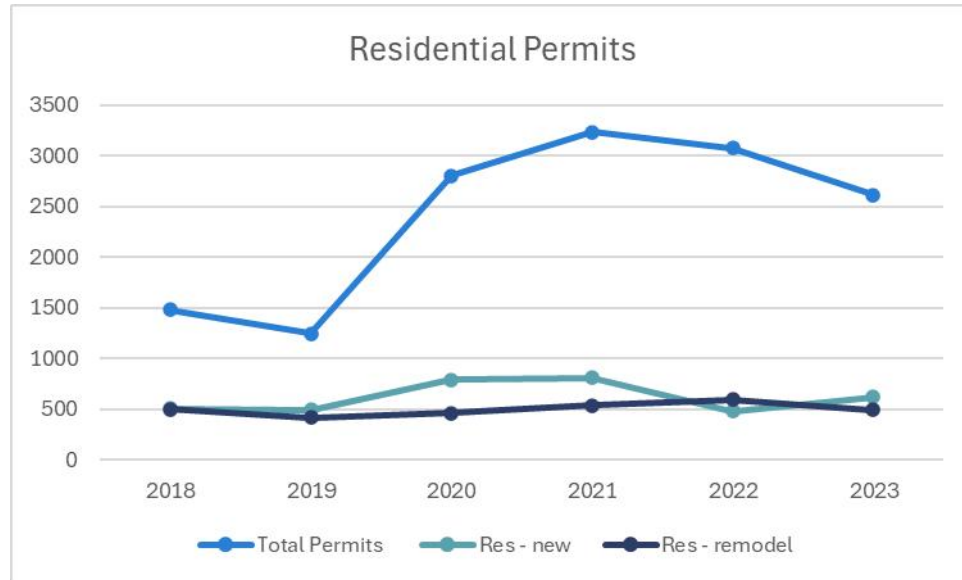
**14,398**



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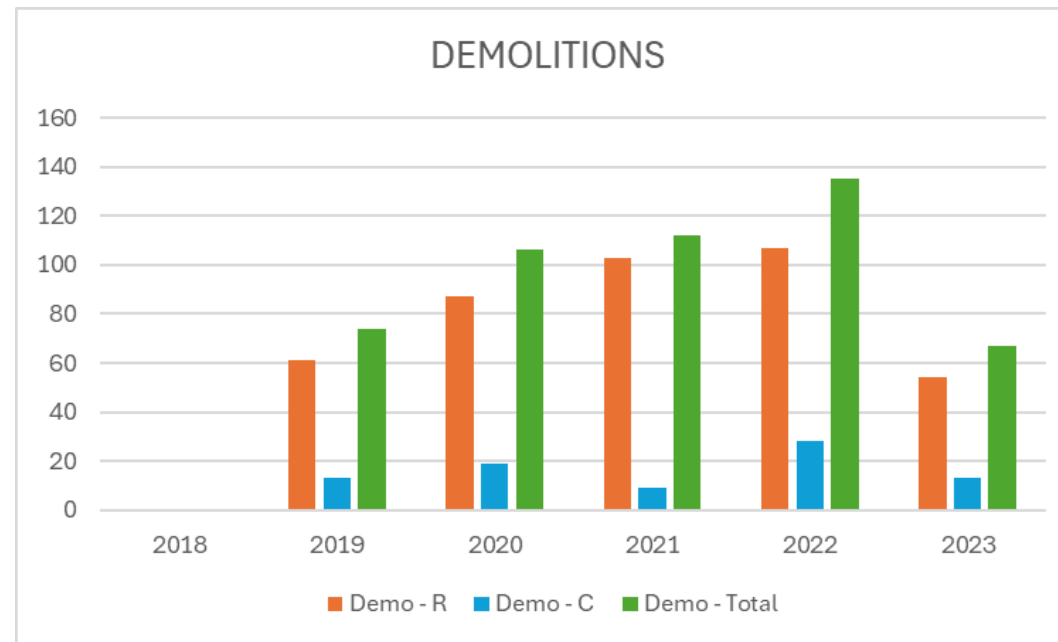
# BUILDING STATS IN TEXAS CITY

## Permits



# BUILDING STATS IN TEXAS CITY

## Demolitions



# NEW COMMERCIAL DEVELOPMENTS





# NEW COMMERCIAL DEVELOPMENTS



**Shhhhhh...more to come**



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# 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		755	864
2024 - YTD	Memorial Village - 99	270	44
<b>TOTALS</b>	<b>3,481</b>	<b>4,218</b>	<b>3,959</b>



# THE SINGLE-FAMILY DEVELOPMENT PIPELINE

Construction or Shovel-Ready

1,018 Lots  
295.46 acres

## Beacon Point at Lago Mar

Brookwater Section 1  
Central Park Section 3  
Heron's Landing Section 4  
Lago Mar Pod 9 and Pod 10

## Lakeside Bayou

## Steed Landing

## Sunrise Cove

Vida Costera Section 2

In Platting  
(Master Plan Approved)

865 Lots  
268.25 acres

Brookwater Section 2  
Cobblestone Sections 3 & 4  
Lago Mar Pod 9

## Marlow Lake North

## Memorial Village

Pearlbrook Section 10  
Vida Costera Section 3

In Planning & Pre-Development

4,110 Lots  
1,901 acres

Bay Street  
**Gateview**  
Grand Cay Harbour

## Lago Mar East

MHI Tract  
Padgett Tract  
Willow Wood



# 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 – 2022 thru 2031

#### WATER

- Surface Water – enough capacity under contract
- Well Water – need additional 3 water wells

#### WASTE WATER

- Wastewater Treatment Plant
- Existing capacity for 23,377 additional connections



# 2021 – 2025 WATER PLANT EXPANSION IN LAGO MAR

## Phase 1

Completed in September 2022

**\$4,266,850.46**

## Phase 2

2023 - 2026

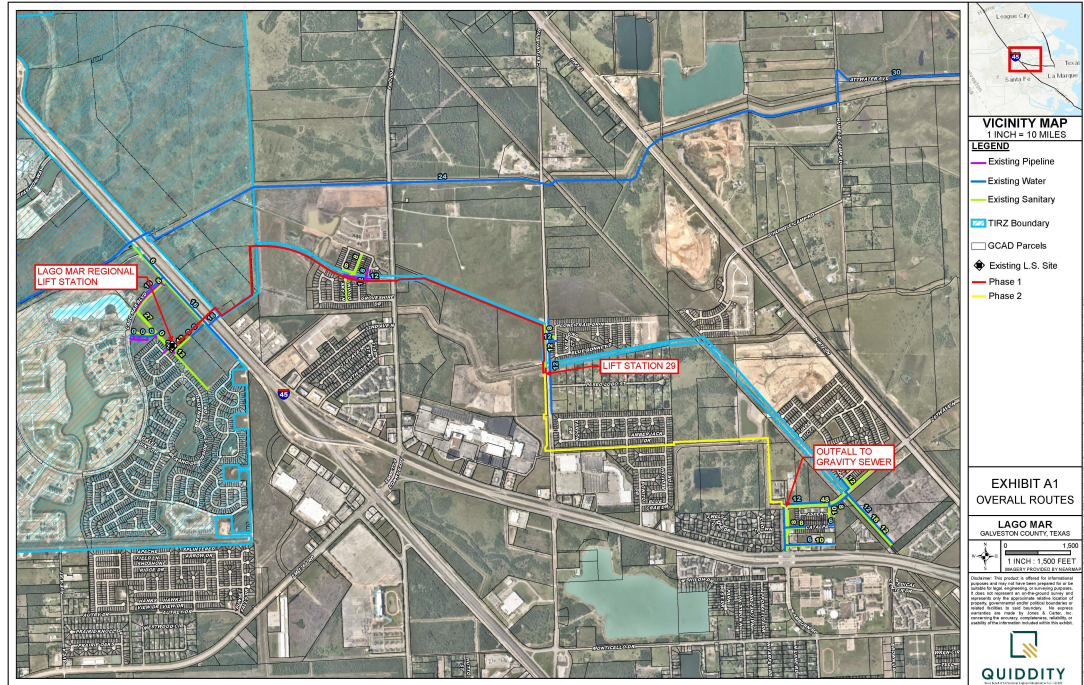
- West Side Ground Storage Water Tank  
**\$1,928,251**
- West Side Water Well #2  
**\$3,329,563**



# 2022 – 2025 24" FORCEMAIN

## Lago Mar Force Main

**Phase 1**  
**\$7,977,453**  
  
Work in Progress  
Complete Q4 2024



**Phase 2**  
**\$4,419,000**  
  
Start Q4 2024  
Complete Q2 2025



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**LAGO MAR  
TAX INCREMENT  
REINVESTMENT ZONE  
(TIRZ)**



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# LAGO MAR TIRZ

## Property Value Increase (2006 – 2023)

- Year 16 of its 30-year life
- 2,178 completed homes as of 12/31/2023

Increase in Tax Base Market Value by Year			
	Commercial	Residential	Totals
2006 Base Value	\$82,650	\$321,530	\$404,180
2020 Value	\$154,074,610	\$171,493,806	\$328,568,416
2021 Value	\$180,678,510	\$318,977,923	\$499,656,433
2022 Value	\$176,695,679	\$476,164,818	\$652,861,497
2023 Value	\$201,833,329	\$624,276,018	\$826,109,347
Increment	\$201,750,676	\$623,954,488	\$825,705,164



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# LAGO MAR TIRZ

## 2023 Tax Increment

\$4,670,545
Tax increment revenue to TIRZ fund for all taxing entities

\$2,084,876
Tax increment revenue to TIRZ fund from Texas City share of tax revenue

\$1,136,705
Tax increment revenue to Texas City from properties in the TIRZ



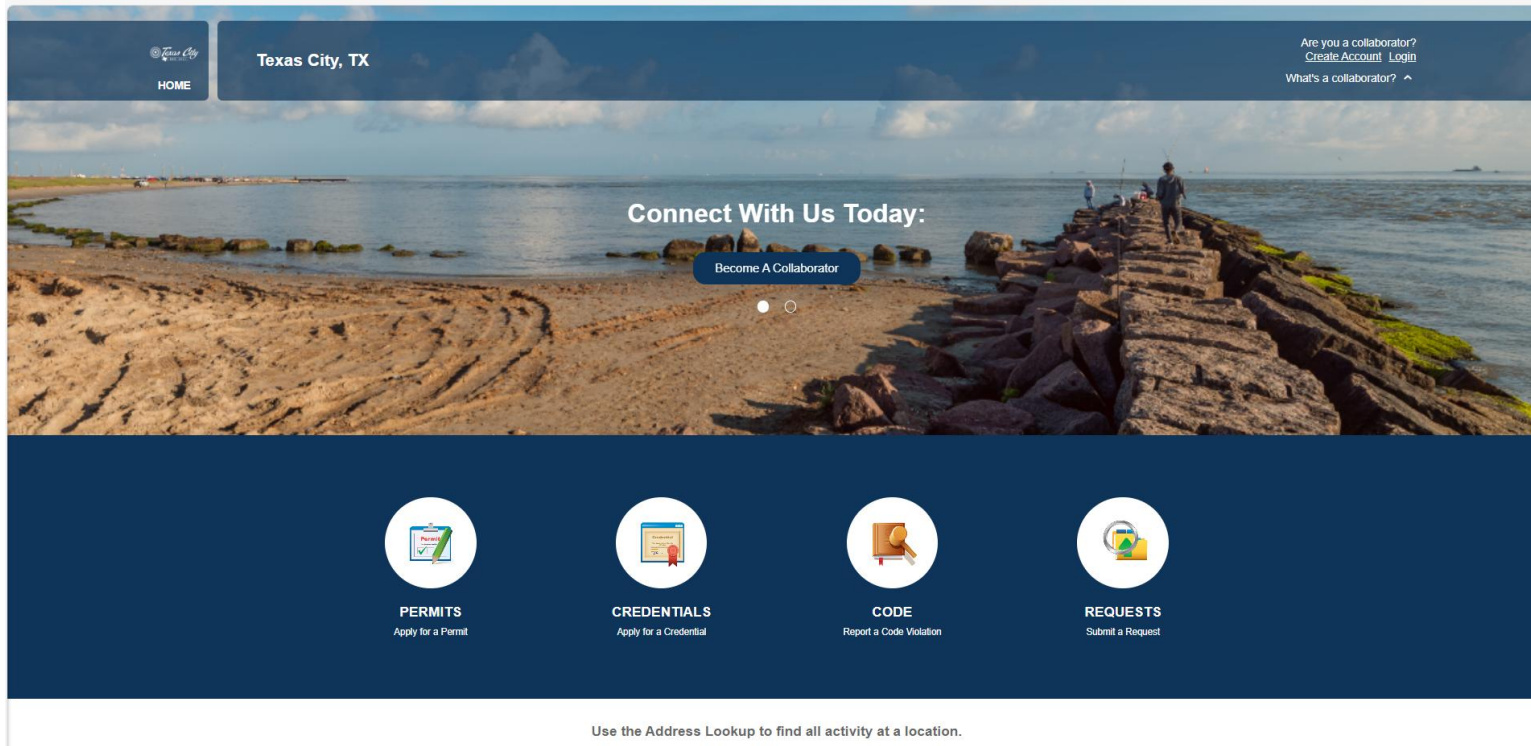
# GOALS ACHIEVED TO PREPARE FOR GROWTH



- Updated all Building Codes
- Fully Staffed – Inspectors & Permit Techs
  - Training & Certifications



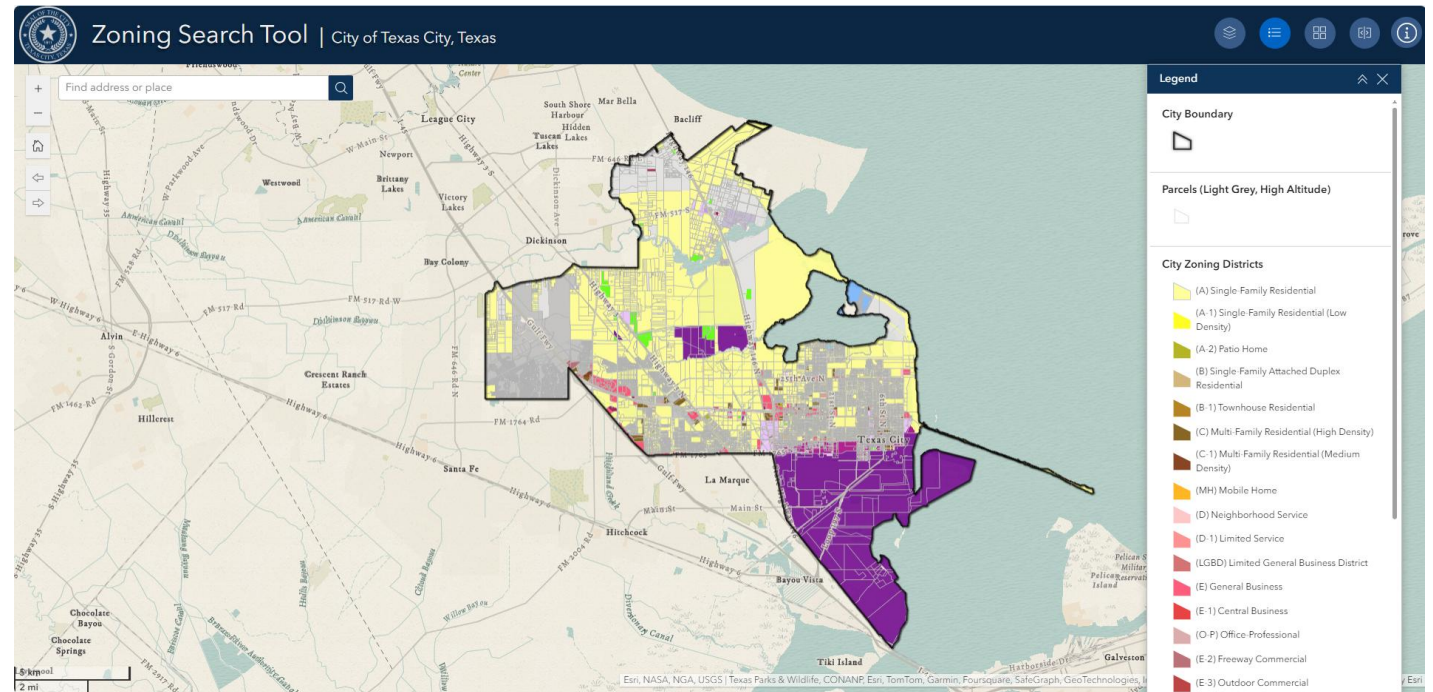
# GOALS ACHIEVED TO PREPARE FOR GROWTH



- Upgraded to MyGov 5
- Prepared micro-training videos, checklists and FAQs for MyGov 5 users

# GOALS ACHIEVED TO PREPARE FOR GROWTH

## Development & Launch of the Zoning Search Tool



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- **Electronic Plan Review**
- **Integrate Permits with Munis**
- **Web-based Portal for Planning & Zoning**
- **Update the Comprehensive Plan**
- **Perform the CIP for W & S**





# I-45 BRANDING & IDENTITY PROJECT

Lago Mar Blvd At I-45  
Frontage Road



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# FM 1764 & SH 146 BEAUTIFICATION PROJECT



BRIDGE - VIEW 1  
146 & FM 1764 - OPTION 1  
CITY OF TEXAS CITY

CLARK CONDON  
landscape architecture 09.23.20



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

CLARK CONDON  
landscape architecture 09.23.20



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## CITY COMMISSION REGULAR MTG

(6) (a)

**Meeting Date:** 08/07/2024

Bluestem Energy Solutions seeks to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for Heights Battery Storage, a proposed 9.9 MW, 19.98 MWh Battery Energy Storage System (BESS) installation. Located at 410 Hwy 146 N, south of TNMP Heights Substation.

**Submitted For:** Kim Golden, Transportation and Planning

**Submitted By:** Veronica Carreon, Transportation and Planning

**Department:** Transportation and Planning

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### Information

#### ACTION REQUEST

Bluestem Energy Solutions seeks to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for Heights Battery Storage, a proposed 9.9 MW, 19.98 MWh Battery Energy Storage System (BESS) installation. Located at 410 Hwy 146 N, south of TNMP Heights Substation.

#### BACKGROUND (Brief Summary)

The applicant is Bluestem Energy Solutions. The proposed project will encompass approximately 1.5 acres on 2.799 acres of undeveloped land. The location of the project is on the east side of S.H 146 N and south of the existing TNMP Heights substation. The property is zoned District F. The project proposes to develop up to 9 lithium-ion containers for 9.9MW, 19.98 MWh capacity at the site. This capacity is estimated to serve approximately 750 homes for 24 hours.

A Notice of the Zoning Commission hearing was mailed to 14 property owners within 200ft of the site. Letters of support were received from four (4) property owners, three of the owners being affiliated entities with common ownership. The letters are attached. No letters of opposition have been received to date.

The project is proposed to include up to 9 individual battery containers. Site improvements will include a 20ft impervious (concrete or asphalt) perimeter fire lane with access to all containers and two access roads as required by the Fire Marshal, security fencing, and landscaping of at least 6ft in height to provide screening of the battery containers from S.H. 146. Container spacing has been adjusted to the 15ft minimum required by the Fire Marshal. In addition to the generating station, offsite improvements include electric transmission infrastructure that connects to Texas-New Mexico Power facilities in the vicinity. No water or sewer will be needed for this development. Site drainage will be accomplished using an on-site collection system that outfalls into the adjacent drainage channel. The adjacent developed properties north and south of the site are zoned District F – Light Industrial. The property is bounded to the west by SH 146. Vacant property to the south and east of the site is currently zoned District B single family attached duplex residential but is vacant and unlikely to develop as a residential use. The residential district is not directly adjacent to the proposed site but is separated by a 60ft drainage easement. Recent rezonings to District F indicate the area is continuing to transition to industrial districts. The site is not located in a flood plain. It is located inside the area protected by the Texas City Hurricane Levee. Container foundations will be placed at elevation 7.0ft in accordance with Texas City ordinances. Regarding protection from the saltwater/coastal environment, the applicant advises the containers are fully integrated cabinets and shipped to the site as such, so there is no exposure to the elements during the installation process. The containers will meet the requirements of IP 67 at

the Pack level and IP55 at the Battery Container level. IP67 means the individual battery packs do not allow for the ingress of dust particles. They are protected against the ingress of water from spraying/water jets and are rated to be submersed in up to 3' of water for up to 30 minutes without penetration. IP55 means the battery containers themselves provide protection from dust, low pressure water jets and damp and wet weather. The storage units also meet an anti-corrosion class of up to C5-H depending on the local environment. C5 is the highest class of anti-corrosion coating. These codes and standards will be applied by the Fire Marshal and Chief Building Official during the permitting process. Fire protection will be provided by on-site systems specifically designed for this application with Fire Marshal coordination. The project will be subject to the 2024 fire codes and building codes. The Fire Marshal may require additional submittals at the time of permitting and has advised these requirements will include at minimum commissioning and decommissioning plans, site safety plan, all UL test results for the batteries to be installed, a bond or other security for decommissioning and some requirements for insurance. The Chief Building Official is likely to require annual certification and inspection of ventilation systems at minimum. The Applicant acknowledges these, and other requirements must be satisfied to obtain the necessary permits. The project previously received Planning Board approval in May 2023. Developer revised the previously approved site plan to accommodate review comments and requirements from Engineering & Planning and from the Fire Marshal. The Plannign Board approved the revised site plan at its meeting on June 3, 2024 with a vote of 3 - 0. City staff have reviewed the submitted Site Plan and offers no objection to the re-zoning from District F (Light Industrial) to District SP (Site Plan) for the new BESS project.

## **RECOMMENDATION**

The Planning Board considered the Detailed Site Plan for this project at its regular meeting on June 3, 2024, and voted 3 – 0 to approve the Site Plan and recommend it for approval of the zoning change from District F (Light Industrial) to District SP (Site Plan).

The Zoning Commission held a public hearing on July 2, 2024, and received no comments in opposition to the rezoning. Upon deliberation and consideration, the Zoning Commission voted 4 - 0 to recommend approval of the zoning change from District F to District SP based upon the Site Plan recommended by the Planning Board.

City staff have no objection to the recommended zoning change.

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## **Fiscal Impact**

## **Attachments**

Staff report for City Commission

Heights Battery Storage - Exhibit presented to PB on 06-03-24

PB Staff Report - Heights Battery Storage

ZC Staff Report 07-02-24

Heights Battery Storage - Letters in Favor

PB Minutes - 6.3.2024

ZC minutes - 7.2.2024


attachment

attachment

attachment

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## STAFF REPORT

To: City Commission – Regular Meeting – August 7, 2024  
From: Kim Golden, P.E., City Engineer   
CC: Doug Kneupper, P.E.  
Date: June 28, 2024  
Re: Heights Battery Storage – 410 Hwy 146N - Site Plan (Parcel ID 746133) (previously referenced in error as 430 Hwy 146N)

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**Background:** The applicant is Bluestem Energy Solutions. The proposed project will encompass approximately 1.5 acres on 2.799 acres of undeveloped land. The location of the project is on the east side of S.H 146 N and south of the existing TNMP Heights substation. The property is zoned District F. The project proposes to develop up to 9 lithium-ion containers for 9.9MW, 19.98 MWh capacity at the site. This capacity is estimated to serve approximately 750 homes for 24 hours.

Notice of Zoning Commission hearing was mailed to 14 property owners within 200ft of the site. Letters of support were received from four (4) property owners, three of the owners being affiliated entities with common ownership. No letters of opposition were received. At the Public Hearing held on July 2, 2024, there were no public comments in opposition to the zoning change. The Zoning Commission voted 4-0 to recommend approval of the requested zoning change.

**Requested Action:** The application is being considered for re-zoning to District SP (Site Plan) for construction of a new electric power generating station utilizing lithium-ion battery energy storage system (BESS). The application is being processed as a District SP rezoning consistent with Section 160.051(A)(1)(f) to *provide for the development of specific uses which are not normally found in zoning districts, and (h) provide additional information and regulatory controls concerning the proposed use or uses for the protection of the public health, safety, morals and general welfare of the community.*

### **Staff Review and Recommendation:**

Since the Zoning Commission meeting, the applicant provided the attached company profile and information about the experience of the development team. The applicant is Bluestem Energy Solutions, founded in 2012 and headquartered in Omaha, Nebraska, Bluestem identifies as a turnkey developer and owner-operator of the energy projects it develops. It is operating two BESS projects in Nebraska that came online in 2021.

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*"the place where COMMUNITY MATTERS"*

The applicant's proposed battery manufacturer is Sungrow which utilizes the CATL cells. CATL is considered a Tier 1 manufacturer of the LI-ion cells. Sungrow is headquartered in Hefei, Anhui, China. it was founded in 1997 and is the world's largest inverter manufacturer. According to its website, Sungrow's cumulative installed capacity of inverter & converter equipment across the world was above 515GW by the end of December 2023.

The legal description for the area to be rezoned is: Lot 2C of Highway 146 Business Park, Minto Replat No. 3 – A subdivision in Galveston County, TX, according to the Map or Plat thereof recorded in Clerk's File No. 2022-48626 of the records of Galveston County Texas. A plat has also been provided.

Staff have no objection to the recommendations to approve the zoning change request.



YOUR TRUSTED ENERGY PARTNER

# Bluestem

## ENERGY SOLUTIONS

Meet Bluestem Energy Solutions: developer, owner, and operator of renewable energy solutions. We serve our utility partners across the country, providing reliable and affordable power for their communities.

### Who We Are

Headquartered in Omaha, Nebraska, Bluestem is a team of dedicated professionals focused on providing customized energy solutions that fit our customers' needs. Founded in 2012, Bluestem grew out of a vision from a nearly century-old construction company that still thrives today. With our expertise, focus, and innovative spirit, utilities can trust Bluestem as their partner in a shifting energy industry.

### Our Turnkey Capabilities

We take an end-to-end approach to all our partnerships. We are proud to be a turnkey developer, offering all necessary services in-house. Utilities can trust that Bluestem can lead them every step of the way.

- **Development**
- **Financing**
- **Operations and Maintenance**



[bluestemenergysolutions.com](http://bluestemenergysolutions.com)



402.933.8291

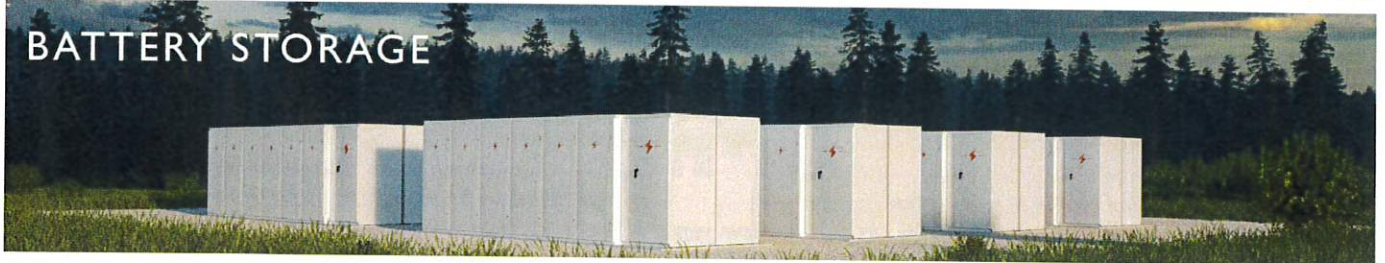


[info@bstem.biz](mailto:info@bstem.biz)



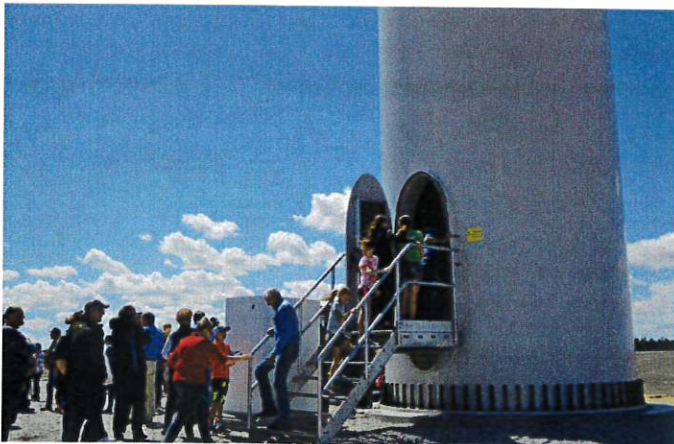
Follow us on LinkedIn





## Technology with Value in Mind

As an owner and operator, Bluestem takes a long-term perspective on our facilities. From using only Tier-1 OEMs, to our expert in-house O&M team, our facilities are built and maintained to the highest level. By making responsible design choices, Bluestem projects result in reliable energy facilities that maximize value to utilities.



## Empowering Communities

### Hiring Local

From construction subcontractors to long-term operations and maintenance, Bluestem is committed to hiring locally.

### Community Participation

Working with community stakeholders and taking part in open information sessions are important steps in our development process.

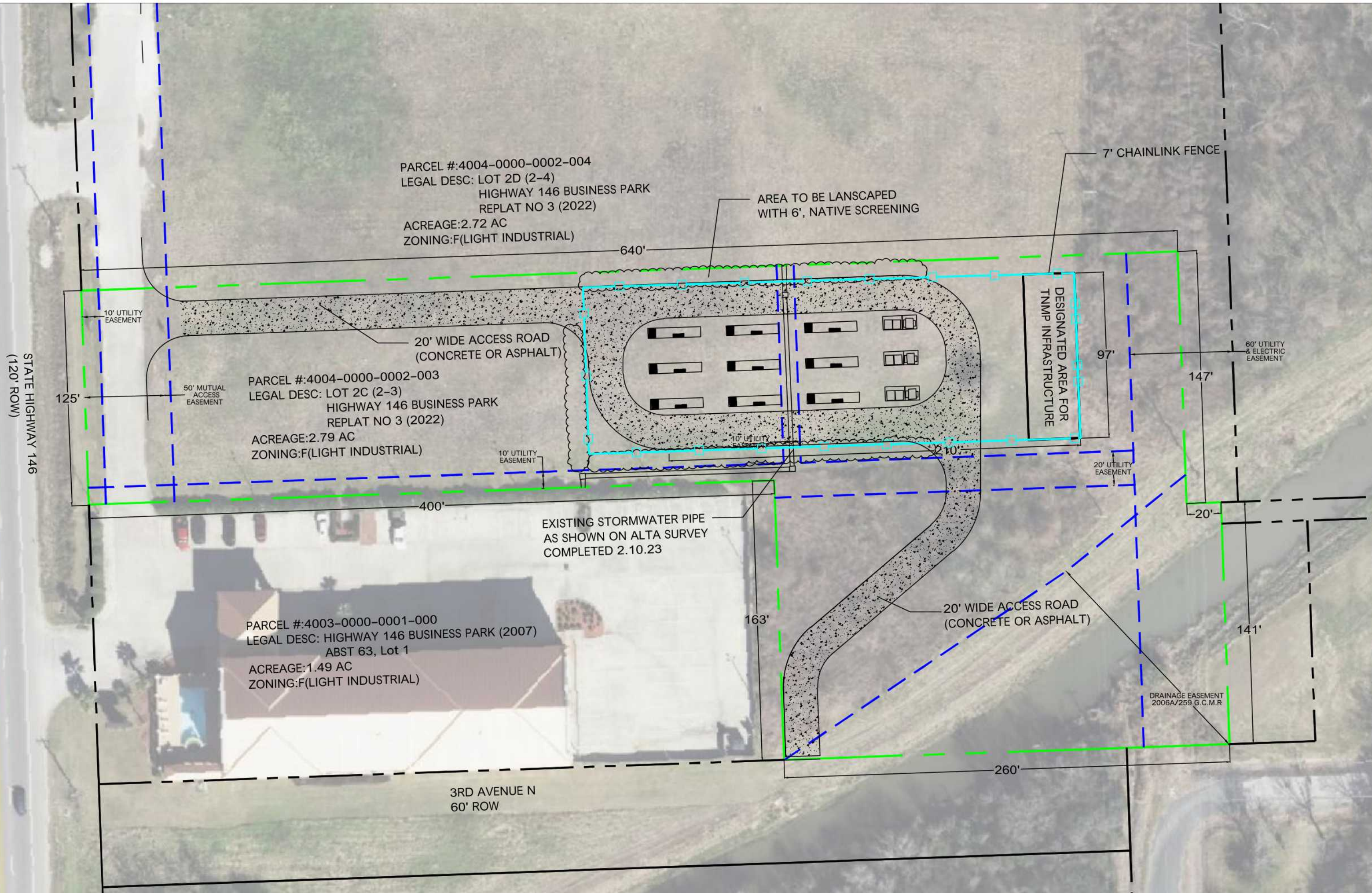
### Strengthening Local Economies

Each of our developments provide long-term revenue stream to landowners, economic activity to the area during construction, and property tax revenue over the life of the project.

### Environmental Approach

Bluestem carefully accounts for local wildlife and ecology through our responsible siting process. At our solar sites, native plants and flowers are planted to create long-lasting habitats for pollinators.





PARCEL #:4004-0000-0002-004  
 LEGAL DESC: LOT 2D (2-4)  
 HIGHWAY 146 BUSINESS PARK  
 REPLAT NO 3 (2022)  
 ACREAGE:2.72 AC  
 ZONING:F(LIGHT INDUSTRIAL)

AREA TO BE LANSCAPED  
 WITH 6', NATIVE SCREENING

7' CHAINLINK FENCE

10' UTILITY  
 EASEMENT

20' WIDE ACCESS ROAD  
 (CONCRETE OR ASPHALT)

DESIGNATED AREA FOR  
 TMAP INFRASTRUCTURE

60' UTILITY  
 & ELECTRIC  
 EASEMENT

PARCEL #:4004-0000-0002-003  
 LEGAL DESC: LOT 2C (2-3)  
 HIGHWAY 146 BUSINESS PARK  
 REPLAT NO 3 (2022)  
 ACREAGE:2.79 AC  
 ZONING:F(LIGHT INDUSTRIAL)

50' MUTUAL  
 ACCESS  
 EASEMENT

10' UTILITY  
 EASEMENT

20' UTILITY  
 EASEMENT

EXISTING STORMWATER PIPE  
 AS SHOWN ON ALTA SURVEY  
 COMPLETED 2.10.23

20' WIDE ACCESS ROAD  
 (CONCRETE OR ASPHALT)

PARCEL #:4003-0000-0001-000  
 LEGAL DESC: HIGHWAY 146 BUSINESS PARK (2007)  
 ABST 63, Lot 1  
 ACREAGE:1.49 AC  
 ZONING:F(LIGHT INDUSTRIAL)

DRAINAGE EASEMENT  
 2006A/259 G.C.M.R

3RD AVENUE N  
 60' ROW

STATE HIGHWAY 146  
 (120' ROW)

125'

640'

97'

147'

400'

210'

20'

163'

141'

260'






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ENGINEERING & PLANNING

To: Planning Board – Regular Meeting – June 3, 2024  
From: Kim Golden, P.E., City Engineer   
CC: Doug Kneupper, P.E.  
Date: May 31, 2024  
Re: Heights Battery Storage – 410 Hwy 146N - Site Plan (Parcel ID 746133) (previously referenced in error as 430 Hwy 146N)

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**Background:** The applicant is Bluestem Energy Solutions. The proposed project will encompass approximately 1.5 acres on 2.799 acres of undeveloped land. The location of the project is on the east side of S.H 146 N and south of the existing TNMP Heights substation. The property is zoned District F. The project proposes to develop up to 9 lithium-ion containers for 9.9MW, 19.98 MWh capacity at the site. This capacity is estimated to serve approximately 750 homes for 24 hours.

**Requested Action:** The applicant is requesting approval of a Detailed Site Plan for development of an electric power generating station utilizing lithium-ion battery energy storage system. The application is being processed as a District SP (Site Plan) rezoning consistent with Section 160.051(A)(1)(f) *provide for the development of specific uses which are not normally found in zoning districts*, and (h) *provide additional information and regulatory controls concerning the proposed use or uses for the protection of the public health, safety, morals and general welfare of the community*. Planning Board recommendation will be presented to the Zoning Commission and City Commission as required for the District SP rezoning.

**Staff Review and Recommendation:** The project will include up to 9 individual battery containers. Site improvements will include a 20ft impervious (concrete or asphalt) perimeter fire lane with access to all containers and two access roads as required by the Fire Marshal, security fencing, and landscaping of at least 6ft in height to provide screening of the battery containers from S.H. 146. Container spacing has been adjusted to the 15ft minimum required by the Fire Marshal. In addition to the generating station, offsite improvements include electric transmission infrastructure that connects to Texas-New Mexico Power facilities in the vicinity. No water or sewer will be needed for this development. Site drainage will be accomplished using an on-site collection system that outfalls into the adjacent drainage channel.

The adjacent developed properties north and south of the site are zoned District F – Light Industrial. The property is bounded to the west by SH 146. Vacant property to the south and east of the site is currently zoned District B single family attached duplex residential but is vacant and unlikely to develop as a residential use. The residential district is not directly adjacent to the proposed site but is separated by a

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60ft drainage easement. Recent rezonings to District F indicate the area is continuing to transition to industrial districts.

The site is not located in a flood plain. It is located inside the area protected by the Texas City Hurricane Levee. Container foundations will be placed at elevation 7.0ft in accordance with Texas City ordinances.

Regarding protection from the saltwater/coastal environment, the applicant advises the containers are fully integrated cabinets and shipped to the site as such, so there is no exposure to the elements during the installation process. The containers will meet the requirements of IP 67 at the Pack level and IP55 at the Battery Container level. IP67 means the individual battery packs do not allow for the ingress of dust particles. They are protected against the ingress of water from spraying/water jets and are rated to be submersed in up to 3' of water for up to 30 minutes without penetration. IP55 means the battery containers themselves provide protection from dust, low pressure water jets and damp and wet weather. The storage units also meet an anti-corrosion class of up to C5-H depending on the local environment. C5 is the highest class of anti-corrosion coating. These codes and standards will be applied by the Fire Marshal and Chief Building Official during the permitting process.

Fire protection will be provided by on-site systems specifically designed for this application with Fire Marshal coordination. The project will be subject to the 2024 fire codes and building codes. The Fire Marshal may require additional submittals at the time of permitting and has advised these requirements will include at minimum commissioning and decommissioning plans, site safety plan, all UL test results for the batteries to be installed, a bond or other security for decommissioning and some requirements for insurance. The Chief Building Official is likely to require annual certification and inspection of ventilation systems at minimum. The Applicant acknowledges these, and other requirements must be satisfied to obtain the necessary permits.

The project previously received Planning Board approval in May 2023. Developer revised the previously approved site plan to accommodate review comments and requirements from Engineering & Planning and from the Fire Marshal.

City staff has reviewed the submitted Site Plan and offers no objection to approval of the site plan.



## STAFF REPORT

To: Zoning Commission – Regular Meeting – July 2, 2024

From: Kim Golden, P.E., City Engineer 

CC: Doug Kneupper, P.E.

Date: June 28, 2024

Re: Heights Battery Storage – 410 Hwy 146N - Site Plan (Parcel ID 746133) (previously referenced in error as 430 Hwy 146N)

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**Background:** The applicant is Bluestem Energy Solutions. The proposed project will encompass approximately 1.5 acres on 2.799 acres of undeveloped land. The location of the project is on the east side of S.H 146 N and south of the existing TNMP Heights substation. The property is zoned District F. The project proposes to develop up to 9 lithium-ion containers for 9.9MW, 19.98 MWh capacity at the site. This capacity is estimated to serve approximately 750 homes for 24 hours.

Notice of Zoning Commission hearing was mailed to 14 property owners within 200ft of the site. At the time of writing this staff report, letters of support have been received from four (4) property owners, three of the owners being affiliated entities with common ownership. The letters are attached to this report. No letters of opposition have been received to date. The Zoning Commission will be updated with any additional comments received by the time of the meeting.

**Requested Action:** The application is being considered for re-zoning to District SP (Site Plan) for construction of a new electric power generating station utilizing lithium-ion battery energy storage system (BESS). The application is being processed as a District SP rezoning consistent with Section 160.051(A)(1)(f) to *provide for the development of specific uses which are not normally found in zoning districts*, and (h) *provide additional information and regulatory controls concerning the proposed use or uses for the protection of the public health, safety, morals and general welfare of the community.*

### **Staff Review and Recommendation:**

The Planning Board considered the Detailed Site Plan for this project at its regular meeting on June 3, 2024, and voted 3 – 0 to recommend it for approval of the zoning change from District F (Light Industrial) to District SP (Site Plan). The project is proposed to include up to 9 individual battery containers. Site improvements will include a 20ft impervious (concrete or asphalt) perimeter fire lane with access to all containers and two access roads as required by the Fire Marshal, security fencing, and landscaping of at least 6ft in height to provide screening of the battery containers

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from S.H. 146. Container spacing has been adjusted to the 15ft minimum required by the Fire Marshal. In addition to the generating station, offsite improvements include electric transmission infrastructure that connects to Texas-New Mexico Power facilities in the vicinity. No water or sewer will be needed for this development. Site drainage will be accomplished using an on-site collection system that outfalls into the adjacent drainage channel.

The adjacent developed properties north and south of the site are zoned District F – Light Industrial. The property is bounded to the west by SH 146. Vacant property to the south and east of the site is currently zoned District B single family attached duplex residential but is vacant and unlikely to develop as a residential use. The residential district is not directly adjacent to the proposed site but is separated by a 60ft drainage easement. Recent rezonings to District F indicate the area is continuing to transition to industrial districts.

The site is not located in a flood plain. It is located inside the area protected by the Texas City Hurricane Levee. Container foundations will be placed at elevation 7.0ft in accordance with Texas City ordinances.

Regarding protection from the saltwater/coastal environment, the applicant advises the containers are fully integrated cabinets and shipped to the site as such, so there is no exposure to the elements during the installation process. The containers will meet the requirements of IP 67 at the Pack level and IP55 at the Battery Container level. IP67 means the individual battery packs do not allow for the ingress of dust particles. They are protected against the ingress of water from spraying/water jets and are rated to be submersed in up to 3' of water for up to 30 minutes without penetration. IP55 means the battery containers themselves provide protection from dust, low pressure water jets and damp and wet weather. The storage units also meet an anti-corrosion class of up to C5-H depending on the local environment. C5 is the highest class of anti-corrosion coating. These codes and standards will be applied by the Fire Marshal and Chief Building Official during the permitting process.

Fire protection will be provided by on-site systems specifically designed for this application with Fire Marshal coordination. The project will be subject to the 2024 fire codes and building codes. The Fire Marshal may require additional submittals at the time of permitting and has advised these requirements will include at minimum commissioning and decommissioning plans, site safety plan, all UL test results for the batteries to be installed, a bond or other security for decommissioning and some requirements for insurance. The Chief Building Official is likely to require annual certification and inspection of ventilation systems at minimum. The Applicant acknowledges these, and other requirements must be satisfied to obtain the necessary permits.

The project previously received Planning Board approval in May 2023. Developer revised the previously approved site plan to accommodate review comments and requirements from Engineering & Planning and from the Fire Marshal.

City staff have reviewed the submitted Site Plan and offers no objection to the rezoning from District F (Light Industrial) to District SP (Site Plan) for the new BESS project.

**June 25, 2024**

**To**

Texas City Engineering & Planning Department  
Zoning Commission of Texas City  
7800 Emmett F. Lowry Expressway  
Texascity. TX. 77591

Attn : Kimberly Golden

Dear Ms. Golden

I am property owner surrounding this proposed Rezoning Request for Highway 146 Business Park Replat No.3(2022), Lot 2C(2-3),  
Acres 2.799

I received letter from your department to express my opinion about this rezoning request.  
I, AMAN PATEL, As adjacent property owner Of West Western Hotel, 320 Hwy. 146  
North, Texascity. TX. 77590

I am IN FAVOR of rezoning request. Its be nice to have some development happen here which will create income in various kind tax dollars generation for our city of Texas City. Kindly approve this request.

Sincerely



AMAN PATEL

**June 24, 2024**

**To**

Texas City Engineering & Planning Department  
Zoning Commission of Texas City  
7800 Emmett F. Lowry Expressway  
Texascity. TX. 77591

Attn :Kimberly Golden

Dear Ms. Golden

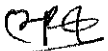
I am property owner surrounding this proposed Rezoning Request for Highway 146 Business Park Replat No.3(2022), Lot2C(2-3), Acres 2.799

I received letter from your department to express my opinion about this rezoning request.

I, Bharat Patel, As adjacent property owner, I

am IN FAVOR of rezoning request. Its be nice to have some development happen here which will create income in various kind tax dollars generation for our city of Texas City. Kindly approve this request.

Sincerely



Bharat Patel  
2943 Dominique Dr.  
Galveston. TX. 77551



~~June 24, 2024~~

To

Texas City Engineering & Planning Department  
Zoning Commission of Texas City  
7800 Emmett F. Lowry Expressway  
Texascity. TX. 77591

Attn :Kimberly Golden

Dear Ms. Golden

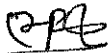
I am property owner surrounding this proposed Rezoning Request for Highway 146 Business Park  
Replat No.3(2022),Lot2C(2-3),  
Acres 2.799

I received letter from your department to express my opinion about this rezoning request.

I, Bharat Patel, As adjacent property owner, I

am IN FAVOR of rezoning request. Its be nice to have some development happen here which will  
create income in various kind tax dollars generation for our city of Texas City. Kindly approve this  
request.

Sincerely



Bharat Patel  
2943 Dominique Dr.  
Galveston. TX. 77551

~~June~~24,2024

To

Texas City Engineering & Planning Department  
Zoning Commission of Texas City  
7800 Emmett F. Lowry Expressway  
Texascity. TX. 77591

Attn :Kimberly Golden

Dear Ms. Golden

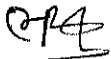
I am property owner surrounding this proposed Rezoning Request for Highway 146 Business Park Replat No.3(2022),Lot2C(2-3), Acres 2.799

I received letter from your department to express my opinion about this rezoning request.

I, Bharat Patel, As adjacent property owner, I

am IN FAVOR of rezoning request. Its be nice to have some development happen here which will create income in various kind tax dollars generation for our city of Texas City. Kindly approve this request.

Sincerely



Bharat Patel  
2943 Dominique Dr.  
Galveston. TX. 77551

# PLANNING BOARD MINUTES

## JUNE 3, 2024

The Planning Board of the City of Texas City met in a regular meeting on Monday, June 3, 2024, at 5:00 p.m. Planning Board members present: Chairman Dickey Campbell (via telephone), Commissioner Jami Clark (via telephone), and Alternate Member Aric Owens. Staff members present: Kimberly Golden (Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official) and Veronica Carreon. Guests were: John Wagner, Will Crane, and Matt Robinette (Bluestem Energy Solutions); Pai Lam Chu (P. L. Chu & Associates); Nicole Niu; Russ Nelson (Lone Star Builders), Jake Dahm (Spearmint Energy); Allan Rhodes (Fluence Energy); Moruf Jimoh (PermitUSNow); Simon LaBrosse and Guillaume Dufay (AOP Renewables).

Alternate Aric Owens indicated a quorum was present and called the meeting to order.

### 1) APPROVAL OF MINUTES

A motion to approve the minutes of May 6, 2024, was made by Chairman Dickey Campbell/Commissioner Jami Clark. All other members present voted aye.

### 2) PUBLIC COMMENTS

There were no public comments.

### 3) REGULAR AGENDA

- a. **Tabled at the May 6, 2024 meeting. Consider and take action on the Development Plan for Texas City Plaza. Located at 2423 25<sup>th</sup> Avenue North (southeast corner of 25<sup>th</sup> Avenue North & 25<sup>th</sup> Street North).**

Ms. Golden began the presentation and stated that this site is a little over ½ acre lot located at southeast corner of 25<sup>th</sup> Avenue North and 25<sup>th</sup> Street North.

It is currently a vacant lot. The Applicant is proposing to construct a new 6, 240 sq. ft. retail plaza. There are no tenants specified. They will also be building 32 parking spaces, 2 of which will be designated for accessible parking.

The location is zoned District “E” (General Business), which is appropriate for the proposed retail use. It is also in the Gateway Overlay District (GWD) which requires masonry construction and enhanced landscaping. The Applicant has agreed to all of the requirements of the GWD.

The Applicant will have to build a screening wall between the back side of their property and the adjacent residential uses. Everything else on the three other sides is currently developed as commercial and operating.

They are requesting approval of their development plan and have answered all of staff's comments. Staff have no objection to approval of the development plan.

Alternate Aric Owens asked if there were any questions.

Chairman Campbell asked what is the idea for the strip center? Will it be fully retail? No office?

Mr. Pai Lam Chu, Applicant, replied they are still not sure who the tenants are and that will be up to the owner.

Chairman Campbell then asked if the shell would have windows. His reason for asking is because the other two shells that were built down the street to the west were built without any windows or

storefront and believes that is why there are no tenants in those buildings, and it is troublesome. He is just concerned that the city is not running into another situation like that.

Ms. Golden replied that the Applicant submitted an Elevation Plan and that there will be windows but only on the storefront. Chairman Campbell replied that is fine and that is all that is needed.

**A motion was made by Chairman Dickey Campbell/Commissioner Jami Clark to approve the Development Plan for Texas City Plaza. All other members present voted aye.**

**b. Tabled at the May 6, 2024 meeting. Consider and take action on the Development Plan for Quick Quack Car Wash. Located at 3325 Palmer Hwy (formerly Schlotzsky's Restaurant).**

Ms. Golden stated the Applicant is proposing to demolish the existing building, which is the former Schlotzsky's Restaurant and construct a new 3,506 sq. ft. automated car wash structure with 14 vacuum stalls, including one that will be designated as accessible.

The size of the lot is approximately  $\frac{3}{4}$  of an acre and is currently zoned District "E" (General Business), which is appropriate for a car wash, which is actually a named use in the Ordinance.

It is located on the GWD. Staff have discussed with the Applicant finishes, the enhanced landscaping, underground utilities and everything has been covered.

The Applicant will also be participating in the City's Decorative Light Program and will install two pedestals on the property.

The development plan appears to be in compliance with the City Ordinance. Staff have no objection to its approval.

Alternate Aric Owens asked about access from Palmer. He added that he works next door to an automated car wash and ingress/egress does get problematic because they share an entrance and exit on Palmer Hwy.

Mr. Russ Nelson (Lone Star Builders) replied that there will be shared access with the commercial neighbor and the two accesses from 34<sup>th</sup> Street North will be closed.

Alternate Owens voiced his concern about the traffic of the shared access. He added that he sees it every day with 500 – 600 cars visiting the car wash throughout the day, and it creates a "snarl". He assumes this is a TxDOT issue and not the City.

Mr. Nelson replied that they have a decent number of customers that come to their sites and with this project they have "over-engineered" the plans to contain all traffic on site. He indicated on the exhibit how everyone would access and then route into the car wash. The development plan shows 10 stacking stalls, but there are actually about 22 before the traffic backs up.

Alternate Owens stated that is not his concern. His concern is people coming in and out of Palmer Hwy. At his neighboring car wash traffic stacks up on Palmer Hwy in front of his work building.

Mr. Nelson replied that he can look into this and then get back to staff.

Ms. Golden added that the city had an Access Management Study completed back in 2011 and this is compliant with that study.

Alternate Owens stated that the beauty of this project is that there is no "turn-right only" lane like the one in front of his work building and the car wash.

**A motion was made by Commissioner Jami Clark/Chairman Dickey Campbell to approve the Development Plan for Quick Quack Car Wash. Located at 3325 Palmer Hwy. All other members present voted aye.**



**c. Consider and make recommendation on the application from Bluestem Energy Solutions to rezone from District “F” (Light Industrial) to District “S-P” (Site Plan for a proposed 9.9 MW, 19.98 MWh Battery Energy Storage System (BESS) installation to be located at 410 Hwy 146 N, south of TNMP Heights Substation.**

Ms. Golden stated this project came to the Planning Board before and was approved in May 2023 and was under a different process. The approval expired before the Applicant was in position to pull a building permit and this is why it is back before the Board.

Staff is taking it through the process of District “S-P” (Site Plan) because that is the way all of the BESS projects are being treated now.

The Applicant adjusted their site plan from what was previously approved so that it is now compliant with the required safety measures.

They have worked with the Fire Marshal per his request on the 15’ extra spacing. They have also provided a 20’ paved perimeter access road and two additional access roads to the site.

The site is in an area that is industrial in nature and is very close to an existing substation.

Staff have no objections to approval of the development plan and the Fire Marshal has not expressed any objection.

There are several items that will need to be worked out and considered during the actual permitting process with the Fire Marshal and the Building Official. As far as their commissioning and decommissioning plan and the security for that. Also, containment, safety practices and several items that they know are still being worked out.

The Applicant has been working with staff and understand that this is new and evolving technology, and the city’s processes are trying to keep up with that and they have been very accommodating and good to work with.

This factors in that the request is being brought before the Planning Board with a lot of thought and consideration.

Staff feel that given these projects are coming, this would be the part of Texas City that probably would be best suited for them.

Commissioner Jami Clark asked if this was going to be on 1.5 acres. Ms. Golden replied that was correct and added that the site is actually 2.79 acres, but the BESS covers 1.5 acres that will be nine containers and is a fairly small project. The existing project on 34<sup>th</sup> Street North is on a half-acre and contains six containers.

Alternate Aric Owens asked if there were any questions.

Chairman Dickey Campbell asked Ms. Golden what the thoughts about the decommissioning process are and where that needs to be before they receive a permit. Ms. Golden replied that is something that an internal workshop was held earlier in the day and is very much a work in process with the Fire Marshal and the two Building Officials.

They know that these projects tend to have issues in the first two to three years, and they are working on a plan. They have had some industry experts that have been offered to them for consultation. Staff are setting up that exchange of information.

There are some cities in other parts of the country that have worked through this. Staff is also working with Mr. Davis, the technical consultant that assisted with the previous workshop.

Chairman Dickey Campbell is well with Ms. Golden's reply and stated this is a much better location. He asked if staff would be reporting back with decommissioning requirements. Ms. Golden replied that she would expect to have another workshop with the Planning Board and Zoning Commission to keep them informed of developments on that side.

Alternate Owens asked about the purpose of the 20' street access that runs behind the neighboring hotel. Mr. Matt Robinette (Bluestem Energy Solutions) replied that it was there as an existing ROW for the city per the Fire Marshal's request. The Fire Marshal requested two access points that were basically opposite of each other.

There were no further questions.

**A motion was made by Chairman Dickey Campbell/Commissioner Jami Clark to recommend approval to the Zoning Commission of the zoning change from District "F" (Light Industrial) to District "S-P" (Site Plan). All other members present voted aye.**

#### **4) GENERAL UPDATES**

Alternate Owens asked if there were any General Updates.

Ms. Golden replied there are a few more BESS projects coming. Staff have also received the overall site plan for the COM project, and she hopes to have this ready for presentation at the next board meeting.

#### **5) OTHER BUSINESS (Any conceptual development proposal requesting to come before the Planning Board)**

Alternate Aric Owens asked if there was any other business to which there was none. **A motion was made by Commissioner Jami Clark/Chairman Dickey Campbell to adjourn. All members present voted aye.**

\_\_\_\_\_  
Kimberly Golden, Secretary

\_\_\_\_\_  
Date

Minutes approved by the Planning Board at its meeting on \_\_\_\_\_.

# ZONING COMMISSION

## JULY 2, 2024

The Zoning Commission of the City of Texas City met in a regular meeting on Tuesday, July 2, 2024, at 5:00 p.m. Zoning Commission members present: Chairman Perry O'Brien (via phone), Aric Owens, Commissioner Thelma Bowie and Fernando Tello. Staff members present were: Kimberly Golden, Casey Bennett (CBO) and Veronica Carreon. Guests were: John Wagner (Bluestem Energy Solutions), Simon Labrosse-Gelinas (AOP Renewables), Julie Tovar (SHIP Intern), Henry Gomez, and Kristin Edwards (Director of Economic Development).

Chairman O'Brien indicated a quorum was present and called the meeting to order.

### 1) APPROVAL OF MINUTES

A motion to approve the minutes of April 2, 2024 was made by Aric Owens/Fernando Tello. All other members present voted aye.

### 2) PUBLIC COMMENTS

There were no Public Comments.

### 3) PUBLIC HEARING

- a. **Bluestem Energy Solutions seeks to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for a proposed 9.9 MW, 19.98 MWh Battery Energy Storage System (BESS) installation.**

Ms. Kim Golden stated this is an application coming to the Zoning Commission for District "S-P" (Site Plan) rezoning. Staff are now handling all BESS applications as District "S-P".

This site has actually been previously approved by the Planning Board twice. Once in May 2023, and most recently [on June 3, 2024] as part of this rezoning process.

The site is 2.799 acres of undeveloped land, and the Applicant is proposing to use 1.5 acres for this installation. This project is not huge. The Applicant is proposing to install approximately 9 containers with 15' spacing between them per the Fire Marshal's requirements. They are also providing a paved access road all around the installation of the battery units and two means of access from two different directions, which are both additional requirements from the Fire Marshal.

The location is south of FM 1764 on the east side of Hwy 146 N. The areas north and south of this site are zoned as District "F-1" (Light Industrial). The property to the east is zoned District "B" (Single Family Attached Duplex Residential) and is vacant and unlikely to develop as a residential use. This is primarily due to the fact that the surrounding areas are developing and coming in as rezones to be more in line with industrial use.

This site is not located in the floodplain and is inside the area that is protected by the Texas City Hurricane Levee. The BESS will be built to finished floor elevations of 7.0 ft., which is in line with Texas City ordinance.

Regarding protection from the saltwater/coastal environment, the applicant advises the containers are fully integrated cabinets and shipped to the site as such, so there is no exposure to the elements during the installation process. The containers will meet the requirements of IP 67 at the Pack level and IP55 at the Battery Container level. IP67 means the individual battery packs do not allow for the ingress of dust particles. They are protected against the ingress of water from

spraying/water jets and are rated to be submersed in up to 3' of water for up to 30 minutes without penetration. IP55 means the battery containers themselves provide protection from dust, low pressure water jets and damp and wet weather. The storage units also meet an anti-corrosion class of up to C5-H depending on the local environment. C5 is the highest class of anti-corrosion coating. These codes and standards will be applied by the Fire Marshal and Chief Building Official during the permitting process.

Fire protection will be provided by on-site systems specifically designed for this application with Fire Marshal coordination. The project will be subject to the 2024 fire codes and building codes. The Fire Marshal may require additional submittals at the time of permitting and has advised these requirements will include at minimum commissioning and decommissioning plans, site safety plan, all UL test results for the batteries to be installed, a bond or other security for decommissioning and some requirements for insurance. The Chief Building Official is likely to require annual certification and inspection of ventilation systems at minimum. The Applicant acknowledges these, and other requirements must be satisfied to obtain the necessary permits.

Again, the site was previously approved in May 2023, but the approval has expired because they did not obtain the necessary permits. This is why the Applicant is going through the process again with Zoning Commission.

Ms. Golden then stated that a representative was present and if anyone had any questions.

Mr. Aric Owens stated that he reviewed the site plan but did not see access on the drawing. Mr. John Wagner replied that the site was originally drawn to the property line, but that it could be altered. Ms. Golden added that the developer would be responsible for making the paved access to Hwy 146 N.

Mr. Owens then asked if there was to be an event at the BESS site, would they be invoiced for cleanup. Ms. Golden replied that there is an ordinance in place that provides for hazmat spills to be charged back against the property owner and a lien applied if necessary for collection.

**There were no further questions to which a motion was made by Aric Owens/Fernando Tello to open the Public Hearing. All other members voted aye.**

Commissioner Thelma Bowie stated that if anyone would like to address the Board for or against the Applicant's zoning change request, they could do so now. There were no comments, but Ms. Golden stated there were 14 Public Hearing Notices mailed out to adjacent property owners. Four letters were received in favor of the zoning change, with three of those having common ownership.

**There were no questions or further discussion, to which a motion was made by Aric Owens/Fernando Tello to close the Public Hearing. All other members voted aye.**

#### **4. PRELIMINARY ZONING APPROVAL**

- b. Consider and take action on the zoning change request from Bluestem Energy Solutions to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan for a proposed 9.9 MW, 19.98 MWh Battery Energy Storage System (BESS) installation.**

Ms. Golden stated the Planning Board reviewed the site plan and made a recommendation to move forward with the rezoning.

Ms. Kristin Edwards (Director of Economic Development) then offered that the city has received a lot of these types of facilities come to them and that Ms. Golden and her staff have done a fantastic job of figuring out how to do this safely, how to notify the proper people, and create the amount of space needed. She believes that if this is done correctly and goes through the process



that Engineering & Planning has set up, it will give staff a good footprint to welcome reviews in the future should that be everyone's desire. She added that this feels like a trendy thing, but it could mean a lot of good business and a lot of good money for the city. In this sense, she is in support of this zoning change.

There were no further comments.

**A motion was made by Aric Owens/Chairman Perry O'Brien to approve the zoning change request from Bluestem Energy Solutions to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan). All other members present voted aye.**

## **5. REGULAR ITEMS**

There were no items to discuss.

## **6. GENERAL UPDATES**

There were no updates.

## **7. OTHER BUSINESS** (Any conceptual development proposal requesting to come before the Zoning Commission)

Commissioner Bowie asked if there was any other business. Ms. Golden asked the Zoning Commission if there was any interest in placing on a future agenda the election of officers. She reminded everyone that Mr. Gary Potter, former Co-Chairman, resigned his position so there is a vacancy for an officer.

Commissioner Bowie replied she would like to think about it. Chairman Perry O'Brien thought it was a good idea and suggested it be put on the next agenda. Ms. Golden stated she would do that.

**A motion was made by Aric Owens/Fernando Tello to adjourn. All members present voted aye.**

\_\_\_\_\_  
Kimberly Golden, Secretary

\_\_\_\_\_  
Date

Minutes approved by the Planning Board at its meeting on \_\_\_\_\_.

**YOUR TRUSTED ENERGY PARTNER**

# Bluestem

## ENERGY SOLUTIONS

Meet Bluestem Energy Solutions: developer, owner, and operator of renewable energy solutions. We serve our utility partners across the country, providing reliable and affordable power for their communities.

### Who We Are

Headquartered in Omaha, Nebraska, Bluestem is a team of dedicated professionals focused on providing customized energy solutions that fit our customers' needs. Founded in 2012, Bluestem grew out of a vision from a nearly century-old construction company that still thrives today. With our expertise, focus, and innovative spirit, utilities can trust Bluestem as their partner in a shifting energy industry.

### Our Turnkey Capabilities

We take an end-to-end approach to all our partnerships. We are proud to be a turnkey developer, offering all necessary services in-house. Utilities can trust that Bluestem can lead them every step of the way.

- **Development**
- **Financing**
- **Operations and Maintenance**



[bluestemenergysolutions.com](http://bluestemenergysolutions.com)



402.933.8291



[info@bstem.biz](mailto:info@bstem.biz)



Follow us on LinkedIn





## Technology with Value in Mind

As an owner and operator, Bluestem takes a long-term perspective on our facilities. From using only Tier-1 OEMs, to our expert in-house O&M team, our facilities are built and maintained to the highest level. By making responsible design choices, Bluestem projects result in reliable energy facilities that maximize value to utilities.



## Empowering Communities

### Hiring Local

From construction subcontractors to long-term operations and maintenance, Bluestem is committed to hiring locally.

### Community Participation

Working with community stakeholders and taking part in open information sessions are important steps in our development process.

### Strengthening Local Economies

Each of our developments provide long-term revenue stream to landowners, economic activity to the area during construction, and property tax revenue over the life of the project.

### Environmental Approach

Bluestem carefully accounts for local wildlife and ecology through our responsible siting process. At our solar sites, native plants and flowers are planted to create long-lasting habitats for pollinators.





## MEET THE TEAM

### JON CRANE

### President and Founder



Jon Crane is President and Founder of Bluestem Energy Solutions. As president, he is responsible for providing the leadership, support, and resources that his team needs to be successful. As Bluestem has grown in experience and expertise, his vision for the company is to grow Bluestem's mission nationwide.

Jon has over 30 years of experience in creating, building, and managing customer-centric business models. He has contributed to over 750 MWs of active and late-stage Bluestem developments. He also serves as CEO of his EPC company, Boyd Jones Construction, where he built his extensive experience in contract negotiations, financial analysis, procurement, and construction.

#### Education

JD, George Washington University | B.A. Economics, University of Nebraska-Lincoln

### MATT ROBINETTE

### Vice President of Operations



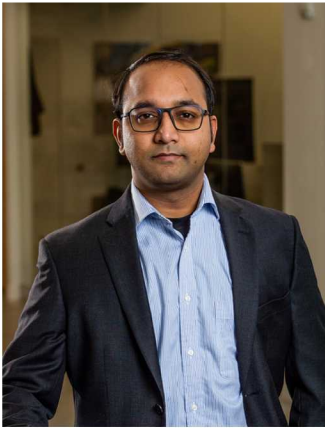
Matt Robinette is Vice President of Development for Bluestem Energy Solutions. He heads the team of project developers who manage the development schedule, scope, and budget of projects, while ensuring timely project completion.

Matt has over 20 years of experience managing teams and facilitating advancement. During that time, he has been directly involved in the siting, land acquisition, zoning, permitting, load analysis, and interconnection approval process on over 700 MWs of energy projects.



## DR. SRIKANTH MADALA

### Director of Research and Development



Srikanth Madala leads Research and Development activities at Bluestem Energy Solutions. Dr. Madala supports the development of renewable energy projects and provides customized energy solutions by conducting in-depth research and analysis. He serves as Bluestem's technology, system design, and policy expert on solar energy generation, distributed energy generation, and battery energy storage.

Dr. Madala has over a decade of extensive research experience in the design of solar and other renewable power systems. He has worked on various renewable energy and energy efficiency projects with reputed organizations such as the Florida Department of Transportation, BLM & Public Lands Institute, Pulte Homes, Center for Energy Research (UNLV), Masur HVAC Laboratory (University of Florida), and the U.S. Navy.

#### Education

PhD Mechanical Engineering, University of Nevada, Las Vegas  
MS Mechanical Engineering, University of Florida.

## JAMIE CRANE

### Director of Finance and Compliance



Jamie Crane is the Director of Finance and Compliance for Bluestem Energy Solutions. He is responsible for the accounting, investments, and risk analysis of the company. He assists Bluestem in adapting to the impacts of regulatory requirements, federal and state incentives, tax credits, and accounting changes to help bring renewable energy projects to fruition.

Jamie has over 20 years of experience in finance and risk analysis, serving in various roles across several industries including renewable energy, development, and real estate.

#### Education

MBA, University of Phoenix | B.S. Accounting and Finance, University of Kansas.

## JIM CHURCH

### Controller



Jim Church is the Controller of Bluestem Energy Solutions. He is responsible for accounting controls and audits, financial reporting, and budgeting. He proactively researches and adapts to the impacts of regulatory requirements, federal and state incentives, tax credits, and accounting changes in order to help bring renewable energy projects to fruition.

Jim has over 35 years in various financial leadership roles. He has directed accounting teams, prepared financial reports, crafted financial plans, and interfaced with key clients. He is a member of the Nebraska Society of CPAs and the American Institute of CPAs.

#### Education

BS Business Administration, Midland University

## MITCH HYDE

### Director of Operations



Mitch Hyde is the Director of Operations for Bluestem Energy Solutions. He is responsible for supporting the construction, operation, and long-term maintenance of distribution energy generation projects. He has over a decade of experience in the electric utility industry, constructing and maintaining both distribution and sub-transmission electric systems.

With over a decade of experience, Mitch has the expertise to develop and design electricity-generating projects. He has served on multiple industry committees including safety, equipment, and employee-focused committees. Mitch is also an adjunct instructor at Metropolitan Community College, where he uses his expertise to prepare students to enter careers in the electric utility industry.

#### Education

Professional apprenticeship; B.A.S Utility Line Technician, Metropolitan Community College

## WILL CRANE

### Director of Product Management



Will Crane is the Director of Product Management for Bluestem Energy Solutions. He oversees the Origination and Marketing department and collaborates on PPA negotiation, land acquisition, and project finance. Along with providing battery energy storage expertise, Will focuses on new market opportunities and assisting the development team through the development process.

Will has several years of experience in the development of wind, solar PV, and battery energy storage systems. He has contributed to over 550 MWs worth of developments, including the first distribution-utility-scale solar and storage project in Nebraska.

#### Education

BA Communication and Media Studies, University of Kansas

## CARLOS MENDOZA

### Research and Development Engineer



Carlos Mendoza is the Research and Development Engineer for Bluestem Energy Solutions. He is responsible for supporting the Research and Development team on projects of varying technologies, from solar PV and battery energy storage to wind turbine sizing.

Carlos has over five years of experience in power system planning, operation, optimization, and protection. In the energy sector, he has participated in projects related to power generator testing, power transmission expansion planning, protection system commissioning, and incorporation of hydro and solar generators to power grids.

#### Education

MS Electrical Engineering, University of Nebraska-Lincoln  
BS Electrical Engineering, Universidad Nacional de Colombia

## JOHN WAGNER

### Development Project Manager



John Wagner is a Development Project Manager for Bluestem Energy Solutions. He specializes in feasibility analyses, project reviews, site design and rendering, and sourcing creative solutions.

John has several years of experience with geographic information systems as a land project planner, with prior experience in both public and private planning. He has led many projects through feasibility and jurisdiction approval and has managed dozens of development projects over his career.

#### Education

BA Urban and Regional Planning, Eastern Washington University

## KYLE ALPERS

### Development Project Manager



Kyle Alpers is a Development Project Manager for Bluestem Energy Solutions. He is responsible for taking renewable energy projects from early stage feasibility to start-of-construction.

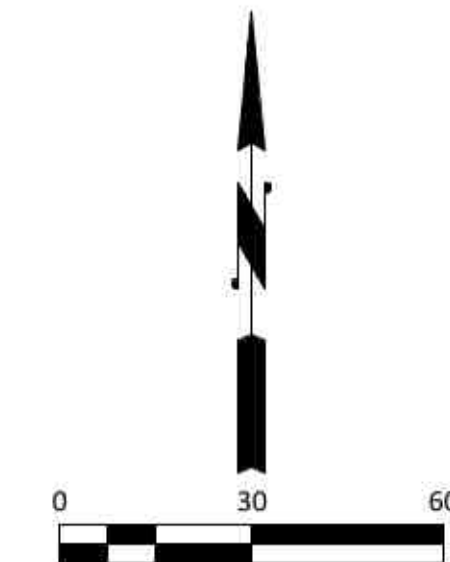
Previously as a landman in the oil and gas industry, Kyle gained experience in negotiating lease and purchase agreements and in customer relations with landowners. He recently earned his bachelor's degree in Business Administration, focusing on Finance and Energy Management.

#### Education

BBA Finance & Energy Management, University of Oklahoma







BHARAT N. PATEL  
HIGHWAY 146 BUSINESS PARK  
MINOR REPLAT NO. 3  
INST. NO. 2018050770  
G.C.M.R.

AGENTS NATIONAL TITLE INSURANCE CO. GF NO. 22-01-10000 EFFECTIVE DATE DEC. 30, 2022 ISSUED FEB. 3, 2023 SCHEDULE "B" - TABLE OF EXCEPTIONS		
ITEM NO.	DESCRIPTION	SURVEYOR COMMENT
10	The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):	
a	DELETED	No surveyor comment
b	Fifty foot Mutual Access Easement along the west property line GCCF No. 2022-48626	As shown on survey
c	Ten foot Utility Easement along the west (front) property line GCCF No. 2022-48626	As shown on survey
d	Ten foot Utility Easement along the west and most westerly south property line GCCF No. 2022-48626	As shown on survey
e	Twenty foot Utility Easement along the easterly extension of the most westerly south property line	As shown on survey
f	Sixty foot Utility Easement along the east property line	As shown on survey
g	Oil, Gas, and Mineral Interests are outside the scope of this survey	Oil, Gas, and Mineral Interests are outside the scope of this survey
h to o	Various	Not survey matters - No surveyor comment

**LEGAL DESCRIPTION OF LAND:**  
LOT 2C, OF HIGHWAY 146 BUSINESS PARK  
MINOR REPLAT NO. 3 A SUBDIVISION IN GALVESTON COUNTY,  
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN  
CLERK'S FILE NO. 2022-48626 OF THE OFFICIAL PUBLIC RECORDS OF  
GALVESTON COUNTY, TEXAS

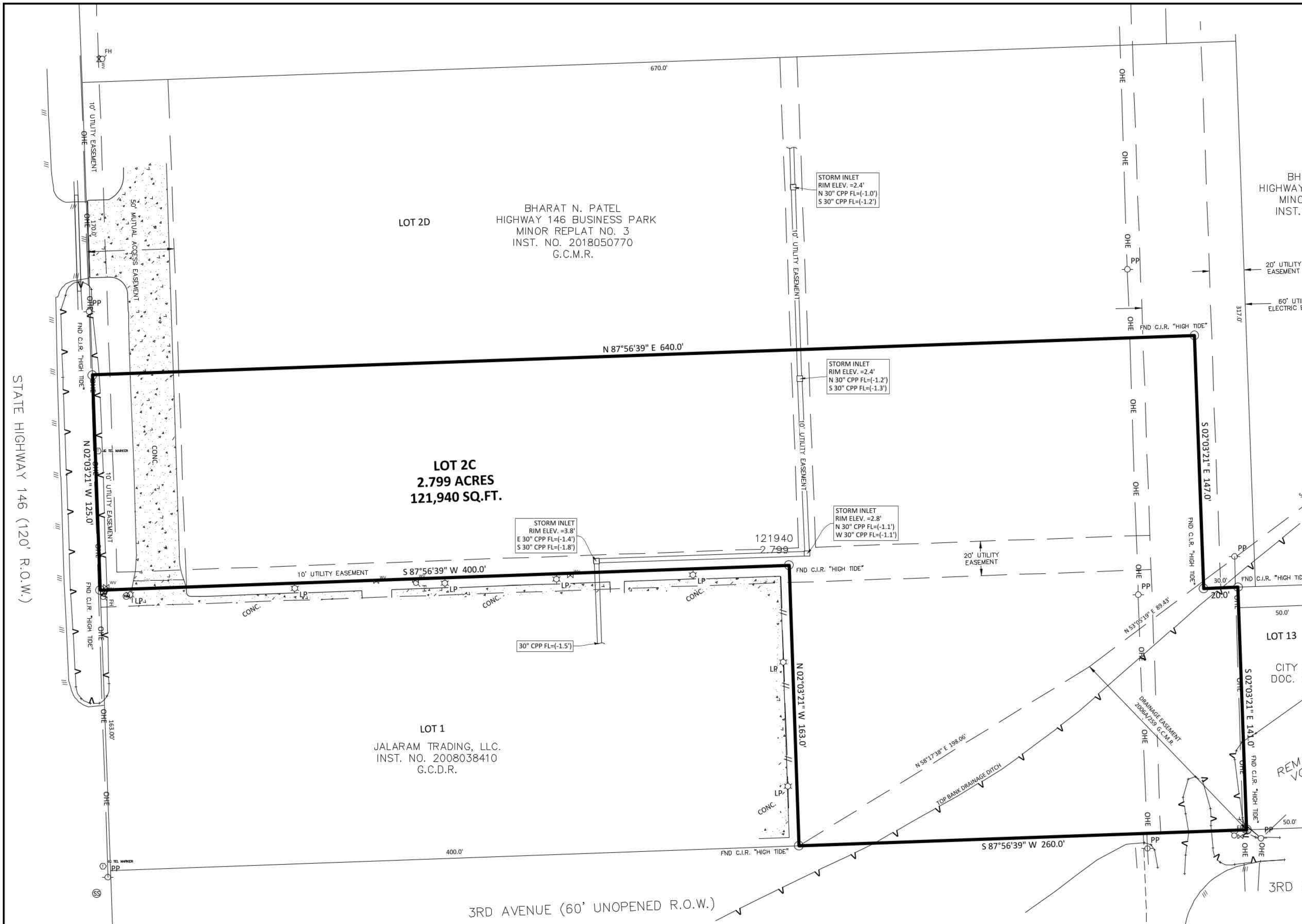
- SURVEYOR NOTES:**
- This property lies within Flood X (area with reduced flood risk due to levee) as shown on the FEMA Flood Insurance Rate Map No. 48167C0265G dated Aug. 15, 2019.
  - Property is within the city limits of Texas City, Texas and is in Zone "F" - Light Industrial.
  - Bearing Reference: Grid North Texas Coordinate System NAD83, Texas South Central Zone.

To: (i) AMXS Land Development, LLC, a Texas Limited Liability Company, (ii) Agents National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 7, 8, 9, 11a, 13, 16, and 19 of Table A thereof.

The field work was completed on Jan. 25, 2023  
Date of Plat: Feb. 10, 2023

*Robert D. Ellis, R.P.L.S.*  
Registration No. 4006



**LEGEND**

LINES	ABBREVIATIONS	SYMBOLS
ASPHALT	GCCF - GALVESTON COUNTY CLERK'S FILE	ELECTRIC BOX
FIBRE OPTIC	GCMR - GALVESTON COUNTY MAP RECORD	GAS VALVE
GAS LINE	GCDR - GALVESTON COUNTY DEED RECORD	GAS METER
OH ELECTRIC	CCF NO. - CLERK'S FILE NUMBER	FND IRON ROD
UNDERGRD ELEC	CIR - CAPPED IRON ROD	POWER POLE
UNDERGRD TEL	IP - IRON PIPE	SAN SEW MANHOLE
FENCE - IRON	IR - IRON ROD	STORM MANHOLE
FENCE - WOOD	POB - PLACE OF BEGINNING	TEL PEDESTAL
FENCE-B/W	POC - PLACE OF COMMENCEMENT	WATER WELL
FENCE-CHAINLINK	A - ABSTRACT	FIRE HYDRANT
SANITARY SEWER	BM-BENCHMARK	WATER METER
STORM SEWER	TBM-TEMPORARY BENCHMARK	WATER VALVE
WATER LINE	ROW - RIGHT OF WAY	
PIPELINE	OH-OVERHEAD	
GAS LINE		
TOP BANK		
RR TRACK		
SURVEY ABSTRACT		

REV. NO.	DATE	COMMENT
A		

DATE: 02-10-2023  
SCALE: 1"=30'  
PROJECT NO. P3117

PROPERTY ADDRESS:  
410 HWY 146 TEXAS CITY, TX. 77590

**ELLIS**  
SURVEYING SERVICES

Ellis Surveying Services, LLC.  
2805 25th Ave. North Texas City, TX 77590  
Tel: (409) 938-8700 Fax (866) 678-7685  
Texas Firm Reg. No. 100340-00

NSPS/ALTA SURVEY  
OF  
2.799 ACRES  
BEING  
BEING LOT 2C OF HIGHWAY 146 BUSINESS PARK  
MINOR REPLAT NO. 3  
OF THE CITY OF TEXAS CITY AND COUNTY OF  
GALVESTON, TEXAS



## CITY COMMISSION REGULAR MTG

(7) (a)

**Meeting Date:** 08/07/2024

Consider and take action on a Zoning Change Request from Bluestem Energy Solutions to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for Heights Battery Storage, a proposed 9.9 MW, 19.98 MWh Battery Energy Storage System (BESS) installation, located at 410 Hwy 146 N, south of TNMP Heights Substation.

**Submitted For:** Kim Golden, Transportation and Planning

**Submitted By:** Veronica Carreon, Transportation and Planning

**Department:** Transportation and Planning

---

### Information

#### **ACTION REQUEST**

Bluestem Energy Solutions seeks to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for Heights Battery Storage, a proposed 9.9 MW, 19.98 MWh Battery Energy Storage System (BESS) installation, located at 410 Hwy 146 N, south of TNMP Heights Substation.

#### **BACKGROUND (Brief Summary)**

The applicant is Bluestem Energy Solutions. The proposed project will encompass approximately 1.5 acres on 2.799 acres of undeveloped land. The location of the project is on the east side of S.H 146 N and south of the existing TNMP Heights substation. The property is zoned District F. The project proposes to develop up to 9 lithium-ion containers for 9.9MW, 19.98 MWh capacity at the site. This capacity is estimated to serve approximately 750 homes for 24 hours.

A Notice of the Zoning Commission hearing was mailed to 14 property owners within 200ft of the site. Letters of support were received from four (4) property owners, three of the owners being affiliated entities with common ownership. No letters of opposition have been received to date.

The project is proposed to include up to 9 individual battery containers. Site improvements will include a 20ft impervious (concrete or asphalt) perimeter fire lane with access to all containers and two access roads as required by the Fire Marshal, security fencing, and landscaping of at least 6ft in height to provide screening of the battery containers from S.H. 146. Container spacing has been adjusted to the 15ft minimum required by the Fire Marshal. In addition to the generating station, offsite improvements include electric transmission infrastructure that connects to Texas-New Mexico Power facilities in the vicinity. No water or sewer will be needed for this development. Site drainage will be accomplished using an on-site collection system that outfalls into the adjacent drainage channel. The adjacent developed properties north and south of the site are zoned District F – Light Industrial. The property is bounded to the west by SH 146. Vacant property to the south and east of the site is currently zoned District B Single Family Attached Duplex Residential but is vacant and unlikely to develop as a residential use. The residential district is not directly adjacent to the proposed site but is separated by a 60ft drainage easement. Recent rezonings to District F indicate the area is continuing to transition to industrial districts. The site is not located in a flood plain. It is located inside the area protected by the Texas City Hurricane Levee. Container foundations will be

placed at elevation 7.0ft in accordance with Texas City ordinances. Regarding protection from the saltwater/coastal environment, the applicant advises the containers are fully integrated cabinets and shipped to the site as such, so there is no exposure to the elements during the installation process. The containers will meet the requirements of IP 67 at the Pack level and IP55 at the Battery Container level. IP67 means the individual battery packs do not allow for the ingress of dust particles. They are protected against the ingress of water from spraying/water jets and are rated to be submersed in up to 3' of water for up to 30 minutes without penetration. IP55 means the battery containers themselves provide protection from dust, low pressure water jets and damp and wet weather. The storage units also meet an anti-corrosion class of up to C5-H depending on the local environment. C5 is the highest class of anti-corrosion coating. These codes and standards will be applied by the Fire Marshal and Chief Building Official during the permitting process. Fire protection will be provided by on-site systems specifically designed for this application with Fire Marshal coordination. The project will be subject to the 2024 fire codes and building codes. The Fire Marshal may require additional submittals at the time of permitting and has advised these requirements will include at minimum commissioning and decommissioning plans, site safety plan, all UL test results for the batteries to be installed, a bond or other security for decommissioning and some requirements for insurance. The Chief Building Official is likely to require annual certification and inspection of ventilation systems at minimum. The Applicant acknowledges these, and other requirements must be satisfied to obtain the necessary permits.

## **RECOMMENDATION**

The Planning Board considered the Detailed Site Plan for this project at its regular meeting on June 3, 2024, and voted 3 – 0 to recommend it for approval of the zoning change from District F (Light Industrial) to District SP (Site Plan).

The Zoning Commission held a public hearing upon notice mailed to adjacent property owners. It received four letters of support and no letters or comments in opposition to the proposed zoning change. The Zoning Commission then considered the application for zoning change from District F (Light Industrial) to District SP (Site Plan) and voted 4-0 to recommend it to the City Commission for approval of the zoning change.

City staff have reviewed the submitted Site Plan and offers no objection to the re-zoning from District F (Light Industrial) to District SP (Site Plan) for the new BESS project.

---

### **Fiscal Impact**

### **Attachments**

Staff report to City Commission

Heights Battery Storage - Exhibit presented to PB on 06-03-24

PB Staff Report - Heights Battery Storage

ZC Staff Report 07-02-24

Heights Battery Storage - Letters in Favor


PB Minutes - 6.3.2024

ZC minutes - 7.2.2024

attachment

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## STAFF REPORT

To: City Commission – Regular Meeting – August 7, 2024  
From: Kim Golden, P.E., City Engineer   
CC: Doug Kneupper, P.E.  
Date: June 28, 2024  
Re: Heights Battery Storage – 410 Hwy 146N - Site Plan (Parcel ID 746133) (previously referenced in error as 430 Hwy 146N)

---

**Background:** The applicant is Bluestem Energy Solutions. The proposed project will encompass approximately 1.5 acres on 2.799 acres of undeveloped land. The location of the project is on the east side of S.H 146 N and south of the existing TNMP Heights substation. The property is zoned District F. The project proposes to develop up to 9 lithium-ion containers for 9.9MW, 19.98 MWh capacity at the site. This capacity is estimated to serve approximately 750 homes for 24 hours.

Notice of Zoning Commission hearing was mailed to 14 property owners within 200ft of the site. Letters of support were received from four (4) property owners, three of the owners being affiliated entities with common ownership. No letters of opposition were received. At the Public Hearing held on July 2, 2024, there were no public comments in opposition to the zoning change. The Zoning Commission voted 4-0 to recommend approval of the requested zoning change.

**Requested Action:** The application is being considered for re-zoning to District SP (Site Plan) for construction of a new electric power generating station utilizing lithium-ion battery energy storage system (BESS). The application is being processed as a District SP rezoning consistent with Section 160.051(A)(1)(f) to *provide for the development of specific uses which are not normally found in zoning districts, and (h) provide additional information and regulatory controls concerning the proposed use or uses for the protection of the public health, safety, morals and general welfare of the community.*

### **Staff Review and Recommendation:**

Since the Zoning Commission meeting, the applicant provided the attached company profile and information about the experience of the development team. The applicant is Bluestem Energy Solutions, founded in 2012 and headquartered in Omaha, Nebraska, Bluestem identifies as a turnkey developer and owner-operator of the energy projects it develops. It is operating two BESS projects in Nebraska that came online in 2021.



The applicant's proposed battery manufacturer is Sungrow which utilizes the CATL cells. CATL is considered a Tier 1 manufacturer of the LI-ion cells. Sungrow is headquartered in Hefei, Anhui, China. it was founded in 1997 and is the world's largest inverter manufacturer. According to its website, Sungrow's cumulative installed capacity of inverter & converter equipment across the world was above 515GW by the end of December 2023.

The legal description for the area to be rezoned is: Lot 2C of Highway 146 Business Park, Minto Replat No. 3 – A subdivision in Galveston County, TX, according to the Map or Plat thereof recorded in Clerk's File No. 2022-48626 of the records of Galveston County Texas. A plat has also been provided.

Staff have no objection to the recommendations to approve the zoning change request.



YOUR TRUSTED ENERGY PARTNER

# Bluestem

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We take an end-to-end approach to all our partnerships. We are proud to be a turnkey developer, offering all necessary services in-house. Utilities can trust that Bluestem can lead them every step of the way.

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- **Financing**
- **Operations and Maintenance**



[bluestemenergysolutions.com](http://bluestemenergysolutions.com)



402.933.8291

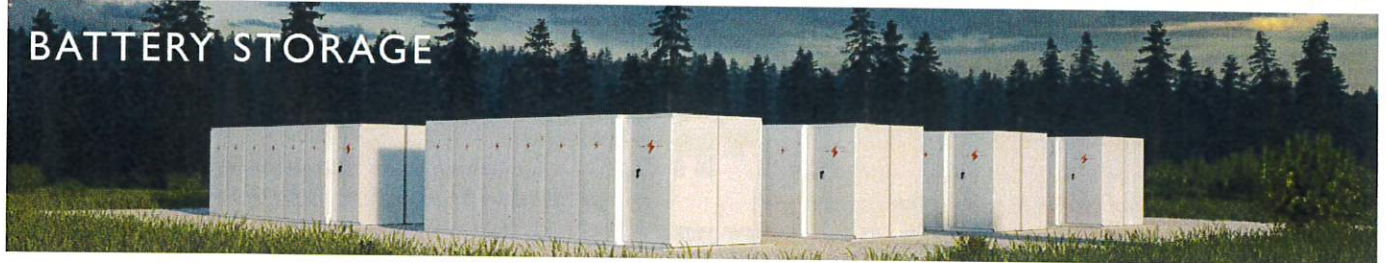


[info@bstem.biz](mailto:info@bstem.biz)



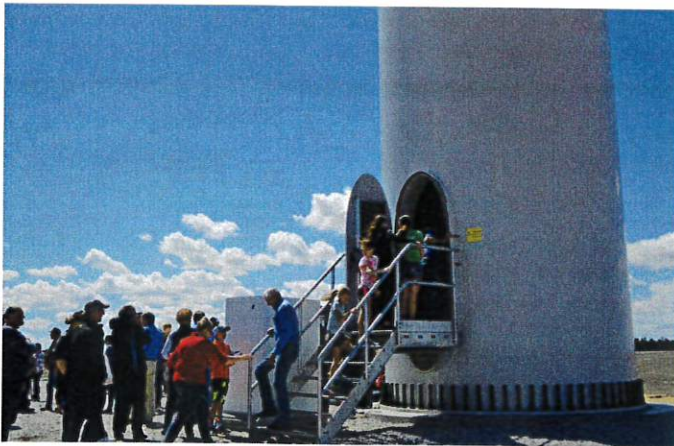
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## Empowering Communities

### Hiring Local

From construction subcontractors to long-term operations and maintenance, Bluestem is committed to hiring locally.

### Community Participation

Working with community stakeholders and taking part in open information sessions are important steps in our development process.

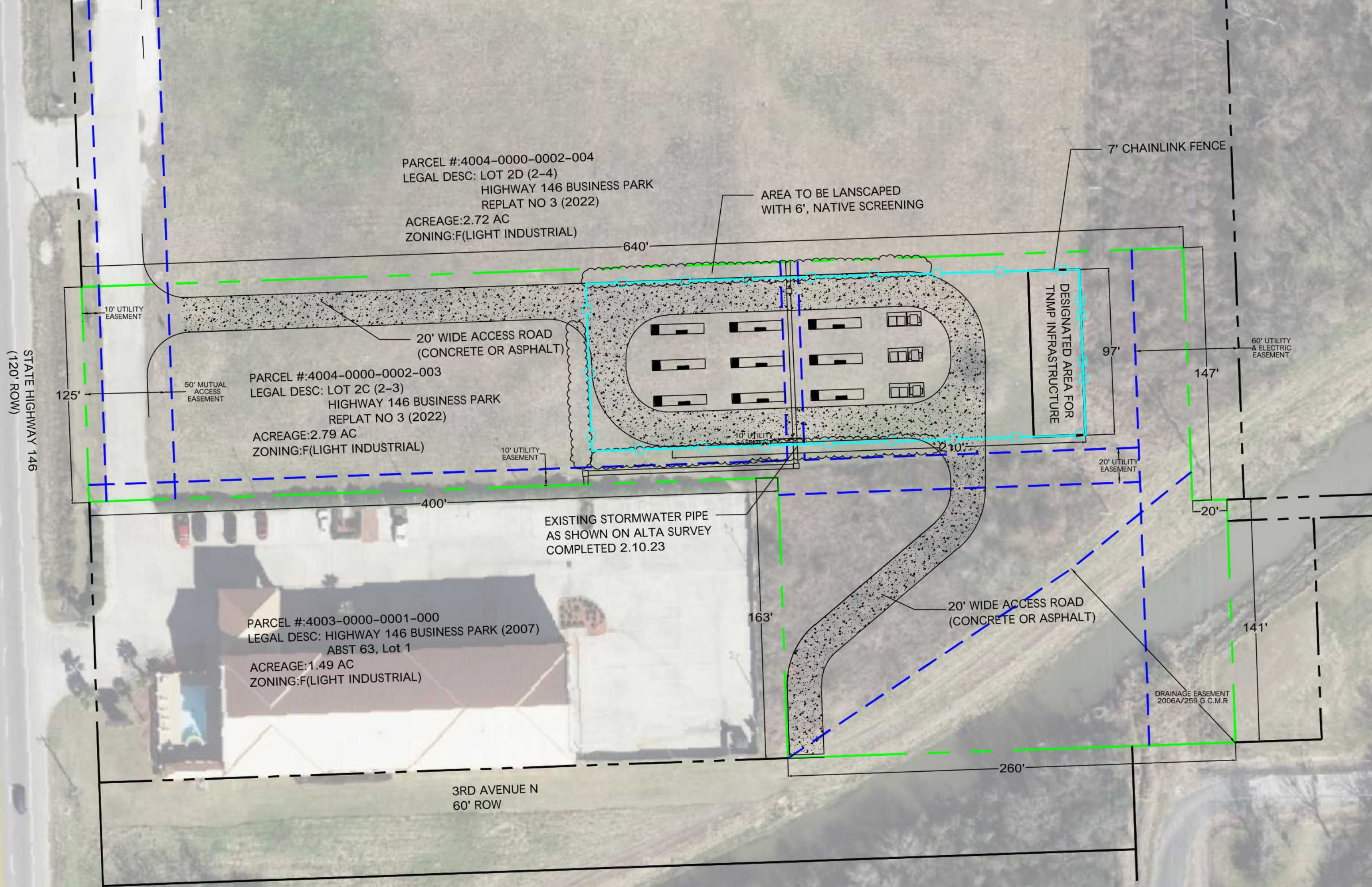
### Strengthening Local Economies

Each of our developments provide long-term revenue stream to landowners, economic activity to the area during construction, and property tax revenue over the life of the project.

### Environmental Approach

Bluestem carefully accounts for local wildlife and ecology through our responsible siting process. At our solar sites, native plants and flowers are planted to create long-lasting habitats for pollinators.





PARCEL #:4004-0000-0002-004  
 LEGAL DESC: LOT 2D (2-4)  
 HIGHWAY 146 BUSINESS PARK  
 REPLAT NO 3 (2022)  
 ACREAGE:2.72 AC  
 ZONING:F(LIGHT INDUSTRIAL)

PARCEL #:4004-0000-0002-003  
 LEGAL DESC: LOT 2C (2-3)  
 HIGHWAY 146 BUSINESS PARK  
 REPLAT NO 3 (2022)  
 ACREAGE:2.79 AC  
 ZONING:F(LIGHT INDUSTRIAL)

PARCEL #:4003-0000-0001-000  
 LEGAL DESC: HIGHWAY 146 BUSINESS PARK (2007)  
 ABST 63, Lot 1  
 ACREAGE:1.49 AC  
 ZONING:F(LIGHT INDUSTRIAL)

3RD AVENUE N  
 60' ROW

STATE HIGHWAY 146  
 (120' ROW)

AREA TO BE LANSCAPED  
 WITH 6', NATIVE SCREENING

7' CHAINLINK FENCE

DESIGNATED AREA FOR  
 TMAP INFRASTRUCTURE

60' UTILITY  
 & ELECTRIC  
 EASEMENT

EXISTING STORMWATER PIPE  
 AS SHOWN ON ALTA SURVEY  
 COMPLETED 2.10.23

20' WIDE ACCESS ROAD  
 (CONCRETE OR ASPHALT)

DRAINAGE EASEMENT  
 2006A/259 G.C.M.R






Texas City

EST. 1911

ENGINEERING & PLANNING

To: Planning Board – Regular Meeting – June 3, 2024  
From: Kim Golden, P.E., City Engineer   
CC: Doug Kneupper, P.E.  
Date: May 31, 2024  
Re: Heights Battery Storage – 410 Hwy 146N - Site Plan (Parcel ID 746133) (previously referenced in error as 430 Hwy 146N)

---

**Background:** The applicant is Bluestem Energy Solutions. The proposed project will encompass approximately 1.5 acres on 2.799 acres of undeveloped land. The location of the project is on the east side of S.H 146 N and south of the existing TNMP Heights substation. The property is zoned District F. The project proposes to develop up to 9 lithium-ion containers for 9.9MW, 19.98 MWh capacity at the site. This capacity is estimated to serve approximately 750 homes for 24 hours.

**Requested Action:** The applicant is requesting approval of a Detailed Site Plan for development of an electric power generating station utilizing lithium-ion battery energy storage system. The application is being processed as a District SP (Site Plan) rezoning consistent with Section 160.051(A)(1)(f) *provide for the development of specific uses which are not normally found in zoning districts*, and (h) *provide additional information and regulatory controls concerning the proposed use or uses for the protection of the public health, safety, morals and general welfare of the community*. Planning Board recommendation will be presented to the Zoning Commission and City Commission as required for the District SP rezoning.

**Staff Review and Recommendation:** The project will include up to 9 individual battery containers. Site improvements will include a 20ft impervious (concrete or asphalt) perimeter fire lane with access to all containers and two access roads as required by the Fire Marshal, security fencing, and landscaping of at least 6ft in height to provide screening of the battery containers from S.H. 146. Container spacing has been adjusted to the 15ft minimum required by the Fire Marshal. In addition to the generating station, offsite improvements include electric transmission infrastructure that connects to Texas-New Mexico Power facilities in the vicinity. No water or sewer will be needed for this development. Site drainage will be accomplished using an on-site collection system that outfalls into the adjacent drainage channel.

The adjacent developed properties north and south of the site are zoned District F – Light Industrial. The property is bounded to the west by SH 146. Vacant property to the south and east of the site is currently zoned District B single family attached duplex residential but is vacant and unlikely to develop as a residential use. The residential district is not directly adjacent to the proposed site but is separated by a

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*“the place where COMMUNITY MATTERS”*

1801 9th Avenue North \* P.O. Drawer 2608 \* Texas City, TX 77592-2608

(409) 948-3111 \* [www.texascitytx.gov](http://www.texascitytx.gov)

60ft drainage easement. Recent rezonings to District F indicate the area is continuing to transition to industrial districts.

The site is not located in a flood plain. It is located inside the area protected by the Texas City Hurricane Levee. Container foundations will be placed at elevation 7.0ft in accordance with Texas City ordinances.

Regarding protection from the saltwater/coastal environment, the applicant advises the containers are fully integrated cabinets and shipped to the site as such, so there is no exposure to the elements during the installation process. The containers will meet the requirements of IP 67 at the Pack level and IP55 at the Battery Container level. IP67 means the individual battery packs do not allow for the ingress of dust particles. They are protected against the ingress of water from spraying/water jets and are rated to be submersed in up to 3' of water for up to 30 minutes without penetration. IP55 means the battery containers themselves provide protection from dust, low pressure water jets and damp and wet weather. The storage units also meet an anti-corrosion class of up to C5-H depending on the local environment. C5 is the highest class of anti-corrosion coating. These codes and standards will be applied by the Fire Marshal and Chief Building Official during the permitting process.

Fire protection will be provided by on-site systems specifically designed for this application with Fire Marshal coordination. The project will be subject to the 2024 fire codes and building codes. The Fire Marshal may require additional submittals at the time of permitting and has advised these requirements will include at minimum commissioning and decommissioning plans, site safety plan, all UL test results for the batteries to be installed, a bond or other security for decommissioning and some requirements for insurance. The Chief Building Official is likely to require annual certification and inspection of ventilation systems at minimum. The Applicant acknowledges these, and other requirements must be satisfied to obtain the necessary permits.

The project previously received Planning Board approval in May 2023. Developer revised the previously approved site plan to accommodate review comments and requirements from Engineering & Planning and from the Fire Marshal.

City staff has reviewed the submitted Site Plan and offers no objection to approval of the site plan.



## STAFF REPORT

To: Zoning Commission – Regular Meeting – July 2, 2024

From: Kim Golden, P.E., City Engineer 

CC: Doug Kneupper, P.E.

Date: June 28, 2024

Re: Heights Battery Storage – 410 Hwy 146N - Site Plan (Parcel ID 746133) (previously referenced in error as 430 Hwy 146N)

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**Background:** The applicant is Bluestem Energy Solutions. The proposed project will encompass approximately 1.5 acres on 2.799 acres of undeveloped land. The location of the project is on the east side of S.H 146 N and south of the existing TNMP Heights substation. The property is zoned District F. The project proposes to develop up to 9 lithium-ion containers for 9.9MW, 19.98 MWh capacity at the site. This capacity is estimated to serve approximately 750 homes for 24 hours.

Notice of Zoning Commission hearing was mailed to 14 property owners within 200ft of the site. At the time of writing this staff report, letters of support have been received from four (4) property owners, three of the owners being affiliated entities with common ownership. The letters are attached to this report. No letters of opposition have been received to date. The Zoning Commission will be updated with any additional comments received by the time of the meeting.

**Requested Action:** The application is being considered for re-zoning to District SP (Site Plan) for construction of a new electric power generating station utilizing lithium-ion battery energy storage system (BESS). The application is being processed as a District SP rezoning consistent with Section 160.051(A)(1)(f) to *provide for the development of specific uses which are not normally found in zoning districts*, and (h) *provide additional information and regulatory controls concerning the proposed use or uses for the protection of the public health, safety, morals and general welfare of the community.*

**Staff Review and Recommendation:**

The Planning Board considered the Detailed Site Plan for this project at its regular meeting on June 3, 2024, and voted 3 – 0 to recommend it for approval of the zoning change from District F (Light Industrial) to District SP (Site Plan). The project is proposed to include up to 9 individual battery containers. Site improvements will include a 20ft impervious (concrete or asphalt) perimeter fire lane with access to all containers and two access roads as required by the Fire Marshal, security fencing, and landscaping of at least 6ft in height to provide screening of the battery containers

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*"the place where COMMUNITY MATTERS"*



from S.H. 146. Container spacing has been adjusted to the 15ft minimum required by the Fire Marshal. In addition to the generating station, offsite improvements include electric transmission infrastructure that connects to Texas-New Mexico Power facilities in the vicinity. No water or sewer will be needed for this development. Site drainage will be accomplished using an on-site collection system that outfalls into the adjacent drainage channel.

The adjacent developed properties north and south of the site are zoned District F – Light Industrial. The property is bounded to the west by SH 146. Vacant property to the south and east of the site is currently zoned District B single family attached duplex residential but is vacant and unlikely to develop as a residential use. The residential district is not directly adjacent to the proposed site but is separated by a 60ft drainage easement. Recent rezonings to District F indicate the area is continuing to transition to industrial districts.

The site is not located in a flood plain. It is located inside the area protected by the Texas City Hurricane Levee. Container foundations will be placed at elevation 7.0ft in accordance with Texas City ordinances.

Regarding protection from the saltwater/coastal environment, the applicant advises the containers are fully integrated cabinets and shipped to the site as such, so there is no exposure to the elements during the installation process. The containers will meet the requirements of IP 67 at the Pack level and IP55 at the Battery Container level. IP67 means the individual battery packs do not allow for the ingress of dust particles. They are protected against the ingress of water from spraying/water jets and are rated to be submersed in up to 3' of water for up to 30 minutes without penetration. IP55 means the battery containers themselves provide protection from dust, low pressure water jets and damp and wet weather. The storage units also meet an anti-corrosion class of up to C5-H depending on the local environment. C5 is the highest class of anti-corrosion coating. These codes and standards will be applied by the Fire Marshal and Chief Building Official during the permitting process.

Fire protection will be provided by on-site systems specifically designed for this application with Fire Marshal coordination. The project will be subject to the 2024 fire codes and building codes. The Fire Marshal may require additional submittals at the time of permitting and has advised these requirements will include at minimum commissioning and decommissioning plans, site safety plan, all UL test results for the batteries to be installed, a bond or other security for decommissioning and some requirements for insurance. The Chief Building Official is likely to require annual certification and inspection of ventilation systems at minimum. The Applicant acknowledges these, and other requirements must be satisfied to obtain the necessary permits.

The project previously received Planning Board approval in May 2023. Developer revised the previously approved site plan to accommodate review comments and requirements from Engineering & Planning and from the Fire Marshal.

City staff have reviewed the submitted Site Plan and offers no objection to the rezoning from District F (Light Industrial) to District SP (Site Plan) for the new BESS project.

**June 25, 2024**

**To**

Texas City Engineering & Planning Department  
Zoning Commission of Texas City  
7800 Emmett F. Lowry Expressway  
Texas City, TX. 77591

Attn : Kimberly Golden

Dear Ms. Golden

I am property owner surrounding this proposed Rezoning Request for Highway 146 Business Park Replat No.3(2022), Lot 2C(2-3),  
Acres 2.799

I received letter from your department to express my opinion about this rezoning request.  
I, AMAN PATEL, As adjacent property owner Of West Western Hotel, 320 Hwy. 146  
North, Texas City, TX. 77590

I am IN FAVOR of rezoning request. Its be nice to have some development happen here which will create income in various kind tax dollars generation for our city of Texas City. Kindly approve this request.

Sincerely



AMAN PATEL



**June 24, 2024**

**To**

Texas City Engineering & Planning Department  
Zoning Commission of Texas City  
7800 Emmett F. Lowry Expressway  
Texascity. TX. 77591

Attn :Kimberly Golden

Dear Ms. Golden

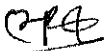
I am property owner surrounding this proposed Rezoning Request for Highway 146 Business Park Replat No.3(2022), Lot2C(2-3), Acres 2.799

I received letter from your department to express my opinion about this rezoning request.

I, Bharat Patel, As adjacent property owner, I

am IN FAVOR of rezoning request. Its be nice to have some development happen here which will create income in various kind tax dollars generation for our city of Texas City. Kindly approve this request.

Sincerely



Bharat Patel  
2943 Dominique Dr.  
Galveston. TX. 77551

~~June 24, 2024~~

To

Texas City Engineering & Planning Department  
Zoning Commission of Texas City  
7800 Emmett F. Lowry Expressway  
Texascity. TX. 77591

Attn :Kimberly Golden

Dear Ms. Golden

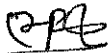
I am property owner surrounding this proposed Rezoning Request for Highway 146 Business Park  
Replat No.3(2022),Lot2C(2-3),  
Acres 2.799

I received letter from your department to express my opinion about this rezoning request.

I, Bharat Patel, As adjacent property owner, I

am IN FAVOR of rezoning request. Its be nice to have some development happen here which will  
create income in various kind tax dollars generation for our city of Texas City. Kindly approve this  
request.

Sincerely



Bharat Patel  
2943 Dominique Dr.  
Galveston. TX. 77551

~~June~~24,2024

To

Texas City Engineering & Planning Department  
Zoning Commission of Texas City  
7800 Emmett F. Lowry Expressway  
Texascity. TX. 77591

Attn :Kimberly Golden

Dear Ms. Golden

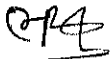
I am property owner surrounding this proposed Rezoning Request for Highway 146 Business Park Replat No.3(2022),Lot2C(2-3), Acres 2.799

I received letter from your department to express my opinion about this rezoning request.

I, Bharat Patel, As adjacent property owner, I

am IN FAVOR of rezoning request. Its be nice to have some development happen here which will create income in various kind tax dollars generation for our city of Texas City. Kindly approve this request.

Sincerely



Bharat Patel  
2943 Dominique Dr.  
Galveston. TX. 77551



# PLANNING BOARD MINUTES

## JUNE 3, 2024

The Planning Board of the City of Texas City met in a regular meeting on Monday, June 3, 2024, at 5:00 p.m. Planning Board members present: Chairman Dickey Campbell (via telephone), Commissioner Jami Clark (via telephone), and Alternate Member Aric Owens. Staff members present: Kimberly Golden (Secretary), Casey Bennett (Chief Building Official), David Kinchen (Deputy Building Official) and Veronica Carreon. Guests were: John Wagner, Will Crane, and Matt Robinette (Bluestem Energy Solutions); Pai Lam Chu (P. L. Chu & Associates); Nicole Niu; Russ Nelson (Lone Star Builders), Jake Dahm (Spearmint Energy); Allan Rhodes (Fluence Energy); Moruf Jimoh (PermitUSNow); Simon LaBrosse and Guillaume Dufay (AOP Renewables).

Alternate Aric Owens indicated a quorum was present and called the meeting to order.

### 1) APPROVAL OF MINUTES

A motion to approve the minutes of May 6, 2024, was made by Chairman Dickey Campbell/Commissioner Jami Clark. All other members present voted aye.

### 2) PUBLIC COMMENTS

There were no public comments.

### 3) REGULAR AGENDA

- a. **Tabled at the May 6, 2024 meeting. Consider and take action on the Development Plan for Texas City Plaza. Located at 2423 25<sup>th</sup> Avenue North (southeast corner of 25<sup>th</sup> Avenue North & 25<sup>th</sup> Street North).**

Ms. Golden began the presentation and stated that this site is a little over ½ acre lot located at southeast corner of 25<sup>th</sup> Avenue North and 25<sup>th</sup> Street North.

It is currently a vacant lot. The Applicant is proposing to construct a new 6, 240 sq. ft. retail plaza. There are no tenants specified. They will also be building 32 parking spaces, 2 of which will be designated for accessible parking.

The location is zoned District “E” (General Business), which is appropriate for the proposed retail use. It is also in the Gateway Overlay District (GWD) which requires masonry construction and enhanced landscaping. The Applicant has agreed to all of the requirements of the GWD.

The Applicant will have to build a screening wall between the back side of their property and the adjacent residential uses. Everything else on the three other sides is currently developed as commercial and operating.

They are requesting approval of their development plan and have answered all of staff's comments. Staff have no objection to approval of the development plan.

Alternate Aric Owens asked if there were any questions.

Chairman Campbell asked what is the idea for the strip center? Will it be fully retail? No office?

Mr. Pai Lam Chu, Applicant, replied they are still not sure who the tenants are and that will be up to the owner.

Chairman Campbell then asked if the shell would have windows. His reason for asking is because the other two shells that were built down the street to the west were built without any windows or

storefront and believes that is why there are no tenants in those buildings, and it is troublesome. He is just concerned that the city is not running into another situation like that.

Ms. Golden replied that the Applicant submitted an Elevation Plan and that there will be windows but only on the storefront. Chairman Campbell replied that is fine and that is all that is needed.

**A motion was made by Chairman Dickey Campbell/Commissioner Jami Clark to approve the Development Plan for Texas City Plaza. All other members present voted aye.**

**b. Tabled at the May 6, 2024 meeting. Consider and take action on the Development Plan for Quick Quack Car Wash. Located at 3325 Palmer Hwy (formerly Schlotzsky's Restaurant).**

Ms. Golden stated the Applicant is proposing to demolish the existing building, which is the former Schlotzsky's Restaurant and construct a new 3,506 sq. ft. automated car wash structure with 14 vacuum stalls, including one that will be designated as accessible.

The size of the lot is approximately  $\frac{3}{4}$  of an acre and is currently zoned District "E" (General Business), which is appropriate for a car wash, which is actually a named use in the Ordinance.

It is located on the GWD. Staff have discussed with the Applicant finishes, the enhanced landscaping, underground utilities and everything has been covered.

The Applicant will also be participating in the City's Decorative Light Program and will install two pedestals on the property.

The development plan appears to be in compliance with the City Ordinance. Staff have no objection to its approval.

Alternate Aric Owens asked about access from Palmer. He added that he works next door to an automated car wash and ingress/egress does get problematic because they share an entrance and exit on Palmer Hwy.

Mr. Russ Nelson (Lone Star Builders) replied that there will be shared access with the commercial neighbor and the two accesses from 34<sup>th</sup> Street North will be closed.

Alternate Owens voiced his concern about the traffic of the shared access. He added that he sees it every day with 500 – 600 cars visiting the car wash throughout the day, and it creates a "snarl". He assumes this is a TxDOT issue and not the City.

Mr. Nelson replied that they have a decent number of customers that come to their sites and with this project they have "over-engineered" the plans to contain all traffic on site. He indicated on the exhibit how everyone would access and then route into the car wash. The development plan shows 10 stacking stalls, but there are actually about 22 before the traffic backs up.

Alternate Owens stated that is not his concern. His concern is people coming in and out of Palmer Hwy. At his neighboring car wash traffic stacks up on Palmer Hwy in front of his work building.

Mr. Nelson replied that he can look into this and then get back to staff.

Ms. Golden added that the city had an Access Management Study completed back in 2011 and this is compliant with that study.

Alternate Owens stated that the beauty of this project is that there is no "turn-right only" lane like the one in front of his work building and the car wash.

**A motion was made by Commissioner Jami Clark/Chairman Dickey Campbell to approve the Development Plan for Quick Quack Car Wash. Located at 3325 Palmer Hwy. All other members present voted aye.**

**c. Consider and make recommendation on the application from Bluestem Energy Solutions to rezone from District “F” (Light Industrial) to District “S-P” (Site Plan for a proposed 9.9 MW, 19.98 MWh Battery Energy Storage System (BESS) installation to be located at 410 Hwy 146 N, south of TNMP Heights Substation.**

Ms. Golden stated this project came to the Planning Board before and was approved in May 2023 and was under a different process. The approval expired before the Applicant was in position to pull a building permit and this is why it is back before the Board.

Staff is taking it through the process of District “S-P” (Site Plan) because that is the way all of the BESS projects are being treated now.

The Applicant adjusted their site plan from what was previously approved so that it is now compliant with the required safety measures.

They have worked with the Fire Marshal per his request on the 15’ extra spacing. They have also provided a 20’ paved perimeter access road and two additional access roads to the site.

The site is in an area that is industrial in nature and is very close to an existing substation.

Staff have no objections to approval of the development plan and the Fire Marshal has not expressed any objection.

There are several items that will need to be worked out and considered during the actual permitting process with the Fire Marshal and the Building Official. As far as their commissioning and decommissioning plan and the security for that. Also, containment, safety practices and several items that they know are still being worked out.

The Applicant has been working with staff and understand that this is new and evolving technology, and the city’s processes are trying to keep up with that and they have been very accommodating and good to work with.

This factors in that the request is being brought before the Planning Board with a lot of thought and consideration.

Staff feel that given these projects are coming, this would be the part of Texas City that probably would be best suited for them.

Commissioner Jami Clark asked if this was going to be on 1.5 acres. Ms. Golden replied that was correct and added that the site is actually 2.79 acres, but the BESS covers 1.5 acres that will be nine containers and is a fairly small project. The existing project on 34<sup>th</sup> Street North is on a half-acre and contains six containers.

Alternate Aric Owens asked if there were any questions.

Chairman Dickey Campbell asked Ms. Golden what the thoughts about the decommissioning process are and where that needs to be before they receive a permit. Ms. Golden replied that is something that an internal workshop was held earlier in the day and is very much a work in process with the Fire Marshal and the two Building Officials.

They know that these projects tend to have issues in the first two to three years, and they are working on a plan. They have had some industry experts that have been offered to them for consultation. Staff are setting up that exchange of information.

There are some cities in other parts of the country that have worked through this. Staff is also working with Mr. Davis, the technical consultant that assisted with the previous workshop.



Chairman Dickey Campbell is well with Ms. Golden's reply and stated this is a much better location. He asked if staff would be reporting back with decommissioning requirements. Ms. Golden replied that she would expect to have another workshop with the Planning Board and Zoning Commission to keep them informed of developments on that side.

Alternate Owens asked about the purpose of the 20' street access that runs behind the neighboring hotel. Mr. Matt Robinette (Bluestem Energy Solutions) replied that it was there as an existing ROW for the city per the Fire Marshal's request. The Fire Marshal requested two access points that were basically opposite of each other.

There were no further questions.

**A motion was made by Chairman Dickey Campbell/Commissioner Jami Clark to recommend approval to the Zoning Commission of the zoning change from District "F" (Light Industrial) to District "S-P" (Site Plan). All other members present voted aye.**

#### **4) GENERAL UPDATES**

Alternate Owens asked if there were any General Updates.

Ms. Golden replied there are a few more BESS projects coming. Staff have also received the overall site plan for the COM project, and she hopes to have this ready for presentation at the next board meeting.

#### **5) OTHER BUSINESS (Any conceptual development proposal requesting to come before the Planning Board)**

Alternate Aric Owens asked if there was any other business to which there was none. **A motion was made by Commissioner Jami Clark/Chairman Dickey Campbell to adjourn. All members present voted aye.**

\_\_\_\_\_  
Kimberly Golden, Secretary

\_\_\_\_\_  
Date

Minutes approved by the Planning Board at its meeting on \_\_\_\_\_.

# ZONING COMMISSION

## JULY 2, 2024

The Zoning Commission of the City of Texas City met in a regular meeting on Tuesday, July 2, 2024, at 5:00 p.m. Zoning Commission members present: Chairman Perry O'Brien (via phone), Aric Owens, Commissioner Thelma Bowie and Fernando Tello. Staff members present were: Kimberly Golden, Casey Bennett (CBO) and Veronica Carreon. Guests were: John Wagner (Bluestem Energy Solutions), Simon Labrosse-Gelinas (AOP Renewables), Julie Tovar (SHIP Intern), Henry Gomez, and Kristin Edwards (Director of Economic Development).

Chairman O'Brien indicated a quorum was present and called the meeting to order.

### 1) APPROVAL OF MINUTES

A motion to approve the minutes of April 2, 2024 was made by Aric Owens/Fernando Tello. All other members present voted aye.

### 2) PUBLIC COMMENTS

There were no Public Comments.

### 3) PUBLIC HEARING

- a. **Bluestem Energy Solutions seeks to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan) for a proposed 9.9 MW, 19.98 MWh Battery Energy Storage System (BESS) installation.**

Ms. Kim Golden stated this is an application coming to the Zoning Commission for District "S-P" (Site Plan) rezoning. Staff are now handling all BESS applications as District "S-P".

This site has actually been previously approved by the Planning Board twice. Once in May 2023, and most recently [on June 3, 2024] as part of this rezoning process.

The site is 2.799 acres of undeveloped land, and the Applicant is proposing to use 1.5 acres for this installation. This project is not huge. The Applicant is proposing to install approximately 9 containers with 15' spacing between them per the Fire Marshal's requirements. They are also providing a paved access road all around the installation of the battery units and two means of access from two different directions, which are both additional requirements from the Fire Marshal.

The location is south of FM 1764 on the east side of Hwy 146 N. The areas north and south of this site are zoned as District "F-1" (Light Industrial). The property to the east is zoned District "B" (Single Family Attached Duplex Residential) and is vacant and unlikely to develop as a residential use. This is primarily due to the fact that the surrounding areas are developing and coming in as rezones to be more in line with industrial use.

This site is not located in the floodplain and is inside the area that is protected by the Texas City Hurricane Levee. The BESS will be built to finished floor elevations of 7.0 ft., which is in line with Texas City ordinance.

Regarding protection from the saltwater/coastal environment, the applicant advises the containers are fully integrated cabinets and shipped to the site as such, so there is no exposure to the elements during the installation process. The containers will meet the requirements of IP 67 at the Pack level and IP55 at the Battery Container level. IP67 means the individual battery packs do not allow for the ingress of dust particles. They are protected against the ingress of water from

spraying/water jets and are rated to be submersed in up to 3' of water for up to 30 minutes without penetration. IP55 means the battery containers themselves provide protection from dust, low pressure water jets and damp and wet weather. The storage units also meet an anti-corrosion class of up to C5-H depending on the local environment. C5 is the highest class of anti-corrosion coating. These codes and standards will be applied by the Fire Marshal and Chief Building Official during the permitting process.

Fire protection will be provided by on-site systems specifically designed for this application with Fire Marshal coordination. The project will be subject to the 2024 fire codes and building codes. The Fire Marshal may require additional submittals at the time of permitting and has advised these requirements will include at minimum commissioning and decommissioning plans, site safety plan, all UL test results for the batteries to be installed, a bond or other security for decommissioning and some requirements for insurance. The Chief Building Official is likely to require annual certification and inspection of ventilation systems at minimum. The Applicant acknowledges these, and other requirements must be satisfied to obtain the necessary permits.

Again, the site was previously approved in May 2023, but the approval has expired because they did not obtain the necessary permits. This is why the Applicant is going through the process again with Zoning Commission.

Ms. Golden then stated that a representative was present and if anyone had any questions.

Mr. Aric Owens stated that he reviewed the site plan but did not see access on the drawing. Mr. John Wagner replied that the site was originally drawn to the property line, but that it could be altered. Ms. Golden added that the developer would be responsible for making the paved access to Hwy 146 N.

Mr. Owens then asked if there was to be an event at the BESS site, would they be invoiced for cleanup. Ms. Golden replied that there is an ordinance in place that provides for hazmat spills to be charged back against the property owner and a lien applied if necessary for collection.

**There were no further questions to which a motion was made by Aric Owens/Fernando Tello to open the Public Hearing. All other members voted aye.**

Commissioner Thelma Bowie stated that if anyone would like to address the Board for or against the Applicant's zoning change request, they could do so now. There were no comments, but Ms. Golden stated there were 14 Public Hearing Notices mailed out to adjacent property owners. Four letters were received in favor of the zoning change, with three of those having common ownership.

**There were no questions or further discussion, to which a motion was made by Aric Owens/Fernando Tello to close the Public Hearing. All other members voted aye.**

#### **4. PRELIMINARY ZONING APPROVAL**

- b. Consider and take action on the zoning change request from Bluestem Energy Solutions to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan for a proposed 9.9 MW, 19.98 MWh Battery Energy Storage System (BESS) installation.**

Ms. Golden stated the Planning Board reviewed the site plan and made a recommendation to move forward with the rezoning.

Ms. Kristin Edwards (Director of Economic Development) then offered that the city has received a lot of these types of facilities come to them and that Ms. Golden and her staff have done a fantastic job of figuring out how to do this safely, how to notify the proper people, and create the amount of space needed. She believes that if this is done correctly and goes through the process



that Engineering & Planning has set up, it will give staff a good footprint to welcome reviews in the future should that be everyone's desire. She added that this feels like a trendy thing, but it could mean a lot of good business and a lot of good money for the city. In this sense, she is in support of this zoning change.

There were no further comments.

**A motion was made by Aric Owens/Chairman Perry O'Brien to approve the zoning change request from Bluestem Energy Solutions to rezone from District "F" (Light Industrial) to District "S-P" (Site Plan). All other members present voted aye.**

## **5. REGULAR ITEMS**

There were no items to discuss.

## **6. GENERAL UPDATES**

There were no updates.

## **7. OTHER BUSINESS** (Any conceptual development proposal requesting to come before the Zoning Commission)

Commissioner Bowie asked if there was any other business. Ms. Golden asked the Zoning Commission if there was any interest in placing on a future agenda the election of officers. She reminded everyone that Mr. Gary Potter, former Co-Chairman, resigned his position so there is a vacancy for an officer.

Commissioner Bowie replied she would like to think about it. Chairman Perry O'Brien thought it was a good idea and suggested it be put on the next agenda. Ms. Golden stated she would do that.

**A motion was made by Aric Owens/Fernando Tello to adjourn. All members present voted aye.**

\_\_\_\_\_  
Kimberly Golden, Secretary

\_\_\_\_\_  
Date

Minutes approved by the Planning Board at its meeting on \_\_\_\_\_.







**CITY COMMISSION REGULAR MTG**

**(9) (a)**

**Meeting Date:** 08/07/2024

Minutes

**Submitted For:** Rhomari Leigh, City Secretary

**Submitted By:** Rhomari Leigh, City Secretary

**Department:** City Secretary

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**Information**

**ACTION REQUEST**

Approve City Commission Minutes for the July 17, 2024, workshop and meeting. (City Secretary)

**BACKGROUND (Brief Summary)**

**RECOMMENDATION**

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**Fiscal Impact**

**Attachments**

7/17/2024 CC Meeting

7/17/2024 Budget Workshop

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REGULAR CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, JULY 17, 2024 – 5:00 P.M.  
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, JULY 17, 2024, 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  
Keith Love, Commissioner District 2  
Chris Sharp, Commissioner District 3  
Jami Clark, Commissioner District 4

2. INVOCATION

Led by Ingrid Clark, Asst. Pastor at St. John's Methodist Church.

3. PLEDGE OF ALLEGIANCE

Led by Commissioner At-Large, Mayor Pro Tem Thelma Bowie.

4. PROCLAMATIONS AND PRESENTATIONS

a.

Service Awards

Tammy Odom	Municipal Court	07/21/2014	10 years
John McKinley	Public Works	07/14/2014	10 years
Jesus Flores	Water Distribution	07/06/2009	15 years
James Thompson	Sanitation	07/26/1999	25 years

b. Swearing-In of Marshal Marcus Garcia

This item was postponed to a later date.

5. REPORTS

- a. Moore Memorial Library Report (Library)

Cheryl Loewen, Library Director, gave a PowerPoint presentation.

6. PUBLIC HEARING

- a. CDBG 2024-2025 Annual Action Plan - 2nd Public Hearing.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner District 3 Chris Sharp

**Vote: 7 - 0 CARRIED**

7. PUBLIC COMMENTS

No Public Comment

8. CONSENT AGENDA

Commissioner At-Large, Mayor Pro Tern Thelma Bowie, made a motion to approve Consent Agenda items 8a, b, c, d, and e. The motion was seconded by Commissioner District 3 Chris Sharp.

- a. Approve City Commission Minutes for the July 3, 2024 meeting. (City Secretary)

**Vote: 7 - 0 CARRIED**

- b. Consider and take action on Resolution No. 2024-088, authorizing the Mayor or his designee to enter into a Development Reimbursement Agreement for the Gateview Subdivision. (City Engineer)

**Vote: 7 - 0 CARRIED**

- c. Consider and take action on Resolution No. 2024-089, authorizing the Mayor or his designee to enter into an agreement with Marsh Darcy for review and consultation services relating to the Gateview Subdivision. (City Engineer)

**Vote: 7 - 0 CARRIED**

- d. Consider and take action on Resolution No. 2024-090, authorizing the Mayor or his designee to enter engagements with ABHR (a law firm) to provide legal review and consultations relating to the Gateview Subdivision. (City Engineer)

**Vote: 7 - 0 CARRIED**

- e. Consider and take action on Resolution No. 2024-091, appointing Bruce Clawson to the Zoning Commission to replace Felix Herrera.

**Vote: 7 - 0 CARRIED**

9. REGULAR ITEMS

- a. Consider and take action on Resolution No. 2024-092, approving a budgeted expenditure from Economic Development funding to support the Workforce Liaison position with the Texas City Independent School District (TCISD). (Economic Development)

Kristin Edwards, Director of Economic Development, recommends the commission to approve budgeted expenditure from Economic Development funding to support Workforce Liaison position with Texas City Independent School District.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner District 1 DeAndre' Knoxson

**Vote: 7 - 0 CARRIED**

10. COMMISSIONERS' COMMENTS

See Recording

11. MAYOR'S COMMENTS

See Recording

12. ADJOURNMENT

Having no further business, Commissioner At-Large Able Garza, Jr., made a MOTION to ADJOURN at 5:42 p.m.; the motion was SECONDED by Commissioner Keith Love. All present voted AYE. MOTION CARRIED.

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DEDRICK D. JOHNSON, MAYOR

ATTEST:

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Rhomari Leigh, City Secretary  
Date Approved:



CITY OF TEXAS CITY  
CITY COMMISSION BUDGET WORKSHOP

AGENDA

July 17, 2024 - 4:00 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

Present: Dedrick D. Johnson, Mayor  
Abel Garza, Jr. , Commissioner At-Large  
Chris Sharp, Commissioner District 3  
Jami Clark, Commissioner District 4

Absent: Thelma Bowie, Commissioner At-Large, Mayor Pro Tem  
DeAndre' Knoxson, Commissioner District 1  
Keith Love, Commissioner District 2

(2) PUBLIC COMMENTS

(3) DISCUSSION ON THE 2024 - 2025 FISCAL YEAR BUDGET. (FINANCE)

Cynthia Rushing, Finance Director, gave a PowerPoint presentation of the City's budget for 2024-2025 fiscal year.

(4) ADJOURNMENT

Having no further business, Commissioner At-Large Able Garza, Jr., made a MOTION to ADJOURN at 4:29 p.m.; the motion was SECONDED by Commissioner District 4 Jami Clark. All present voted AYE. MOTION CARRIED.

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DEDRICK D. JOHNSON, MAYOR

ATTEST:

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Rhomari Leigh, City Secretary  
Date Approved:

**CITY COMMISSION REGULAR MTG**

**(9) (b)**

**Meeting Date:** 08/07/2024

Approval of Moore Memorial Public Library Strategic Plan for FY25-27

**Submitted For:** Cheryl Loewen, Library

**Submitted By:** Cheryl Loewen, Library

**Department:** Library

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**Information**

**ACTION REQUEST**

Consider approving the Strategic Plan for Moore Memorial Public Library for Fiscal Year 2025-2027.

**BACKGROUND (Brief Summary)**

Moore Memorial Public Library is required to have a strategic plan in order to maintain accreditation with the Texas State Library and Archive Commission. The current strategic plan ends on September 30th, 2024. The proposed plan would take effect on October 1st, 2024 and cover fiscal years 2025-2027. This proposed plan was unanimously approved by the Board of Library Directors at their meeting on June 25th, 2024.

**RECOMMENDATION**

I recommend that the proposed strategic plan for FY 25-27 is approved.

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**Fiscal Impact**

**Attachments**

Strategic Plan - Moore Memorial Public Library

Resolution

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**MOORE MEMORIAL PUBLIC LIBRARY**  
**STRATEGIC PLAN**  
**October 1, 2024 THROUGH September 30, 2027**  
**Approved by Library Board on June 24, 2024**  
**Approved by City Commission ... DRAFT**

**OUTREACH**

***Goal 1: Establish the Library as a social services information hub for Galveston County***

Objectives:

1. Coordinate with county-wide social services agencies to provide programs and services in the library (FY 2025, 2026, 2027)
2. Compile a list of social services contacts for internal reference to help library staff reach out for patron assistance (FY 2025)
3. Provide internal professional development to train library staff on available resources (FY 2025, 2026, 2027)
4. Increase library presence at local events organized by county social services agencies (FY 2025, 2026, 2027)

***Goal 2: Use all available media and social media platforms to increase outreach***

Objectives:

1. Create a formal publicity plan for the library that incorporates all possible platforms and methods (FY 2025)
2. Investigate the use of regular email blasts to provide updates and information to library patrons (FY 2026)
3. Research new platforms for promoting library events (FY 2025)
4. Engage local media for feature stories on library programs and services (FY 2025, 2026, 2027)
5. Increase marketing for library collections and services, including digital resources (2025, 2026, 2027)



***Goal 3: Expand services to populations not currently being reached***

Objectives:

1. Investigate the possibility of providing residents of local seniors' facilities with access to digital resources such as Ebooks and E-audiobooks (FY 2026)
2. Expand outreach at community and school events in Texas City, including private schools and homeschool groups (FY 2025, 2026, 2027)
3. Research the development of off-site programs for all ages, including Pop-up story times for children, in other locations, specifically the west side of Texas City and the Lago Mar Development (FY 2025, 2026, 2027)

**PROGRAMMING**

***GOAL 1: Create and support a community of life-long learners***

Objectives:

1. Research and implement early literacy programs for all families (FY 2025, 2026)
2. Develop early literacy kits for checkout (FY 2025)
3. Develop an early literacy space in the Children's Department for children ages birth to 5 years of age, according to the Family Place Libraries model (FY 2025)
4. Research and implement programs for neuro-divergent youth and adults, such as a Sensory Story Time (FY 2026)
5. Research and implement programs for marginalized groups such as bilingual story times and an ESL Conversation group (FY 2025, 2026)
6. Develop financial literacy programs for children, using the materials received through the Thinking Money For Kids grant (FY 2025, 2026)
7. Continue to partner with Workforce Solutions to provide training and referrals for job seekers (FY 2025, 2026, 2027)
8. Develop additional programs that foster a sense of community, such as the current book club and board game programs (FY 2025, 2026, 2027)

***GOAL 2: Develop criteria to evaluate the success of programs and events at the library***

Objectives:

1. Develop a new post-program survey to gauge the success of all programs (FY 2025)
2. Develop criteria to measure the success of programs, including the library resources used (staff time, cost, etc.) (FY 2025)

3. Develop a general survey for wide distribution, to determine community needs and interests, and areas for improvement (FY 2026)
4. Create and execute an implementation plan for new service or program needs identified by the survey in Objective 3 above. (FY 2027)

## **TECHNOLOGY**

***Goal 1: Provide the most appropriate technological resources for the library community.***

Objectives:

1. Review all library website pages and links to assess the materials and presentation (FY 2025, 2026, 2027)
2. Research more effective use of email or text for notification of holds, overdue items, upcoming events, etc. (FY 2026)
3. Research the feasibility of a self-checkout kiosk (FY 2025)
4. Research alternatives to the current Integrated Library System (catalog) (FY 2027)
5. Research the use of a mobile app for the library (FY 2025, 2026)
6. Evaluate/assess the technology in the meeting rooms to determine if improvements are needed (FY 2025)
7. Re-evaluate current technology training for patrons and update as needed (FY 2025, 2026, 2027)
8. Develop online tutorials to teach patrons how to access their library account to renew items, place items on hold, and other tasks (FY 2025, 2026)
9. Research the creation of a Makerspace and digitization lab: space, equipment, technology, training, staff time, etc. (FY 2025, 2026)
10. Research other uses of the Beanstack App that is used for the Summer Reading Program (FY 2025)

## **COLLECTION DEVELOPMENT**

***Goal 1: Ensure that the library collection meets the needs of the Texas City Community***

Objectives:

1. Research the addition of new audio formats such as *Playaways* and *Vox Books* (FY 2025, 2026)
2. Assess the use of the audiobook collection to determine the feasibility of continuing to purchase that format (FY 2026)
3. Research alternate methods of organization for the Young Adult collection (FY 2025)

4. Research the division of the Juvenile Fiction section by age groups (FY 2026)
5. Improve the Spanish language collection for all ages so that it better reflects the interests of the community (FY 2025, 2026, 2027)
6. Evaluate the Dewey Decimal 300s section of non-fiction to ensure that books are appropriately classified, and reclassify them as needed (FY 2025, 2026)

## **LOCAL HISTORY/ARCHIVES**

### ***Goal 1: Maintain and expand Local History Archive.***

#### Objectives:

1. Develop policies and procedures to formalize processes. Create guides to be used by staff and volunteers in all areas not currently covered by existing policies. (FY 2025, 2026)
2. Develop a tailored classification structure for the archival material. (FY 2025)
3. Complete the Vertical File project and integrate the bibliographic records of those resources into the library's ILS. (FY 2025, 2026)
4. Begin work on the Hispanic Oral History Project, including establishing a committee to assist with developing interview questions and identifying potential interview subjects. (FY 2025, 2026)
5. Utilize other oral history projects to assist in filling in gaps in the history of Texas City within the archive. (FY 2025, FY 2026, 2027)
6. Create a physical space in the library to promote and exhibit archival material. (FY 2025)

### ***Goal 2: Develop and expand digital collection of selected archive holdings***

#### Objectives:

1. Integrate bibliographies pathfinders, displays etc., into a fully mixed media environment and web presence. (FY 2026, 2027)
2. Develop short video segments to describe materials in the archive for community members and students. (FY 2025, 2026, 2027)
3. Research and utilize grant opportunities to fund planned digitization and exhibit projects. (FY 2025, 2026, 2027)
4. Create new digital exhibits utilizing collections in the archive (FY 2025, 2026, 2027)
5. Develop exhibits using mapping software to represent local spaces and historic community figures (FY 2026)



***Goal 3: Develop and expand partnerships with Local History and Archivist organizations.***

Objectives:

1. Provide collaboration, partnerships, and training opportunities with the Archives Group of Galveston County (AGC) (FY 2025, 2026, 2027)
2. Aid AGC to develop holding list of respective archives. (FY 2025, 2026)
3. Provide internships opportunities for students interested in history, archival work, digitization and digital humanities. (FY 2025, 2026, 2027)
4. Issue annual public request for donations of local history documents, photos or items, possibly in collaboration with the Texas City Museum. (FY 2025, FY 2026, 2027)
5. Collaborate on displays and/or programs in cooperation with the Texas City Museum. (FY 2025, FY 2026, 2027)
6. Research ways to expand outreach services to schools and other historical agencies within Galveston County. (FY 2025, FY 2026, 2027)

***Goal 5: Create events and programs to celebrate the 100<sup>th</sup> anniversary of the Moore Memorial Public Library***

Objectives:

1. Request photos from the community showcasing their visits to the library (FY 2026, 2027)
2. Prepare physical and digital exhibits to represent the history of Moore Memorial Public Library (FY 2026, 2027)
3. Provide documentation on the Texas City Civic club for exhibits. (FY 2026)
4. Research library birthday program ideas for engagement with the community (FY 2026)

**RESOLUTION NO. 2024-093**

**A RESOLUTION APPROVING MOORE MEMORIAL PUBLIC LIBRARY STRATEGIC PLAN FOR FISCAL YEARS 2025-2027; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, in accordance with the requirements of Texas Administrative Code Title 13, Page 1, Chapter 1, Subchapter C, Rule 1.83(6), Moore Memorial Public Library operates under a strategic plan. In order to fulfill the requirements for continued accreditation as a public library in the State of Texas, the Library is required to create and have the strategic plan approved by the government body, to provide guidance for library operations and services during the coming years; and

**WHEREAS**, the strategic plan was developed in conjunction with Moore Library staff, Texas State Library & Archive Commission guidance, professional best practices, trend analysis, input from the Board of Trustees of Moore Memorial Public Library, and patrons and other community members and is now brought to the City Commission for the final step in the approval process.

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

**SECTION 1:** That the City Commission of the City of Texas City, Texas, hereby approves Moore Memorial Public Library Strategic Plan for the Fiscal Years 2025 - 2027.

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

**PASSED AND ADOPTED this 7th day of August 2024.**

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

ATTEST:

APPROVED AS TO FORM:

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Rhomari D. Leigh  
City Secretary

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Kyle L. Dickson  
City Attorney

**CITY COMMISSION REGULAR MTG**

**(9) (c)**

**Meeting Date:** 08/07/2024

Continuation of Disaster Declaration

**Submitted For:** Rhomari Leigh, City Secretary

**Submitted By:** Rhomari Leigh, City Secretary

**Department:** City Secretary

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**Information**

**ACTION REQUEST**

To extend the continuation of the Disaster Declaration until further action by the Commission.

**BACKGROUND (Brief Summary)**

On July 7, 2024, Mayor Dedrick D. Johnson, on behalf of the City of Texas City, declared a local state of disaster due to the imminent threat from Tropical Storm/Hurricane Beryl. On July 12, 2024, the City conducted a Special Emergency Commission Meeting to extend the disaster declaration for thirty (30) days.

It is recommended that the Disaster Declaration be renewed beyond thirty days from its date of issuance only with the consent of the City Commission of the City of Texas City, Texas.

This action does not require any direct expenditure of funds. However, it allows the City to be eligible for reimbursement of funds related to the disaster.

**RECOMMENDATION**

Emergency Management and Legal recommend that the Disaster Declaration be renewed beyond thirty days from its date of issuance only with the consent of the City Commission of the City of Texas City, Texas.

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**Fiscal Impact**

**Attachments**

Resolution

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**RESOLUTION NO. 2024 – 094**

**A RESOLUTION OF THE CITY OF TEXAS CITY, TEXAS, FOR  
ADDITIONAL CONTINUATION OF THE DECLARATION OF LOCAL  
STATE OF DISASTER.**

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**WHEREAS**, the City of Texas City, Texas, on the 7<sup>th</sup> day of July 2024, declared a local state of disaster due to imminent threat from Tropical Storm/Hurricane Beryl; and

**WHEREAS**, Governor Abbot, on the 5<sup>th</sup> day of July 2024, in response to severe weather threats along the Gulf Coast due to Tropical Storm/Hurricane Beryl, authorizes the use of all available resources of state government and of political subdivisions that are reasonably necessary to cope with their response to Tropical Storm/Hurricane Beryl; and

**WHEREAS**, on July 5, 2024, the Governor of the State of Texas issued a proclamation certifying that Hurricane Beryl poses an imminent threat of disaster in the state and declaring a state of disaster for certain counties in Texas; and

**WHEREAS**, the County Judge of Galveston County, Mark Henry, has determined that extraordinary measures must be taken to alleviate the suffering of the people and to protect or rehabilitate property and for other disaster mitigation, response, or recovery; and

**WHEREAS**, the Mayor of the City of Texas City, Texas, Dedrick D. Johnson, Sr., has determined that Tropical Storm/Hurricane Beryl poses a threat of imminent disaster, including property damage, injury and loss of life due to flooding, life-threatening storm surge, damaging winds, and heavy rainfall and that extraordinary measures must be taken to alleviate the suffering of people and to protect or rehabilitate property.

**NOW, THEREFORE, BE IT PROCLAIMED BY THE MAYOR OF THE CITY OF TEXAS CITY, TEXAS:**

**SECTION 1.** That a local state of disaster has been declared for the City of Texas City, Texas, pursuant to Section 418.108(a) of the Texas Government Code.

**SECTION 2.** This declaration continuing a local state of disaster shall be effective for an additional thirty (30) days on and from its date of issuance, provided, however that this declaration may be terminated before the expiration of thirty days by subsequent order of the Mayor, and may be continued or renewed beyond thirty days from its date of issuance only with the consent of the City Commission of the City of Texas City, Texas.

**SECTION 3.** Pursuant to Section 418.108(c) of the Texas Government Code, this continuation of the declaration of a local state of disaster shall be given prompt and general publicity and shall be filed promptly with the City Secretary.

**SECTION 4.** That pursuant to Section 418.108(d) of the Texas Government Code, this continuation of the declaration of a local state of disaster continues the activation of the City of



Texas City, Texas, emergency management plan, and authorizes the furnishing of aid and assistance under the declaration; and

**SECTION 5.** Per Texas Government Code Section 418.173, a person who knowingly or intentionally violates this declaration commits an offense punishable by a fine up to \$1,000.00 or confinement in jail for a term that does not exceed 180 days.

**SECTION 6.** This continuation of the declaration hereby authorizes the use of all lawfully available enforcement tools.

**SECTION 7.** This continuation of the declaration shall take effect immediately from and after its issuance.

**DECLARED this 7th day of August 2024.**

\_\_\_\_\_  
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) (d)**

**Meeting Date:** 08/07/2024

Approval to Accept and Expend HUD FY' 2024 CDBG Allocation

**Submitted For:** Titilayo Smith, Community Development/ Grant Admin

**Submitted By:** Patricia Mata, Community Development/ Grant Admin

**Department:** Community Development/ Grant Admin

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**Information**

**ACTION REQUEST**

Consider and approve the acceptance of, and ability to expend, the PY' 2024, CDBG Entitlement allocation from HUD.

**BACKGROUND (Brief Summary)**

The City of Texas City's annual allocation for Community Development Block Grant funds is \$406,014. These grant funds provide the financial tools to support individuals, families, and communities to address homelessness, affordable housing challenges, aging infrastructure, and economic hardships.

**RECOMMENDATION**

It is the recommendation of the Director of Community Development and Grants Administration that this award be accepted and expended according to the PY'24 Annual Action Plan.

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**Fiscal Impact**

**Attachments**

CPD Formula Letter 2024  
Resolution

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-7000

PRINCIPAL DEPUTY ASSISTANT SECRETARY  
FOR COMMUNITY PLANNING AND DEVELOPMENT

May 18, 2024

The Honorable Dedrick D Johnson  
Mayor of Texas City  
1801 9th Avenue North  
Texas City, TX 77592

Dear Mayor Johnson:

Congratulations! I am pleased to give you formal notice of your jurisdiction's Fiscal Year 2024 (FY24) allocations for the Office of Community Planning and Development's (CPD) formula programs. Your jurisdiction's FY24 available amounts are as follows:

Community Development Block Grant (CDBG)	\$406,014.00
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These grant funds provide the financial tools to support low-to-moderate income individuals, families, and communities to address homelessness, affordable housing challenges, aging infrastructure, and economic hardships. CPD is committed to being your partner throughout the process of using these funds. Our local office will assist in finalizing grant agreements, offer technical assistance, training when needed, monitor and implement grant funds for eligible projects in a timely manner. The Department of Housing and Urban Development will work with your team to ensure proper reporting in the Integrated Disbursement and Information System to improve performance data on how these programs are benefitting and touching people's lives, build trust with stakeholder groups, Congress, and amplify the success stories that you and your jurisdiction are able to accomplish with these vital resources.

In addition, you also have \$2,030,070 in available Section 108 borrowing authority based on your CDBG allocation and outstanding Section 108 balances as of May 14, 2024. Since Section 108 loans are federally guaranteed, this allows your jurisdiction to borrow up to five times of your current CDBG allocation to access loan capital for larger projects at a low interest rate. HUD encourages you to consider using this CDBG multiplier for high priority housing projects, such as housing rehabilitation and conversion of nonresidential properties to residential uses and mixed-use development. This could help fill gaps left by Congress' cut to the HOME program for FY24.

As you begin to plan for the use of FY24 grant funding, please also consider having strategic conversations with your local team to ensure that existing grants are being maximized to meet your local priorities and community needs. A few questions that you might consider asking:

- What were our goals in our most recent Consolidated Plan? How did our commitments in FY23 and previous Action Plans support those goals?

- Do we have any expiring funds? Are there plans to use our funding from past years before the end of the period of performance?
- What, if any, findings have HUD / the Office of Inspector General made against our jurisdiction in the last five years? What have we done to address those findings?

The combination of higher mortgage interest rates, limited for-sale housing inventory, and high home prices has created a challenging environment for homebuyers – particularly low-income families seeking to purchase their first home. In preparing the annual action plan for your jurisdiction’s CPD formula funds, we urge you to consider how your HOME Program and other funds may be used to increase the supply of modestly priced housing or provide direct purchase assistance to low-income families seeking to buy a home.

The timely expenditure of your previous year funds is critical to mitigate risks of recapture. If your community’s priorities have changed, you have an opportunity to repurpose funding. Our team can work with you to ensure that funds are fully utilized and reach the populations intended by these programs. Please contact our Field Office to learn more.

The Department greatly appreciates your leadership in using these funds to address your most pressing local needs by increasing access to affordable housing, supporting renters and homeowners, providing life-saving assistance to people experiencing homelessness, creating jobs and opportunities for people with modest means, improving public facilities, community resilience, and public services. If you or any member of your staff have questions or would like to request technical assistance, please contact your local CPD Field Director.

Sincerely,



Marion Mollegen McFadden  
Principal Deputy Assistant Secretary  
for Community Planning and Development



**RESOLUTION NO. 2024-095**

**A RESOLUTION APPROVING THE ACCEPTANCE OF, AND ABILITY TO EXPEND, THE FISCAL YEAR 2024 CDBG ENTITLEMENT ALLOCATION FROM THE HOUSING AND URBAN DEVELOPMENT (HUD); AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, the City of Texas City Community Development Department (CDD) is the administrative agency for the U.S. Department of Housing and Urban Development (HUD)'s Community Development Block Grant (CDBG) Program. This program is intended to support the goals of providing a suitable living environment, decent affordable housing, and expanding economic opportunities for low- to moderate income persons; and

**WHEREAS**, the City of Texas City's annual allocation for Community Development Block Grant funds is \$406,014.; and

**WHEREAS**, the City must approve the acceptance of, and ability to expend, the FY' 2024 CDBG Entitlement allocation from HUD.

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

**SECTION 1:** That the City Commission hereby approves the acceptance of, and ability to expend, the FY' 2024 CDBG Entitlement allocation from HUD.

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

**PASSED AND ADOPTED this 7th day of August 2024.**

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

ATTEST:

APPROVED AS TO FORM:

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Rhomari D. Leigh  
City Secretary

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Kyle L. Dickson  
City Attorney

**CITY COMMISSION REGULAR MTG**

**(9) (e)**

**Meeting Date:** 08/07/2024

Reject All Bids for Bid No. 2024-012 Building Materials Annual Contract

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

**Department:** Public Works

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**Information**

**ACTION REQUEST**

Approve the rejection of all bids for Bid # 2024-012, Building Materials Annual Contract, and authorize Staff to rebid at a later date.

**BACKGROUND (Brief Summary)**

A "Notice to Bidders" was published on June 5<sup>th</sup> and June 12<sup>th</sup>, 2024. Bid packets were sent to local area vendors and bids were received. Bids were opened on June 21, 2024, at 10:00 a.m.,

Of the two bids received, one had 3 "no bid" items and the other had 32 "no bid" items, some of which are "common use" items and are purchased frequently.

After conferring with both the Public Works Director and the Construction Services Superintendent, it was determined that there was no good way to have an "apples to apples" comparison with the current bids. During this discussion it was also determined that the current bid form's list of items was obsolete and needed to be revised. This revision includes a reduction in the overall number of items from over 180 items, to 45 items. The quantity of these items was also updated as to better represent our current needs. With the bid documents already revised, we should be able to go back out for bid fairly quickly. A bid tabulation is attached for your review.

**RECOMMENDATION**

It is the recommendation of the Public Works Department to reject all bids received and to rebid at a later date with the revised documents.

Thank you.

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**Fiscal Impact**

**Attachments**

Exhibit A  
Resolution

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## **BID TABULATION**

Building Materials Annual Contract

Bid #2024-012

Bids opened: Friday, June 21, 2024 @ 10:00 a.m.

<b>VENDOR</b>	<b>TOTAL BID AMOUNT</b>	<b>DISCOUNT %</b>
Kilgore Lumber (3 Items "No Bid")	\$50,442.28	15 – 20%
Bohn's Building Materials (32 Item "No Bid")	\$39,267.28	15 – 20%

**RESOLUTION NO. 2024-096**

**A RESOLUTION APPROVING THE REJECTION OF ALL BIDS FOR BID NO. 2024-012, BUILDING MATERIALS ANNUAL CONTRACT, AND AUTHORIZING STAFF TO REBID AT A LATER DATE; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, a "Notice to Bidders" was published on June 5, 2024, and June 12, 2024. Bid packets were sent to local area vendors, and bids were received. Bids were opened on June 21, 2024, at 10:00 a.m. Of the two bids received, one had 3 "no bid" items and the other had 32 "no bid" items, some of which are "common use" items and are purchased frequently; and

**WHEREAS**, after conferring with both the Public Works Director and the Construction Services Superintendent, it was determined that there was no good way to have an "apples to apples" comparison with the current bids. During this discussion, it was also determined that the current bid form's list of items was obsolete and needed to be revised. This revision includes a reduction in the overall number of items from over 180 items to 45 items. The quantity of these items was also updated to better represent our current needs. A bid tabulation is attached for your review.

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

**SECTION 1:** That the City Commission approves the rejection of all bids for Bid No. 2024-012, Building Materials Annual Contract, and authorizes Staff to rebid at a later date.

**SECTION 2:** That the Public Works Department will reject all bids received and rebid at a later date with revised documents.

**PASSED AND ADOPTED this 7th day of August 2024.**

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

ATTEST:

APPROVED AS TO FORM:

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Rhomari D. Leigh  
City Secretary

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Kyle L. Dickson  
City Attorney





## CITY COMMISSION REGULAR MTG

(9) (f)

**Meeting Date:** 08/07/2024

Adopt PY' 2024 CDBG Action Plan and Approve Submission to HUD

**Submitted For:** Titilayo Smith, Community Development/ Grant Admin

**Submitted By:** Patricia Mata, Community Development/ Grant Admin

**Department:** Community Development/ Grant Admin

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### Information

#### **ACTION REQUEST**

Consider and adopt the PY' 24 (October 1, 2024 to September 30, 2025) CDBG Action Plan. Approve submission of plan to HUD.

#### **BACKGROUND (Brief Summary)**

The City of Texas City Community Development Department (CDD) is the administrative agency for the U.S. Department of Housing and Urban Development (HUD)'s Community Development Block Grant (CDBG) Program. This program is intended to support the goals of providing a suitable living environment, decent affordable housing, and expanding economic opportunities for low- to moderate-income persons.

Each year the City of Texas City must submit an annual Action Plan to HUD at least 45 days before the start of the new program year, reporting on how that year's funding allocation for the CDBG Entitlement grant will be able to achieve the goals outlined in the Five-Year Consolidated Plan. Community Development staff gathered input from citizens and consultations to prepare the PY'24 CDBG Action Plan. There were two public hearings to receive citizen input on the community's needs, including funding allocations. The draft Action Plan was available for 30 days for public comment from June 17, 2024, to July 17, 2024.

The Director of Community Development & Grants Administration proposes that the City assist the low to moderate-income residents and areas of the city through the preservation of the housing stock, beautification of the neighborhoods, creating outdoor spaces, housing assistance, and economic development. It is recommended that the City create and implement a robust homelessness strategy to address the noticeable increase in unsheltered residents. Collaboration and partnerships will be the key to success in achieving the goals of the Plan. City resources cannot address all issues nor make all required improvements, but working together with other stakeholders will reduce the duplication of efforts and increase outcomes.

The objectives and outcomes of the PY'24 Action Plan are to make as much progress as possible toward creating suitable living environments for the residents of the LMI neighborhoods in Texas City. Texas City is a location prone to natural disasters. The question is not if, but when. We want to ensure that any hazards that may affect Texas City residents are mitigated as much as possible. That includes improving the condition of their homes and improving the external environments of the neighborhoods so that they are inviting not only to the residents but also attract economic development.

**RECOMMENDATION**

It is the recommendation of the Director of Community Development & Grants Administration that the Commission adopt this plan and approve its submission to HUD.

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**Fiscal Impact**

**Attachments**

2024 CDBG Action Plan  
Resolution

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# PY 2024 Annual Action Plan Draft

Community Development Block Grant (CDBG)



*Texas City*  
COMMUNITY DEVELOPMENT

PY 2024

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CITY OF TEXAS CITY

Mayor Dedrick D. Johnson

Authored by: Titilayo Smith, Director of  
Community Development & Grants  
Administration





Annual Action Plan  
2024

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Texas City's Community Development Department is committed to enhancing the quality of life for its residents, particularly those with low to moderate incomes. Each year, the department receives a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD) to support this mission. This Annual Action Plan for the 2024-2025 program year outlines the strategies and activities we will undertake to achieve our goals.

In accordance with federal requirements, this plan aligns with the broader five-year Consolidated Plan and focuses on activities that meet at least one of the three national objectives:

1. Benefiting low-to-moderate-income persons
2. Preventing or eliminating slums and blight
3. Addressing urgent community needs

With a CDBG allocation of \$406,014 for the 2024-2025 program year, our priorities include:

- Preserving and expanding affordable housing options
- Providing housing assistance to vulnerable populations
- Enhancing the beauty and livability of neighborhoods
- Creating suitable living environments for all residents
- Promoting fair housing practices
- Revitalizing targeted areas within the city

This Annual Action Plan details the specific projects, programs, and initiatives that we will implement to address these priorities. We are confident that these efforts will contribute to a stronger, more vibrant Texas City where all residents have the opportunity to thrive.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Entering the fifth year of the 2020-2024 Consolidated Plan, all CDBG objectives and outcomes are based on the data collected through multiple processes throughout the development of the Consolidated Plan, Annual Action Plan, CDBG Citizen Participation Plan, Fair Housing activities, 2024 Analysis of Impediment, and community engagement activities held throughout the year.

The activities for PY 2024 align with benefiting low-to-moderate-income residents. Persons with a total household income of less than 80% of the area median income by household size. During PY 2024, the City intends to:

1. **Affordable Housing:** Increase the availability and accessibility of affordable housing units through rehabilitation projects and down payment assistance programs in the targeted areas.
2. **Public Facility and Infrastructure Improvements:** Improve the quality of life in targeted low-income neighborhoods by investing in essential projects such as street/infrastructure repairs and accessibility enhancements.
3. **Commercial Rehabilitation:** Revitalize commercial corridors in targeted areas by providing financial assistance to small businesses for facade improvements, signage, landscaping, and other upgrades.
4. **Neighborhood Cleanups and Beautification:** Enhance the aesthetic appeal and safety of targeted neighborhoods through community cleanups, landscaping projects, and public art initiatives.
5. **Transformation and Revitalization:** Implement comprehensive revitalization strategies in targeted areas to address a range of issues, including blight, crime, and economic stagnation.
6. **Administration and Program Delivery:** Ensure efficient and effective administration of CDBG funds, including program management, monitoring, and evaluation.
7. **Fair Housing Choice:** Promote fair housing practices and expand housing opportunities for all residents through education, outreach, and enforcement efforts.

The City of Texas City's Community Development Department aims to create a more equitable and thriving community where all residents have access to safe, affordable housing, quality infrastructure, and economic opportunities. We are committed to measuring our progress towards these goals and making data-driven adjustments as needed to maximize the impact of our CDBG investments.

### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The evaluation of past performance indicates that there is a great need for housing rehabilitation or reconstruction in Texas City. Seven (7) rehabilitations have been completed during PY 23. There are currently 5 reconstruction projects in progress, 9 rehabilitation projects in progress, 10 applications submitted for review, and 19 more applications in progress. This past year has shown that there is a great need for assistance to low- to moderate-income homeowners to address deficiencies in their homes. The City sees providing assistance not only ensures that our residents have safe, decent, and affordable housing; but also that their housing is in a solid condition in anticipation of any future natural disasters.



The affordable housing crisis has impacted families and individuals on a national level. The First Time Homebuyer Program has proven to have some obstacles with the ever-growing interest rate inching higher and higher. Potential homebuyers have expressed affordability concerns, low housing inventory in target areas, and high market prices.

The Mayors Taskforce on Homelessness hosted the City's very first Navigation Day which identified sheltered and unsheltered neighbors and provided a multitude of services to them, from health screening, clearing up criminal citations, providing clothing, hygiene products, mobile showers, hair services, and information about transitional, and public housing. Navigation Day provided Coordinated Entry Point access and completed 19 intakes for homeless persons in the City of Texas City, where the previous PIT count accounted for only 4 homeless persons in Texas City. Efforts between agencies and other municipalities have proven effective in identifying homeless persons, collectively listing the number of available resources, including the number of beds, non-congregate shelters, case workers, mental health assistance, and social services.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Texas City Citizen Participation Plan requires two public hearings for the Annual Action Plan. The first hearing for the PY' 24 Action Plan was held on June 18, 2024, as a part of the City Commission meeting agenda. The second hearing was held on July 17, 2024, also as part of the City Commission meeting agenda as part of the development phase. The plan draft was presented to the CDBG Citizen Advisory Committee at their meeting on July 18, 2024. Citizens were given access to the draft version of the PY'24 Annual Action Plan on the City of Texas City's website, as well as hard copies were made available at the Moore Memorial Public Library, City Hall, and City Hall Annex buildings.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There were no public comments.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

There were no public comments.

#### **7. Summary**

The City of Texas City is looking forward to this last year of the PY 20 Consolidated Plan. The main focus will be the revitalization of the 1867 Settlement Historic District and the Greater Chelsea Manor Area.

The Community Development Department has prepared for PY' 24 by partnering with the Texas Southern University Barbara Jordan - Mickey Leland School of Public Affairs and the University of Houston Gerald D. Hines College of Architecture and Design to develop viable revitalization plans for the targeted areas. The Department also contracted with Intuitive Global Consulting to create a current Analysis of Impediments to Fair Housing. The data from these projects have provided the City with a comprehensive analysis of the needs of our most vulnerable residents and how their quality of life can be improved.

A draft of the PY 2024 Annual Action Plan was made available to the general public for 30 days at the following locations: The Moore Memorial Public Library, City Hall, City Hall Annex, and the City of Texas City website, for viewing and comment.

The PY's 2024 Annual Action Plan will be presented for adoption during the official City Commission Meeting on August 7, 2024.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	TEXAS CITY	
CDBG Administrator	TEXAS CITY	Community Development & Grants Administration
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Texas City’s Community Development Department is the lead agency for the preparation of the Annual Action Plan and the administration of the CDBG program.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Texas City Community Development Department has continued to foster meaningful partnerships and consulted with several agencies while expanding its role in area-wide coalitions and collaborations. In preparation of the PY' 24 Annual Action Plan, citizen engagement efforts were area-wide and included stakeholder working group sessions, interviews with Texas City staff, public outreach to Texas City Housing Authority residents, and social media feedback. Each year, a minimum of two public meetings are held during the public participation period for the development of the Annual Action Plan. The feedback from participating citizens, civic organizations, government agencies, and stakeholders has molded the development of the Annual Action Plan.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The Texas City Community Development Department actively partners with local organizations to enhance services for residents, including those experiencing homelessness. Key collaborations include:

- **Galveston County Health Department:** By leveraging satellite locations, the Department ensures that underinsured or uninsured residents have access to essential health services. This collaboration is crucial for addressing the health needs of vulnerable populations, including those facing housing insecurity.
- **Gulf Coast Center:** The Department works closely with this organization to identify and address the specific needs of homeless individuals and families within Texas City. This includes a focus on chronically homeless individuals, families with children, veterans, and unaccompanied youth. The Coordinated Entry system plays a vital role in this collaboration, streamlining the referral process and ensuring efficient access to appropriate housing and support services.
- **Texas City Housing Authority:** The Department has a very productive relationship with the Housing Authority which allows for better coordination as it relates to collaborating to provide and improve affordable housing in Texas City.

This multi-agency approach is essential for effectively addressing homelessness in Texas City. By combining resources and expertise, the Community Development Department and its partners are better equipped to provide comprehensive support and resources to those in need.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**



The Texas City Community Development Department is committed to addressing homelessness in the city through active collaboration with the Gulf Coast Center, and Texas Homeless Network. The coalition meets regularly to discuss and develop strategies to address the needs of unsheltered and sheltered neighbors. Texas City has an Assessor who is authorized to conduct a Coordinated Entry assessment and use the HMIS system to refer homeless individuals to available services.

The City of Texas City will be providing access to Outreach Grid software as grants to coalition members in PY' 24. Utilization of the software will allow for better real time coordination between participating agencies assisting unsheltered neighbors.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

N/A, the City of Texas City does not receive ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Texas City Housing Authority</p> <p>Housing PHA Service-Fair Housing</p> <p>Housing Need Assessment Public Housing Needs</p> <p>There is ongoing communication between the Director of Community Development and the Executive Director of the Housing Authority to identify and pursue funding opportunities that will allow for an increase in the availability of affordable housing for low-income families. The TCHA Executive Director is included in the Annual Action Plan Development process. TCHA also participates in the City's annual Navigation Day, providing information to attendees on how to acquire housing assistance. TCHA residents were surveyed during the development of the Analysis of Impediments to Fair Housing.</p>
2	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>City of Texas City, Dept. of Economic Development</p> <p>Economic Development Grantee Department</p> <p>Economic Development</p> <p>The Directors of Community and Economic Development have worked closely to develop the commercial rehabilitation grant program for the 1867 Settlement District (one of two target areas). The collaboration has produced a grant program that will provide up to \$5,000 to existing small businesses on F.M. 1765, between Hwy 3 and Westward, which is a business corridor identified by the City as an area in need of revitalization. It is anticipated that at least 10 business will benefit from this collaboration.</p>

3	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>City of Texas City - Dept. of Recreation and Tourism</p>
	<p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Agency - Management of Public Land or Water Resources</p> <p>Grantee Department</p>	
	<p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Non-Homeless Special Needs</p> <p>Neighborhood Beautification</p> <p>The Director of Parks, Recreation, and Tourism is consulted regularly about neighborhood beautification efforts in low-income neighborhoods. Parks Recreation, and Tourism will continue to provide resources and staff for neighborhood clean-up efforts.</p>
4	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>The Gulf Coast Center</p> <p>Services-homeless</p> <p>Services-Health</p> <p>Health Agency</p> <p>Regional organization</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p>



<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Gulf Coast Center's Program Manager for Coordinated Entry &amp; Supportive Housing is consulted on an ongoing basis by the Community Development Department team about resources for the homeless population and the Coordinated Entry System. The Program Manager is a member of the Mayor's Taskforce on Homelessness and participates in the development process of the Annual Action Plan. The goal in working with this agency is to increase the City's capacity to address the needs of Texas City's unsheltered and sheltered homeless neighbors.</p>
<p><b>5</b></p>	<p>TEXAS SOUTHERN UNIVERSITY</p>
<p><b>Agency/Group/Organization</b></p>	<p>Planning organization HBCU</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Housing Need Assessment Market Analysis Neighborhood Transformation/Revitalization Planning</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Texas Southern University's Barbara Jordan-Mickey Leland School of Public Affairs was consulted to identify optimal and viable strategies for both residential and economic revitalization in the 1867 Settlement Historic District and the Greater Chelsea Manor Area. This project was a studio class for graduate students led by Dr. Sherri Smith. The students researched all aspects of the target areas and provided suggestions for revitalization.</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Texas Southern University's Barbara Jordan-Mickey Leland School of Public Affairs was consulted to identify optimal and viable strategies for both residential and economic revitalization in the 1867 Settlement Historic District and the Greater Chelsea Manor Area. This project was a studio class for graduate students led by Dr. Sherri Smith. The students researched all aspects of the target areas and provided suggestions for revitalization.</p>



6	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>Mainland Children's Partnership</p> <p>Services - Housing  Services-Children  Services-Elderly Persons  Services-Persons with Disabilities  Services-Persons with HIV/AIDS  Services-Victims of Domestic Violence  Services-homeless  Agency - Emergency Management</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homelessness Strategy  Anti-poverty Strategy</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Mainland Children's Partnership/Galveston County Long Term Recovery Group is a long-time partner of the City of Texas City. The Executive Director is an active member of the Mayor's Task Force on Homelessness. The City works side-by-side with this organization in the case of emergencies to prevent victims from becoming homeless. The City looks to continue this very important partnership indefinitely.</p>
7	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p>	<p>Texas City Independent School District</p> <p>Services-Education</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Families with children  Homelessness Needs - Unaccompanied youth  Homelessness Strategy</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City and TCISD work together to address the issue of student homelessness in the District. TCISD is represented by their District Homeless Liaison on the Mayors Task Force on Homelessness. The Liaison also participates in the development process of the Annual Action Plan. This collaboration has provided the City with insight on the magnitude of the homeless problem for District students and/or their families. The City will work with TCISD to develop and implement viable solutions to this unacceptable reality.</p>
8	<p><b>Agency/Group/Organization</b></p>	<p>Intuitive Global Consulting</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Consultant</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Analysis of Impediments to Fair Housing</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Intuitive Global Consulting team worked with the Community Development Department Director to develop a current Analysis of Impediments to Fair Housing for the City of Texas City utilizing HUD's guide. The City anticipates that the final document will provide great insight into the fair housing needs of the citizens of Texas City and/or those who would like to relocate to Texas City with the goal of developing and implementing a plan to remove the impediments identified.</p>
9	<p><b>Agency/Group/Organization</b></p>	<p>Texas Workforce Solutions</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Persons with Disabilities Services-Education Services-Employment Other government - State</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homelessness Strategy Economic Development</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City has been working with the Commission over the last 3 years to better coordinate the delivery of education and employment services to Texas City residents with the understanding that access to these services help to prevent homelessness and improves quality of life. The Commission has a representative on the Mayor's Taskforce on Homelessness who participates in the development of the City's homelessness strategy.</p>
10	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p> <p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>City of Texas City, Dept. of Emergency Management</p> <p>Agency - Emergency Management Grantee Department</p> <p>Emergency Management</p> <p>The Community Development Director works with the Emergency Management Coordinator to identify and mitigate hazards through the development and implementation of the City's Hazard Mitigation Plan.</p>
11	<p><b>Agency/Group/Organization</b></p> <p><b>Agency/Group/Organization Type</b></p> <p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>University of Houston</p> <p>Services-Education Planning organization</p> <p>Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy</p>



	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Community Development Department partnered with the Gerald D. Hines College of Architecture Design to develop revitalization plans for the 1867 Settlement District and the Greater Chelsea Manor Area. It is anticipated that many of the recommendations will be included in the City's final revitalization plans for these target areas.</p>
12	<p><b>Agency/Group/Organization</b></p>	<p>Comcast/Xfinity</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Broadband Access</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Directors of Community Development and Information Technology met with representatives from Comcast to discuss the viability of increasing broadband access to residents in the two target areas. It is anticipated that the City will consult with other providers to ensure that the best solution is identified.</p>

**Identify any Agency Types not consulted and provide rationale for not consulting**

There were no agency types that were not consulted in the preparation of this plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Texas Homeless Network	

Table 3 – Other local / regional / federal planning efforts



**Narrative (optional)**

The City of Texas City has greatly expanded its reach as it relates to consultations for the development of the Annual Action Plan. The City sees the PY' 24 Action Plan as a very comprehensive document that once implemented will have a great impact on the quality of life for low- to moderate-income residents in the two target areas.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The Citizen Participation Plan outlines steps taken to ensure that all citizens' voices are heard in preparation of the Annual Action Plan. Community Development gathered input from citizens and consultations to prepare the draft Action Plan. There were two public hearings held on June 18th and July 17th respectively to receive citizen input on the community's needs, including funding allocations. There were no public comments. Community Development staff gathered public input and statistical data to prepare the draft Action Plan. The draft Action Plan was available for 30 days from June 17th to July 17th for public comment with reasonable notice to the public. The Community Development Department staff will make recommendations to the Mayor, City Commission, and the Executive Director of Management Services. When approved by the Mayor and City Commission, the Action Plan will be submitted to HUD.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
1	Public Hearing	Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	Draft	Draft	Draft	
2	Public Hearing	Persons with disabilities  Non-targeted/broad community				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community				
4	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community				



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The Community Development Department has been diligently working towards getting our grant funds out to the community in response to their needs. The City will continue to leverage CDBG funds when applying for funds from non-HUD sources.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	406,014	0	270,000	The City is prioritizing housing rehabilitation in order to preserve current housing stock.
						Total: \$ 676,014

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Complan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Admin and Planning Other	320,000	0	0	320,000	320,000	The City of Texas City will cover the salaries of the Community Development Director, Program Coordinator, and Administrative Assistant via the General Fund. The City will also provide funds for office supplies and equipment. Office space, vehicle, and utilities are also provided by the City of Texas City.
Other	public - federal	Housing	940,000	0	0	940,000	940,000	The City has applied for funds under the FHLB Affordable Housing Program to rehabilitation and reconstruct owner-occupied single-family homes in the two target areas.
Other	public - local	Economic Development	50,000	0	0	50,000	50,000	TCEDC has made \$50,000 available for commercial rehabilitation on F.M. 1765 in the 1867 Settlement Historic District.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds will leverage other public and private funds obtained for revitalization of the target areas. At this time, there are no matching requirements to be satisfied.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

City owned land will be identified for the development of affordable housing in the target areas.

**Discussion**

The City is preparing for the actions that will be included in the PY' 25 Consolidated Plan. This PY' 24 Action Plan is a stepping stone to full revitalization of the 1867 Settlement Historic District and the Greater Chelsea Manor Area.



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Housing Assistance	2020	2024	Affordable Housing Non-Homeless Special Needs	Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District	Make Affordable Housing Accessible	CDBG: \$15,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Improve Facades	2020	2024	Non-Housing Community Development	Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District	Economic Development	TCEDC: \$50,000	Facade treatment/business building rehabilitation: 10 Business
3	Improve Condition of Housing Stock	2020	2024	Affordable Housing	Greater Chelsea Manor 1867 Settlement District	Preserve Housing Stock	CDBG: \$300,000 General Fund: \$0 Federal Home Loan Bank: \$940,000 TCEDC: \$0	Homeowner Housing Rehabilitated: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Administration/Planning	2020	2024	Administration/Planning	Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District	Preserve Housing Stock Make Affordable Housing Accessible Economic Development	CDBG: \$10,000 General Fund: \$320,000 Federal Home Loan Bank: \$0 TCEDC: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 4938 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 4938 Households Assisted
5	Improve Presentation of LMI areas.	2020	2024	Non-Housing Community Development	Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District	Preserve Housing Stock Provide Public Space for Youth	CDBG: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 4938 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 4938 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Improve Presentation of Low- to Mod-Areas	2020	2024		Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District	Provide Public Space for Youth Make Affordable Housing Accessible Economic Development	CDBG: \$221,014 General Fund: \$0 Federal Home Loan Bank: \$0 TCEDC: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4938 Persons Assisted

Table 6 – Goals Summary

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Provide Housing Assistance
	<b>Goal Description</b>	The City of Texas City will provide direct financial assistance through the First Time Homebuyer Program.
<b>2</b>	<b>Goal Name</b>	Improve Facades
	<b>Goal Description</b>	The Texas City Economic Development Corporation (TCEDC) has set aside \$50,000 for exterior repairs of commercial buildings on F. M. 1765 between Westward St. and HWY 3 in the 1867 Settlement Historic District.



<b>3</b>	<b>Goal Name</b> Improve Condition of Housing Stock
<b>Goal Description</b>	Extend the useful life of existing affordable housing through accessibility, weatherization, repair, and rehabilitation programs. Expand housing through rehabilitation of existing units which is administered by the City. Assist low- to moderate-income existing owner-occupants of single-family housing through the minor repairs for basic systems such as HVAC, water heaters, plumbing, electrical, and roof repairs as well as more substantial rehabilitation which is administered by the City.
<b>4</b>	<b>Goal Name</b> Administration/Planning
<b>Goal Description</b>	Starting PY' 23 the City of Texas City started to cover the salaries of the Community Development Department through the General Fund. CDBG funds will utilized for program related administrative and planning materials, supplies, and services.
<b>5</b>	<b>Goal Name</b> Improve Presentation of LMI areas.
<b>Goal Description</b>	The City will remove trash and debris, and plant flowers, in the target neighborhoods under the "Keep Texas City Beautiful" umbrella to create suitable living environments. The main events are the Great American Cleanup & the Fall Sweep. The City will plan two phases to create suitable living environments and stimulate economic development in the two target areas. Phase one is to identify open spaces for recreation use, landscaping, installing street lighting, and installing curb address signage.
<b>6</b>	<b>Goal Name</b> Improve Presentation of Low- to Mod-Areas
<b>Goal Description</b>	The City will continue to improve the public infrastructure in the two target areas.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City is identifying “Alternate Projects” in the Annual Action Plan. If at any time during program year 2023 a project or activity is found to be ineffective, unachievable, or has surplus funds at the project completion, the City will reallocate those funds to one of the alternate projects below. This approach will ensure the timely expenditure of funds.

### Projects

#	Project Name
1	First Time Homebuyer Program PY'2024
2	Housing Rehabilitation Program 2024
3	Commercial Rehabilitation
4	Neighborhood Cleanup and Beautification PY'2024
5	Administration & Program Delivery
6	Transformation & Revitalization Development
7	Public Facilities & Improvements
8	Nonprofit Grants

Table 7 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Greater Chelsea Manor Area and the 1867 Settlement Historic District neighborhoods, are among the city's most economically disadvantaged areas. These historic communities are characterized by numerous homes in severe disrepair and a pressing need for economic revitalization.

The 1867 Settlement Historic District listed on the National Register of Historic Places is home to the historic Bell Home and Phillips Memorial Cemetery, and holds a significant place in Texas City's history. Founded by formerly enslaved African Americans during Reconstruction, this community has faced recent challenges. Many young residents have moved away, leaving behind a population primarily of retirees and those on fixed incomes. This has resulted in a decline in property maintenance, impacting the neighborhood's appearance and creating potential hazards, especially during natural disasters.

The Greater Chelsea Manor Area, an expansion of the existing Chelsea Manor Area, has been identified as a priority for the City. This expanded area now includes most of the city's public housing units, stretching from 10th Street to Bay Street. These communities are characterized by numerous dilapidated homes, severely distressed rental properties, vacant lots, and abandoned commercial

buildings, highlighting the urgent need for transformation.

**AP-38 Project Summary**  
**Project Summary Information**



1	<b>Project Name</b>	First Time Homebuyer Program PY'2024
	<b>Target Area</b>	Greater Chelsea Manor 1867 Settlement District
	<b>Goals Supported</b>	Provide Housing Assistance
	<b>Needs Addressed</b>	Make Affordable Housing Accessible
	<b>Funding</b>	:
	<b>Description</b>	The City will provide up to \$7,500 to eligible Texas City residents for down payment assistance to purchase homes in Texas City. The grant will cover up to 50% of the down payment and if there are remaining funds they can be applied to eligible closing costs.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that two moderate-income families will benefit from this project.
	<b>Location Description</b>	Marketing will be focused on purchases in the target areas but may be citywide by an eligible buyer.
<b>Planned Activities</b>	Community Development will continue to work with local realtors, brokers, and lenders to identify eligible buyers for the First Time Homebuyer Program.	
2	<b>Project Name</b>	Housing Rehabilitation Program 2024
	<b>Target Area</b>	Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District
	<b>Goals Supported</b>	Improve Condition of Housing Stock
	<b>Needs Addressed</b>	Preserve Housing Stock
	<b>Funding</b>	CDBG: \$300,000 Federal Home Loan Bank: \$940,000
	<b>Description</b>	LMI-Owner homes will be rehabilitated up to \$20,000 from CDBG. Housing Rehabilitation Specialist/Inspector services will be contracted not to exceed \$50,000.
	<b>Target Date</b>	9/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that up to 13 low to moderate-income families will benefit from the proposed activities if only CDBG funds are available. If funds are obtained from the Federal Home Loan Bank, an additional 13 families may be assisted.
	<b>Location Description</b>	The target area of the 1867 Settlement District and the Greater Chelsea Manor area will have preference, but LMI homeowners are eligible to apply citywide.
	<b>Planned Activities</b>	The City will be rehabilitate privately-owned and occupied, single-unit homes of eligible Texas City residents to maintain current housing stock and ensure that our most vulnerable residents are in housing that will be as secure as possible in the event of a natural disaster.
3	<b>Project Name</b>	Commercial Rehabilitation
	<b>Target Area</b>	Greater Chelsea Manor 1867 Settlement District
	<b>Goals Supported</b>	Improve Facades
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	TCEDC: \$50,000
	<b>Description</b>	The City will rehabilitate privately-owned commercial properties in the target areas to create suitable living environments and stimulate economic development.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Its estimated that 10 business will benefit from the proposed activities.
	<b>Location Description</b>	Rehabilitation will focus on the Greater Chelsea Manor and the 1867 Settlement District.
	<b>Planned Activities</b>	The city will rehabilitate privately owned commercial properties in the target area to create suitable living environments and stimulate economic development. Rehab is limited to exterior improvements and correction of code violations.
4	<b>Project Name</b>	Neighborhood Cleanup and Beautification PY'2024
	<b>Target Area</b>	Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District

	<b>Goals Supported</b>	Improve Presentation of LMI areas.
	<b>Needs Addressed</b>	Preserve Housing Stock
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Under the umbrella of "Keep Texas City Beautiful", the City of Texas City will conduct cleanup and beautification activities of vacant lots, parks, waterways, and streets in low-mod income areas.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It's estimated that 4,938 people that reside in these LMI neighborhoods will benefit from the proposed activities.
	<b>Location Description</b>	Clean-up activities will take place in LMI areas, 1867 Settlement District, and Greater Chelsea Manor.
	<b>Planned Activities</b>	The City will remove trash and debris, and plant flowers, and other activities in low-mod income neighborhoods under the "Keep Texas City Beautiful" umbrella to create suitable living environments.
5	<b>Project Name</b>	Administration & Program Delivery
	<b>Target Area</b>	Low and Moderate Income Areas Greater Chelsea Manor City Wide 1867 Settlement District
	<b>Goals Supported</b>	Administration/Planning
	<b>Needs Addressed</b>	Preserve Housing Stock Make Affordable Housing Accessible Economic Development
	<b>Funding</b>	CDBG: \$10,000 General Fund: \$320,000
	<b>Description</b>	Salaries and benefits for Community Development and Grant Administration Staff and Contractors that work on CDBG activities. Also, other supplies and materials.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A



	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administration and program delivery.
<b>6</b>	<b>Project Name</b>	Transformation & Revitalization Development
	<b>Target Area</b>	Greater Chelsea Manor 1867 Settlement District
	<b>Goals Supported</b>	Administration/Planning
	<b>Needs Addressed</b>	Preserve Housing Stock Provide Public Space for Youth Make Affordable Housing Accessible Economic Development
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The City will partner with the Texas Southern University (TSU) Center of Excellence for Housing and University of Houston Community Development Policy to create community development plans for the target area neighborhoods.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4938 LMI residents will benefit from the proposed
	<b>Location Description</b>	The planning and development will be for the 1867 Settlement District and Greater Chelsea Manor area respectively.
	<b>Planned Activities</b>	Transformation/Revitalization plans will be developed and adopted for the 1867 Settlement District and the Greater Chelsea Manor area.
<b>7</b>	<b>Project Name</b>	Public Facilities & Improvements
	<b>Target Area</b>	Low and Moderate Income Areas Greater Chelsea Manor 1867 Settlement District
	<b>Goals Supported</b>	Improve Presentation of LMI areas.
	<b>Needs Addressed</b>	Provide Public Space for Youth Economic Development
	<b>Funding</b>	CDBG: \$220,000



	<b>Description</b>	The City will develop open spaces areas for recreational use, landscape, complete sidewalk improvements, install street lighting, and street signs. Funds are from PYs'22 (\$40,000) & 23 (\$160,000).
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 4,938 LMI individuals will benefit from the proposed activities.
	<b>Location Description</b>	The activities will occur in the two target areas, 1867 Settlement Historic District and the Greater Chelsea Manor Area.
	<b>Planned Activities</b>	
8	<b>Project Name</b>	Nonprofit Grants
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide Housing Assistance Improve Condition of Housing Stock
	<b>Needs Addressed</b>	Preserve Housing Stock Make Affordable Housing Accessible
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Public Services for Seniors, Differently Abled, & unsheltered residents of Texas City.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that eight (8) nonprofits that provide housing services to seniors, unsheltered, and/or differently abled will benefit.
	<b>Location Description</b>	Housing facilities may be citywide...within the boundaries of Texas City.
	<b>Planned Activities</b>	Grants up to \$5,000 will be awarded to eligible nonprofits that provide housing services to seniors, unsheltered, and/or differently abled residents.

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

For PY' 24, the City of Texas City will continue to target two low-moderate income areas for revitalization, housing rehabilitation, beautification, clean-up, and infrastructure improvements.

The first target area is an expansion of what has been known as the Chelsea Manor area (9th Ave. N to Texas Ave. and 14th St. N to Bay St. N). This area includes 5 block groups, 7223.02 at 42.76% LMI, 7223.01 at 87.44% LMI, 7222.4 at 92.31% LMI, 7222.2 at 70.19% LMI, and 7222.03 at 81.18% LMI. This area also includes most of the scattered site public housing units of the city. The components of this Action Plan will be what the City hopes is a jump start for a total area transformation. The City is preparing to create a Transformation Plan for this area that it will submit for a Choice Neighborhoods Implementation grant.

The Chelsea Manor area was expanded to the Greater Chelsea Manor area to include as many of the public housing units as possible. According to the 2010 Census used in the Choice Neighborhoods mapping tool there are an estimated 1785 homes in the area with a population of 4029. The area has an extremely low-income rate of 45.94%. The second target area is the 1867 Settlement District area (Hwy 3 to Westward Ave. and Anderson St. to Texas Ave.). This area includes three block groups, 7226.01 at 76.31% LMI, 7227.03 at 85% LMI, and 7227.02 at 73.47% LMI. The components of this Action Plan are what the City hopes to be a jump start for a total area revitalization. The 1867 Settlement District is listed on the National Register of Historic Places. It is centered around the Bell House which is the last standing home of the formerly enslaved settlers that developed this area in 1867. The area has an estimated 433 homes according to the 2010 Census and a population of 909. The area has an extremely low-income rate of 25.11.

### Geographic Distribution

Target Area	Percentage of Funds
Low and Moderate Income Areas	90
Greater Chelsea Manor	
City Wide	10
1867 Settlement District	

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

These target areas have the most concentrations of low-income residents in the entire city. The homes are older, and most homeowners are elderly and/or disabled and lack the resources to do major repairs.

In order to prevent homelessness, mitigate hazards ahead of a future natural disaster, and improve the quality of life of these residents it is imperative that the City invest in these areas. These areas are also in desperate need of transformation/revitalization. According to the Houston-Galveston Area Council Fair Housing Equity Assessment, "Revitalizing distressed communities creates direct economic benefit through an increase in residential investment, property values, employment and resident income. It also generates a secondary economic benefit by mitigating the negative "neighborhood effects" of high-poverty areas. Finally, revitalization can help to break the cycle of generational poverty, which is key to overall poverty reduction."

## **Discussion**

The City of Texas City will continue its strides to improve LMI residential neighborhoods. The target areas identified have long been in need of assistance. The community members are very excited about the infusion of resources in these neighborhoods. There is not only a need for affordable housing opportunities, but also infrastructure improvement, beautification, commercial rehabilitation, community policing, and historic preservation.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	30
Special-Needs	0
Total	30

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	20

Table 10 - One Year Goals for Affordable Housing by Support Type

### Discussion



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Texas City Housing Authority currently has 50 Public Housing units and 824 Housing Choice Vouchers (HCV) in a city with a population of over 55,000 according to the 2022 Census estimates and a poverty rate of approximately 15.4% (8470 citizens). There is a great need for additional options for low and extremely low-income citizens. The City works closely with the Housing Authority and HUD to provide whatever assistance may be necessary to enhance public and affordable housing options and HCV programs.

### **Actions planned during the next year to address the needs to public housing**

The public housing units are not scheduled for replacement and there are no plans by the THA to expand public housing units in the foreseeable future. All public housing units are maintained in good condition through vigilant attention to preventative maintenance and capital upgrades.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The City of Texas City will work with local agencies to encourage public housing residents to be more involved in management and participation in homeownership. The City will also work with the THA to be more proactive in both resident participation and homeownership. TCHA continues to have a resident on its Board of Trustees. Residents will also be involved in the development of the Transformation Plan.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Texas City Housing Authority is not designated as troubled.

### **Discussion**

TCHA's public housing is severely distressed due to outdated design and lack of the required percentage of accessible units.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Texas City's staff and the Mayor's Taskforce on Homelessness (MTOH) collaborate with multiple agencies that work to support the needs of the city's homeless and special needs populations, including public health, indigent health, mental health agencies (MHMR), the Texas Homeless Network (THN), local law enforcement, indigent defense, legal aid, shelters, public service agencies, the United Way, and many more. Forming these relationships have opened so many resource doors. The Mayor's Office and the Community Development Department are looking forward to supporting our neighbors as they attempt to stabilize their situations.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

In PY 2024, the City will support the Point in Time Count as performed by the local homeless coalition. The City will identify and work with agencies providing emergency shelter and other housing options in Galveston County to determine the number of individuals and families who are in need of receiving assistance. Additionally, the City will build awareness around the data in the CDBG Consolidated Plan from HUD to determine numbers and types of households and individuals (veterans, elderly, disabled, youth) who may be at risk of homelessness due to being extremely low-income, having housing problems, lack of employment, poor transportation options, and/or lack of benefits. This information will be used in conjunction with the Texas Homeless Coalition to help identify those agencies who can provide assistance and resources to intervene and help their needs to prevent homelessness.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Mayor's Task Force on Homelessness is considering Rapid Re-housing and Permanent Supportive Housing Program options to address the emergency shelter and transitional housing needs of homeless persons.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City will continue to provide funding for programs, services, and options for housing homeless individuals, as funds are available, through public service agencies that are prepared and trained to specifically address the needs of the homeless. Preventing individuals and families that have previously experienced homelessness from returning to homelessness requires a full and comprehensive assessment and program which includes tasks and processes that many individuals perform daily. Education is needed for simple tasks such as planning and cooking a meal, budgeting expenses between pay periods, and paying for obligations first as opposed to recreational expenses. These deficiencies coupled with any form of alcohol or drug abuse, mental illness, or physical or developmental disabilities increase the potential for the neighbor to return to a homeless status.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Within the City of Texas City, multiple agencies and public offices provide services to help prevent homelessness. The Mayor's Taskforce on Homelessness and the City's Community Development Department will collaborate closely, and meet regularly, with these groups to leverage outcomes for those most at risk of homelessness.

### **Discussion**

Though the City of Texas City has a visible homeless population officials are aware that the loss of jobs, increase in rent, evictions, behavioral issues, impact of the pandemic or domestic violence can easily lead to homelessness for many low-income individuals and families. The City, through the Mayor's Taskforce on Homelessness and the Community Development Department, has pivoted to identify as many resources as possible to improve the reality of these vulnerable neighbors.



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

During PY' 2023, the City consulted with Intuitive Global Consulting to develop an Analysis of Impediments to Fair Housing which is being prepared for distribution. The City has begun and will continue to implement and support the following actions to overcome the impediments to fair housing choice:

The City of Texas City will refer clients to the Texas City Housing Authority to aid those seeking affordable housing in the area. These services work to address the rising homeownership cost.

The City will promote and refer clients to local agencies for resource assistance such as Galveston CoCare, Gulf Coast Center, and Salvation Army.

The City Commission annually proclaims the Month of April as Fair Housing Month. The City of Texas City's proclamation serves to highlight available resources within in the City that support fair and affordable housing access.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Planned action in PY' 24 to remove barriers to affordable housing include:

1. Research accessibility provisions for both HUD and non-HUD-assisted multifamily properties to better address the need and access to reasonable accommodations. Analyze HMDA data to determine discriminatory practices in lending. Promote fair housing resources to residents who may have experienced housing discrimination.
2. Decrease discriminatory housing practices based on all protected classes in all real estate transactions. Educate residents about their rights under the Fair Housing Act, particularly low-and-moderate-income residents. Encourage annual educational opportunities to ensure housing providers and financial institutions increase and maintain their commitment to fair housing. Regularly provide translated fair housing education materials to targeted populations
3. Increase opportunities to assist persons at risk for homelessness, unhoused persons, and persons impacted by natural or environmental disasters. Coordinated efforts for pre-established and published emergency shelters, both public and private facilities available to help foster the needs of protected classes.



4. Increase opportunities for residents to participate in housing assistance programs offered by the City and community organizations. Increase landlord participation in programs offered by the local housing authorities.
5. Partner with lending institutions and organizations to educate residents about pathways to home ownership. Eliminate or reduce any financial barriers imposed by the City for acquiring owner-occupied housing. Initiate Public-Private Partnerships to promote affordable housing projects. Offer private partners financial incentives and streamline permitting processes. Preserve and rehabilitate the City's existing affordable housing stock. Offer financial incentives for homeowners to make modest repairs, renovations, and improvements. Provide down-payment assistance to low to moderate-income households. Support landlords to participate in voucher programs through training, education, and organizations that support rental and affordable housing.
6. Increase access to programs that provide financial assistance for first-time homebuyers, grants for nonprofits assisting seniors with aging in place, unsheltered, and differently-abled residents, and funding for the preservation and improvement of single-unit housing. Support nonprofit organizations by strengthening their capacity to participate in the residential development of affordable homes. Target neighborhoods with aging housing stock with revitalization efforts.
7. Increase funding for the development and revitalization of historic communities that are home to a majority of the affordable housing and protected classes. Establish affordable housing organizations and resources to help development through the guidance of affirmatively forwarding fair housing. Invite developers to view renderings and meet with community leaders and other residents to discuss revitalization efforts. Invite nonprofit groups and organizations to HUD trainings and host informational sessions on affordable housing. Work with historic preservationists to appropriately revitalize these communities Identify architectural structures and designs to produce renderings that will preserve the character and maintain the value of the historic representation presented in these communities through revitalization.

### **Discussion:**

The seven (7) impediments identified in the recent Analysis of Impediments to Fair Housing (AI) will be attacked according to priority and viability. The City will work with consultants to implement the plan of action included in the AI.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The underserved face a number of obstacles to having an acceptable quality of life. Some are under their control, but many more are not. One of the obstacles that is out of their control is the limited capacity of agencies that provide assistance in breaking down barriers and lifting up those in need. Lack of financial resources, shortage of staff, and the overwhelming needs of program participants limit the effectiveness of the service providers. The City will use a portion of its CDBG allocation and apply for other grant funds to break down the barriers that service providers face so that they may in turn address the obstacles their clientele face in getting their service needs met, securing safe and affordable housing, and rising out of poverty.

In addition, there remain several significant obstacles to meeting the needs of the underserved in Texas City, including:

- Population growth
- Cutbacks in state and federal funding for basic needs and services
- High cost of housing
- Unemployment
- Homelessness

### **Actions planned to address obstacles to meeting underserved needs**

The City of Texas City will continue to build collaborations in order to better identify and address the needs of the community. A portion of the annual CDBG allocation will be set aside to support nonprofits providing housing or housing related services. The City will also encourage citizens to participate in public hearings, and informational forums regarding fair housing and housing issues.

### **Actions planned to foster and maintain affordable housing**

To foster and maintain affordable housing, the City will continue to repair LMI owner-occupied homes via the Housing Rehabilitation Program. Through the First Time Homebuyer Program, the City will make homeownership more of a viable option for LMI individuals and families by providing downpayment and eligible closing cost assistance in the form of a grant. The City will also actively market the areas to affordable housing developers.

### **Actions planned to reduce lead-based paint hazards**

The Housing Rehabilitation Specialist/Inspector has been tasked to inspect homes under the Housing Rehabilitation Program which includes the assessment of lead-based paint hazards.

### **Actions planned to reduce the number of poverty-level families**

The City will continue to sponsor the summer intern program which is geared towards lifting the next generations out of poverty. The program is currently funded through the City's General Fund.

### **Actions planned to develop institutional structure**

The City of Texas City will continue the collaborations and technical assistance that was developed during the Consolidated Planning process. Meetings with City staff, stakeholders, community partners, and leaders to address various programmatic areas, shared knowledge, and integrate programs will continue in PY' 24. City staff will continue to attend HUD-sponsored trainings and NEDA trainings. Inter-departmental collaborations will continue and expand, particularly related to multi-faceted improvements, in CDBG-qualified census tract areas and programs for LMI residents.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

City staff will continue to host, facilitate, and attend collaborative meetings with community stakeholders, residents, and public service agencies. Specifically, the Mayor's Taskforce on Homelessness provides a forum to enhance coordination between public and private housing and social service agencies.

### **Discussion:**

CDBG allocations and hopefully grants from other sources will be used to help eliminate barriers the underserved face in getting their service needs met, securing safe & affordable housing, and rising out of poverty. Money alone cannot successfully address these obstacles and the City staff is committed to enhancing existing collaborations and building new partnerships as well as enhancing the institutional structure of the City and its partnering agencies in order to meet the goal.



## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The City of Texas City is a proud recipient of Community Development Block Grant (CDBG) funds to address the pressing need of affordable housing and suitable living conditions. It is a priority of the current administration that ALL Texas City residents have an acceptable quality of life.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

The City intends to use at least 90% (if not more) of CDBG funds for activities that benefit persons of low- to moderate-income. We are looking forward to PY' 24!





**RESOLUTION NO. 2024-097**

**A RESOLUTION ADOPTING THE CITY OF TEXAS CITY'S FY' 2024 CDBG ANNUAL ACTION PLAN AND APPROVING THE COMMUNITY DEVELOPMENT DEPARTMENT'S SUBMISSION OF THE CITY OF TEXAS CITY'S FY' 24 CDBG ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, the City of Texas City Community Development Department (CDD) is the administrative agency for the U.S. Department of Housing and Urban Development (HUD)'s Community Development Block Grant (CDBG) Program. This program is intended to support the goals of providing a suitable living environment, decent affordable housing, and expanding economic opportunities for low- to moderate-income persons; and

**WHEREAS**, each year the City of Texas City must submit an annual Action Plan to HUD at least 45 days before the start of the new program year, reporting on how that year's funding allocation for the CDBG Entitlement grant will be able to achieve the goals outlined in the Five-Year Consolidated Plan. Community Development staff gathered input from citizens and consultations to prepare the FY'24 CDBG Action Plan. There were two public hearings to receive citizen input on the community's needs, including funding allocations. The draft Action Plan was available for 30 days for public comment from June 17, 2024, to July 17, 2024; and

**WHEREAS**, the objectives and outcomes of the FY'24 Annual Action Plan are to make as much progress as possible toward creating suitable living environments for the residents of the LMI neighborhoods. We want to ensure that any hazards that may affect Texas City residents are mitigated as much as possible. That includes improving the condition of their homes and assisting the unsheltered, and working with them to have suitable living environments. And improving the external environments of the neighborhoods so that they are inviting not only to the residents but also attract economic development.

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

**SECTION 1:** That the City Commission hereby adopts and approves the submission of the Community Development Department's submission of the City of Texas City's FY' 24 CDBG Annual Action Plan to the U.S. Department of Housing and Urban Development.

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

**PASSED AND ADOPTED this 7th day of August 2024.**

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

ATTEST:

APPROVED AS TO FORM:

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Rhomari D. Leigh  
City Secretary

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Kyle L. Dickson  
City Attorney

**CITY COMMISSION REGULAR MTG**

**(9) (g)**

**Meeting Date:** 08/07/2024

**Submitted For:** Rhomari Leigh, City Secretary

**Submitted By:** Rhomari Leigh, City Secretary

**Department:** City Secretary

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**Information**

**ACTION REQUEST**

Consider and take action on Resolution No. 2024-098, appointing members to the Planning Board. (City Secretary)

**BACKGROUND (Brief Summary)**

On August 1, 2024, Jayla Weatherspoon resigned as a Board Member from the Planning Board due to unforeseen circumstances. Attached is the resignation email.

On February 7, 2024, Andrew Thomas applied to serve on Boards & Commissions with the City Secretary's Office. Attached is Mr. Thomas' application and resume.

The Planning Board consists of five (5) members and two (2) alternates. Each member is appointed for a term of four (4) years. Mr. Aric Owens is currently serving as an Alternate member.

**RECOMMENDATION**

It is the recommendation of the City Secretary's Office that Aric Owen be moved from Alternate member to Board member and Andrew Thomas be appointed as an Alternate member.

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**Fiscal Impact**

**Attachments**

Resolution  
attachment  
attachment 2

---



**RESOLUTION NO. 2024-098**

**A RESOLUTION APPOINTING AND/OR REPLACING MEMBERS TO THE PLANNING BOARD; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

**WHEREAS**, on August 1, 2024, Jayla Weatherspoon resigned as a Board Member from the Planning Board; and

**WHEREAS**, it is the recommendation of the City Secretary's Office that Aric Owen be moved from Alternate member to Board member and Andrew Thomas be appointed as an Alternate member.

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

**SECTION 1:** That the City Commission of the City of Texas City, Texas, hereby approves that Aric Owen be moved from Alternate member to Board member and Andrew Thomas be appointed as an Alternate member.

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

**PASSED AND ADOPTED this 7th day of August 2024.**

\_\_\_\_\_  
Dedrick D. Johnson, Mayor  
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Rhomari D. Leigh  
City Secretary

\_\_\_\_\_  
Kyle L. Dickson  
City Attorney

From: Jayla Weatherspoon <[REDACTED]>

Sent: Thursday, August 1, 2024 7:36 AM

To: Dedrick Johnson <djohnson@texascitytx.gov>; Kim Golden <kgolden@texascitytx.gov>

Subject: Planning Board Committee Member Letter of Resignation

**\*\*EXTERNAL EMAIL\*\***

Dear Mayor Johnson and Mrs. Golden,

I am writing this letter to inform you both that due to unforeseen circumstances; I will no longer be able to serve as a board member of the planning board committee.

I would like to thank each of you for the past opportunities to serve our community. This has truly been a wonderful experience and wishing you all the best in future endeavors!

Sincerely,

Jayla A. Weatherspoon



**CITY OF TEXAS CITY**

**APPLICATION FOR CITY BOARDS/COMMISSIONS/COMMITTEES**

Thank you for your interest in volunteering your time and talents to the City of Texas City. Please fill out the below application (required) and attach an updated resume' (optional). As an Applicant for a City Board, Commission, or Committee, your application will be available to the public. You will be contacted before any action is taken on your appointment to confirm your continued interest in serving. All appointments are made by the Texas City Commission. Incumbents whose terms expire are automatically considered for reappointment unless they indicate non-interest or have been appointed to two (2) consecutive terms. A member who is absent for more than 40% of called meetings in any twelve consecutive months, for other than medical reasons, may be removed from service. Applicant must be a citizen of the United States and must reside within the city limits of Texas City unless otherwise stated in the position announcement. Applications will be kept on file for two years and will expire at the end of two years; for instance, an application dated in 2022 will expire in 2024.

Please Type of Print Clearly:

Date: 2/7/24

Name: Andrew Thomas

Phone:

(Home)

Address: [REDACTED]

Phone:

(Work)

City/State/Zip Texas City, TX, 77590

Cell: [REDACTED]

Email: athomas@techquip.com

I have lived in Texas City 36 years.

I am  am not  a U.S. Citizen

Occupation: Outside Sales of Industrial Instrumentation for the petrochemical industry.

Professional and/or Community Activities relative to your desired Board appointment:

Additional Pertinent Information/References:

**Applications for the following Commission-appointed Boards, Commissions, and Committees will be kept on file in the City Secretary's office (409-643-5916) for two years.**

If you are interested in serving on more than one board, please indicate your preference by numbering in order of preference (i.e., 1, 2, 3, etc.)

Decision-Making Boards and Commissions

- (3) Planning & Zoning Commission
- ( ) Library Board
- ( ) TC Economic Development Board
- ( ) TC Cultural Arts Foundation
- ( ) TC Public Facilities Development
- ( ) TC Harbour Foreign Trade Zone
- ( ) TC Historical Preservation Corporation
- (2) TC Industrial Development
- ( ) TC Housing Finance Corporation
- ( ) Civil Service
- ( ) Recreation and Tourism Board
- (1) Board of Adjustments- Building & Structure

Meeting Information

As called in accordance with the Board, Commission, or Advisory Committee's By-laws.

Advisory Committees

- ( ) Bayou Golf Course Advisory Board
- ( ) Housing Authority

\*\*\*\*\*

**I AM INTERESTED IN SERVING ON THE ABOVE-INDICATED BOARDS, COMMISSIONS, AND COMMITTEES.**



Signature of Applicant



Please return this application to:

City Secretary  
City of Texas City  
1801 9th Ave. N.  
Texas City, TX 77590

or

rleigh@texascitytx.gov



# Andrew Thomas

Texas City, TX

athomas@techquip.com

## QUALIFICATIONS

- Great communication skills
- Extensive Knowledge of Industrial Instrumentation
- I'm able to multitask effectively and prioritize my job duties.
- Great problem solver, able to think outside the box to get the customer taken care of.
- I am very competitive, self-motivated, and will work hard to be the best at whatever I'm doing.

## EDUCATION

**University of Houston Clear Lake**

Houston, TX

- Bachelor's in Business Administration

**College of the Mainland**

Texas City, TX

- Associates of Applied Sciences Industrial Instrumentation

## EXPERIENCE

**TECH-QUIP INC.**

**01/13 - Present**

*Outside Sales*

*Houston*

- Generate quotes, based on information provided by the customer.
- Provide support to the customer both technical and commercial.
- Set-up appoints with customers and promote all the products on our line sheet.
- Set up joint calls with regional managers
- Maintain contacts in CRM software, and log activities
- Follow-up, and generate opportunities for all products
- Conduct field evaluations, and support

**Products: Magnetic Level Gauges, Level Switches & Transmitters, Pressure Gauges, Filters, pH, CEMS bundles, Closed Loop Samplers, Vibration Switches and Transmitters**

**Manufacturers: Krohne, Orion, Magnetrol, SOR, Perma-Cal, Mid-West, Balston, Mettler-Toledo, Thermon, Sentry Closed Loop Samplers, Sick, Metrix**

**Accomplishments**

- ❖ I've had amazing growth taking my territory from roughly 1.5 million to 4.7 million since 2013
- ❖ 2018 set an all-time company record for sales by an outside salesman

**TECH-QUIP INC.****06/06 – 1/13***Inside Sales**Houston*

- Generate quotes, based on information provided by the customer.
- Provide support to the customer both technical and commercial.
- Enter orders, generate quotes, and expedite orders.
- I was the only inside salesman that learned how to do everyone's job in the office from answering phones, purchasing, and shipping.

**Products: Magnetic Level Gauges, Level Switches & Transmitters, Pressure Gauges, Filters, pH****Manufacturers: Orion, Magnetrol, 3D, Mid-West, Balston, Mettler-Toledo****Accomplishments**

- ❖ While working I performed the role of inside sales I was also the project manager over converting to new CRM and ERP software for the company.

**Wolfenson Electric****04/06 – 06/06***Instrument fitter helper/ Electrical Helper**Houston*

- Run tubing and air pipe to instruments.
- Install instruments
- Run conduit, and pull wire

**Accomplishments**

- ❖ Began working as a journeyman in the short time I was there.

**Valero Retail****05/05-04/06***Store Manager**Galveston*

- Scheduling, Staffing
- Cover shifts, running a register
- Ordering stock, inventory control, make daily deposits

**Accomplishments**

- ❖ Got the highest score on quarterly grade from corporate.

**COMPUTER SKILLS**

- MS Office
- Power Point
- CRM

**CITY COMMISSION REGULAR MTG**

**(10) (a)**

**Meeting Date:** 08/07/2024

Budget amendment to allocate funds for the May 2024 General Election

**Submitted For:** Rhomari Leigh, City Secretary      **Submitted By:** Renee Edgar, City Secretary

**Department:** City Secretary

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**Information**

**ACTION REQUEST**

To authorize a budget amendment to make funds available for the payment of the May 2024, General Election

**BACKGROUND (Brief Summary)**

The City of Texas City entered into a Contract with the Galveston County Elections Division for Election Services under Resolution No. 2024-005. The City budgeted \$25,000 in the adopted 2023-2024 FY Budget based on previous invoices for these services.

On July 15, 2024, Galveston County Auditors emailed an invoice in the amount of \$83,636.25.

The Chief Deputy of Elections stated that the increase is due to the County not contributing financially to this election, an upgrade in election equipment to a paper-based system which was required by law, and legislative changes include deputies which are required to lock and unlock ballot boxes at all of the locations, deputies are required to be present anytime that central counting station is counting ballots, costs for paper, enough workers to handle these new tasks at the locations and even new mail ballot regulations that have to be followed.

**RECOMMENDATION**

Allocate funds in the amount of \$60,837.30 from the General Fund, Unassigned Fund Balance.

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**Fiscal Impact**

**Attachments**

General Election Invoice  
Ordinance

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**City of Texas City**  
**General Election 5/4/2024**

<b>BILL TO</b>
City of Texas City Rhomari Leigh <a href="mailto:rleigh@texascitytx.gov">rleigh@texascitytx.gov</a> 409-643-5916

Invoice #	AR241168
Invoice Date	July 11, 2024
Payment Due Date	August 11, 2024
Invoice Amount	\$ 83,636.25

REGISTERED VOTERS OF ALL CONTRACTED ENTITIES	ENTITY NAME REGISTERED VOTERS	PERCENT OF REGISTERED VOTERS
150,080	33,444	22.28%

Description	Amount
Personnel Cost	\$ 26,401.62
Election Supplies & Equipment Rental	\$ 46,411.73
<b>Cost Covered by the County Clerk/Credit</b>	
Election Processing	\$ 1,114.00
Miscellaneous Election Expense	\$ 266.60
Postage (613 ABBM)	\$ 1,839.00
*\$3.00/\$3.50 for multi-page ballot	

SUBTOTAL	\$ 76,032.95
(TEC § 31.100(d)) ADMINISTRATIVE FEE (10%)	\$ 7,603.30
<b>TOTAL AMONT DUE</b>	\$ <b>83,636.25</b>

*The total amount due is calculated using the percent of registered voters in your district compared to the total number of registered voters for all contracted entities.*

**Total Amount Due Within 30 Days of the Date on Invoice**

**Please remit payment to:**

The County of Galveston  
 Attn: Vanessa Chavez - Auditor's Office  
 PO Box 1418  
 Galveston, TX 77553

Thank you for contracting with the Galveston County Elections Department.  
 We look forward to working with you in the future.



**ORDINANCE NO. 2024-19**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2023/2024 BUDGET TO APPROPRIATE FUNDS FOR PAYMENT OF THE MAY 2024, GENERAL ELECTION; DISPENSING WITH THE REQUIREMENT FOR READING THIS ORDINANCE ON THREE (3) SEPARATE DAYS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, by Ordinance No. 2023-36 the City Commission of the City of Texas City, Texas, adopted its budget for Fiscal Year 2023-2024; and

**WHEREAS**, a budget amendment is needed to appropriate funds for the payment of the May 2024, general election; and

**WHEREAS**, funds are available in the General Fund.

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

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

**SECTION 2:** That the budget for Fiscal Year 2023-2024 of the City of Texas City, Texas, is hereby amended as follows:

**General Fund (101) Administration (101):**

<b>Election Cost</b>	<b>\$25,000.00</b>
<b>Unassigned Fund Balance</b>	<b>(\$60,837.30)</b>

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

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

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

**PASSED AND ADOPTED this 7th day of August 2024.**

\_\_\_\_\_  
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) (b)**

**Meeting Date:** 08/07/2024

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

**Submitted For:** Cynthia Rushing, Finance

**Submitted By:** Cynthia Rushing, Finance

**Department:** Finance

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**Information**

**ACTION REQUEST**

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

**BACKGROUND (Brief Summary)**

This is an annual activity required by the City to take action on the proposed tax rate by record vote and schedule public hearings, if necessary.

**RECOMMENDATION**

Staff recommends the NNR tax rate.

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**Fiscal Impact**

**Attachments**

Report

Staff Report

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**Notice About 2024 Tax Rates**  
Property tax rates in City of Texas City

This notice concerns the 2024 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	\$0.488635/\$100
This year's voter-approval tax rate	\$0.644163/\$100

To see the full calculations, please visit 722 21st Street/Moody Avenue, Galveston, Texas 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

**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	Total Payment
2012 Refunding Bonds	535,000	8,025	543,025
2015 Certificates of Obligation	1,060,000	15,900	1,075,900
2020 Refunding Bonds	345,000	82,300	427,300
2024 General Obligation Bonds	6,120,000	100,000	6,220,000
Total required for 2024 debt service		\$8,266,225	
- Amount (if any) paid from funds listed in unencumbered funds		\$0	
- Amount (if any) paid from other resources		\$0	
- Excess collections last year		\$1,234,647	
= Total to be paid from taxes in 2024		\$7,031,578	
+ Amount added in anticipation that the unit will collect only 99.70% of its taxes in 2024		\$21,158	
= Total debt levy		\$7,052,736	

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Cheryl E. Johnson, PCC, CTOP, Galveston County Tax Assessor Collector on 07/31/2024.

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) 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.





# Proposed Tax Rate

Fiscal Year 2024 – 2025

August 7, 2024

# AGENDA



- Purpose
- Truth-In-Taxation Definition
- Recommendation
- Next Steps

## Truth-In-Taxation (TNT): Tax Rate Adoption

- ❑ Designed to provide more transparency in the property tax adoption process and inviting greater taxpayer participation
- ❑ Adopts a tax rate that will support the operations budget for the City
- ❑ Galveston County Tax Office calculates the tax rates and sends the tax rates to the Taxing Units in the Galveston County
  - ✓ County Appraisal District provides Certified Taxable Values
  - ✓ Taxing Units provide Debt Information, Unencumbered Fund Balance, Sales Tax spent on M&O, and TIF payments

# TERMS AND DEFINITIONS



## No-New-Revenue Tax Rate (NNR)

Tax rate that would produce the same revenue from the same property base as the prior year and serves as an offset to the increasing property appraised values.

### Example:

	Prior Year	Current Year
Appraise Value	\$ 1,000,000	\$ 1,100,000
<b>COTC Tax Rate</b>	<b>\$ 0.490000</b>	<b>\$ 0.445455</b>
COTC Property Tax	\$ 4,900	\$ 4,900

## Voter Approval Tax Rate (VAR)

Highest tax rate that the Taxing Unit may adopt without holding an election to seek voter approval of the rate.

## Adopted Tax Rate

Tax rate that was previously voted and adopted by the Taxing Unit

**Tax Increment Financing (TIF)** – redirect property tax in an area designated as a Tax Increment Reinvestment Zone (TIRZ)



# STAFF RECOMMENDATION



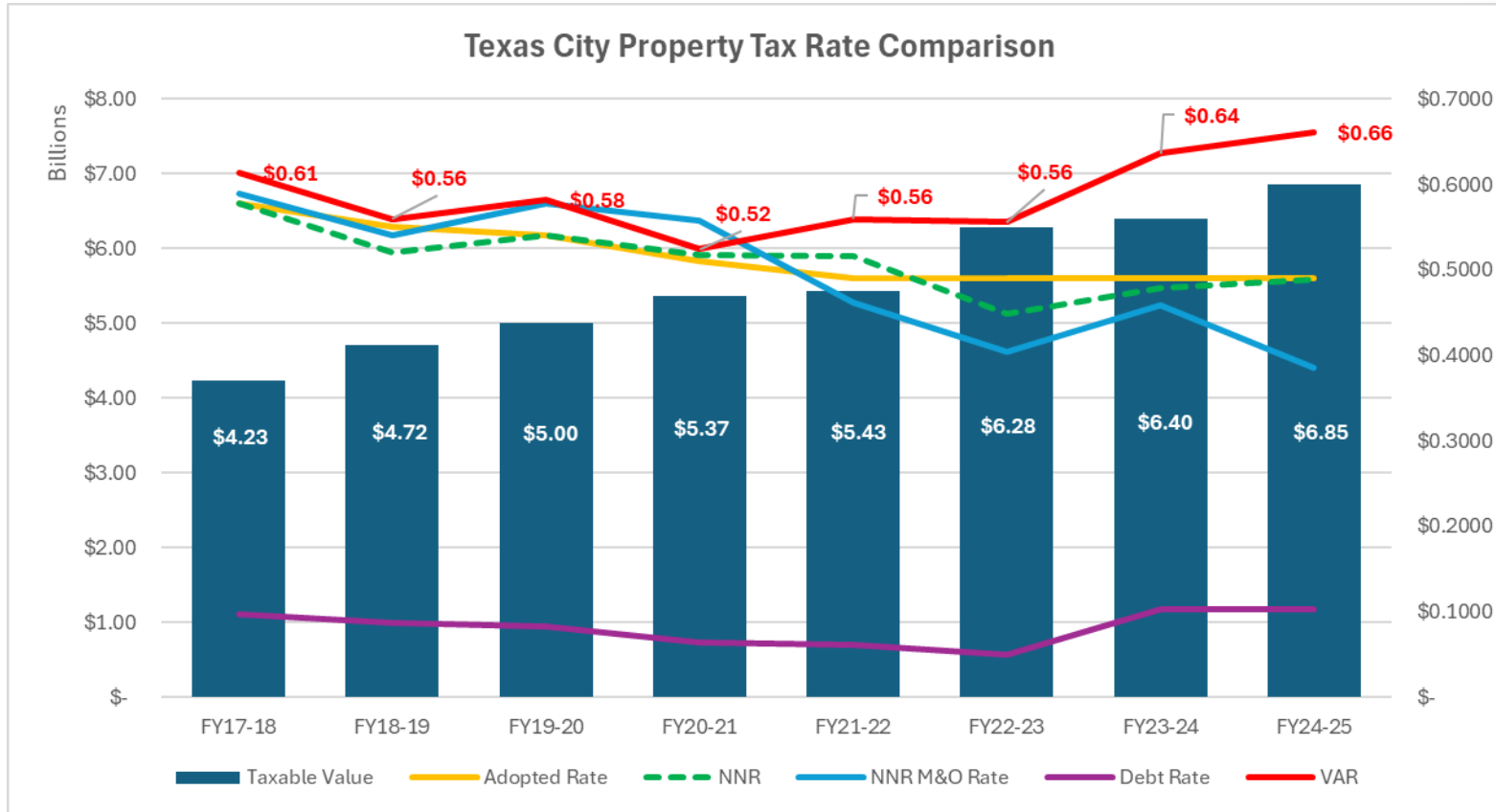
	FY17-18	FY18-19	FY19-20	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25
<b>Taxable Value</b>	<b>\$ 4,228,406,746</b>	<b>\$ 4,715,349,204</b>	<b>\$ 4,997,799,763</b>	<b>\$ 5,370,711,710</b>	<b>\$ 5,431,858,681</b>	<b>\$ 6,277,842,665</b>	<b>\$ 6,397,924,538</b>	<b>\$ 6,854,151,976</b>
Adopted Rate	0.577179	0.550000	0.540000	0.510000	0.490000	0.490000	0.490000	0.490000
NNR	0.577179	0.520993	0.540270	0.517195	0.516302	0.448432	0.479020	<b>0.488635</b>
NNR M&O Rate	0.589781	0.540749	0.577878	0.558021	0.461960	0.403735	0.458423	0.385738
Debt Rate	0.097135	0.087370	0.082904	0.063504	0.060496	0.049936	0.102650	0.102897
VAR	0.613958	0.559568	0.582712	0.524407	0.559489	0.555639	0.636316	0.644163
<b>Proposed Tax Revenue</b>	<b>\$ 24,405,476</b>	<b>\$ 25,934,421</b>	<b>\$ 26,988,119</b>	<b>\$ 27,390,630</b>	<b>\$ 26,616,108</b>	<b>\$ 30,761,429</b>	<b>\$ 31,349,830</b>	<b>\$ 33,585,345</b>

Staff Recommends No-New-Tax Rate

- No Property Tax Increase
- Tax Rate Flat for last 3 years

\* M&O – Maintenance and Operations

# STAFF RECOMMENDATION



Staff Recommends No-New-Tax Rate

- No Property Tax Increase
- Tax Rate Flat for last 3 years
- No-New-Revenue Tax Rate has 2 Components
  1. M&O
  2. Debt Services

\* M&O – Maintenance and Operations

# FY25 PROPERTY TAX REVENUE PROJECTIONS



	FY21-22	FY22-23	FY23-24	FY24-25
<b>Taxable Value</b>	<b>\$ 5,431,858,681</b>	<b>\$ 6,277,842,665</b>	<b>\$ 6,397,924,538</b>	<b>\$ 6,854,151,976</b>
Adopted Rate	0.490000	0.490000	0.490000	0.490000
NNR	0.516302	0.448432	0.479020	<b>0.488635</b>
NNR M&O Rate	0.461960	0.403735	0.458423	0.385738
Debt Rate	0.060496	0.049936	0.102650	0.102897
VAR	0.559489	0.555639	0.636316	0.644163
<b>Proposed Tax Revenue</b>	<b>\$ 26,616,108</b>	<b>\$ 30,761,429</b>	<b>\$ 31,349,830</b>	<b>\$ 33,585,345</b>

Proposed Tax Levy Calculation:

$$\begin{array}{r}
 \$6,854,151,976 / \$100 \\
 \times \quad \$ .488635 \\
 \hline
 \$33,585,385
 \end{array}$$

\* M&O – Maintenance and Operations

# NEXT STEPS



*Texas City*  
EST. 1911

**August 21, 2024**

- Public Hearing
- Adopt Proposed Tax Rate





# QUESTIONS