

CITY OF TEXAS CITY
SPECIAL CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, JANUARY 8, 2025 - 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM - CITY HALL
1801 9th Ave. N.
Texas City, TX 77590

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

- (1) ROLL CALL
- (2) INVOCATION
- (3) PLEDGE OF ALLEGIANCE
- (4) REPORTS
 - (a) Human Resources Annual Report
 - (b) City Secretary's Annual Report
- (5) CONSENT AGENDA
 - (a) Approve City Commission Minutes for the December 18, 2024 meeting. (City Secretary)
 - (b) Consider and take action on Resolution No. 2025-001, appointment of alternate member to the Zoning Commission. (City Secretary)
 - (c) Consider and take action on Resolution No. 2025-002, authorizing the City of Texas City to execute a General and No Litigation Certificate and stating our non-objection to such from the Southeast Texas Housing Finance Corporation (SETH) for Piedmont Apartments- Baytown (\$30,000,000) located in Baytown, Texas. (Legal)
 - (d) Consider and take action on Resolution No. 2025-003, authorizing a payment for the City's annual ERP System subscription- Munis. (Finance)

- (6) REGULAR ITEMS
 - (a) Consider and take action on Resolution No. 2025-004, authorizing the Publication of Notice of Intention to Issue City of Texas City, Texas Certificates of Obligation, Series 2025. (Finance)
- (7) PUBLIC COMMENTS
- (8) COMMISSIONERS' COMMENTS
- (9) MAYOR'S COMMENTS
- (10) 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 JANUARY 3, 2025, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

RHOMARI LEIGH
CITY SECRETARY

CITY COMMISSION REGULAR MTG

(4) (a)

Meeting Date: 01/08/2025

Human Resources Annual Report

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Human Resources Annual Report

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

Staff Report

City of Texas City Human Resources Department Annual Report

January 1-December 31, 2024

Presented by: Jennifer Price, Director of Human Resources



Texas City
EST. 1911



City of Texas City

Our Mission

The mission of the City of Texas City is to serve and benefit our citizenry equally and fairly by providing professional, dependable services oriented toward enhancing the quality of life for our customers, improving our community, protecting our environment, and instilling pride in our employees. We will accomplish these goals through people, policies, and procedures that inspire caring, responsive, and quality public service.

Human Resources Department

Our Mission

The Human Resources Department strives to provide support and the highest degree of service regarding employment, benefits, compensation, and safety.



Our Core Values and Guiding Principles

Accountability	Communication	Confidentiality	Diversity
Empathy	Ethics	Fairness	Inclusion
Integrity	Positivity	Professionalism	Respect

Who We Are..



Jennifer Price
Director of Human Resources



Anete Martinez
Benefits Coordinator



Susan Sensat
Training and Workers Comp Coordinator



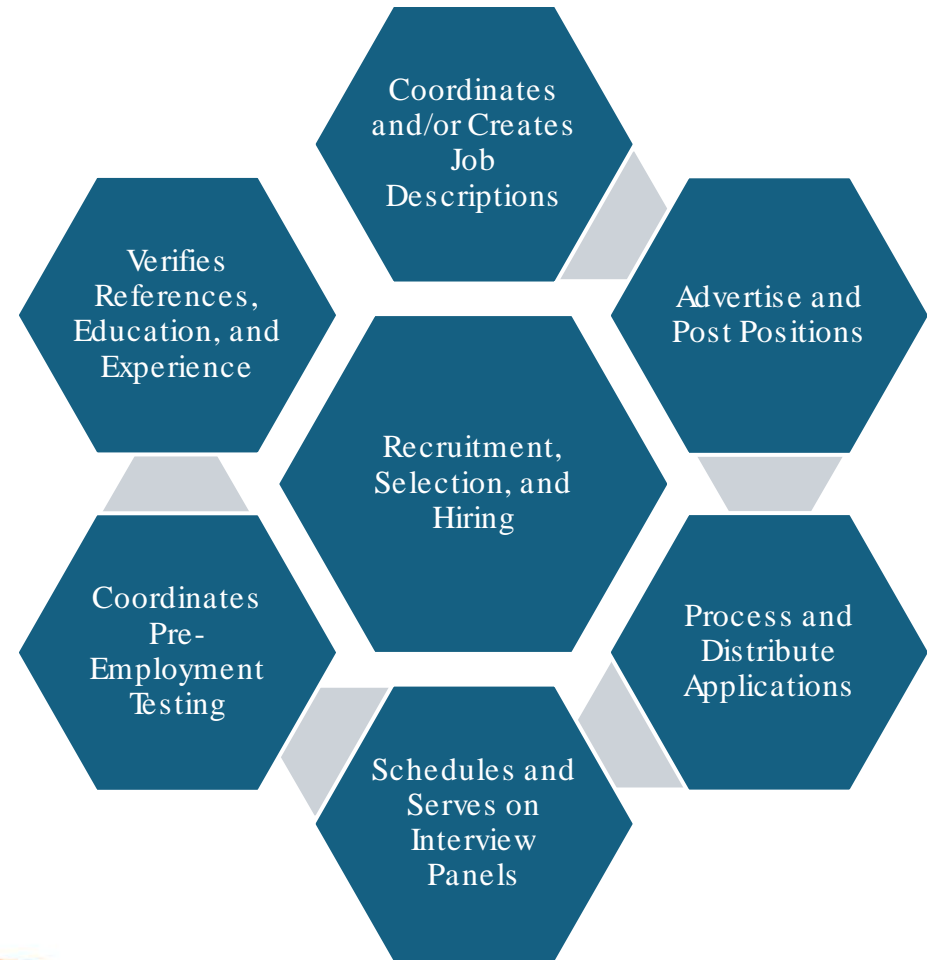
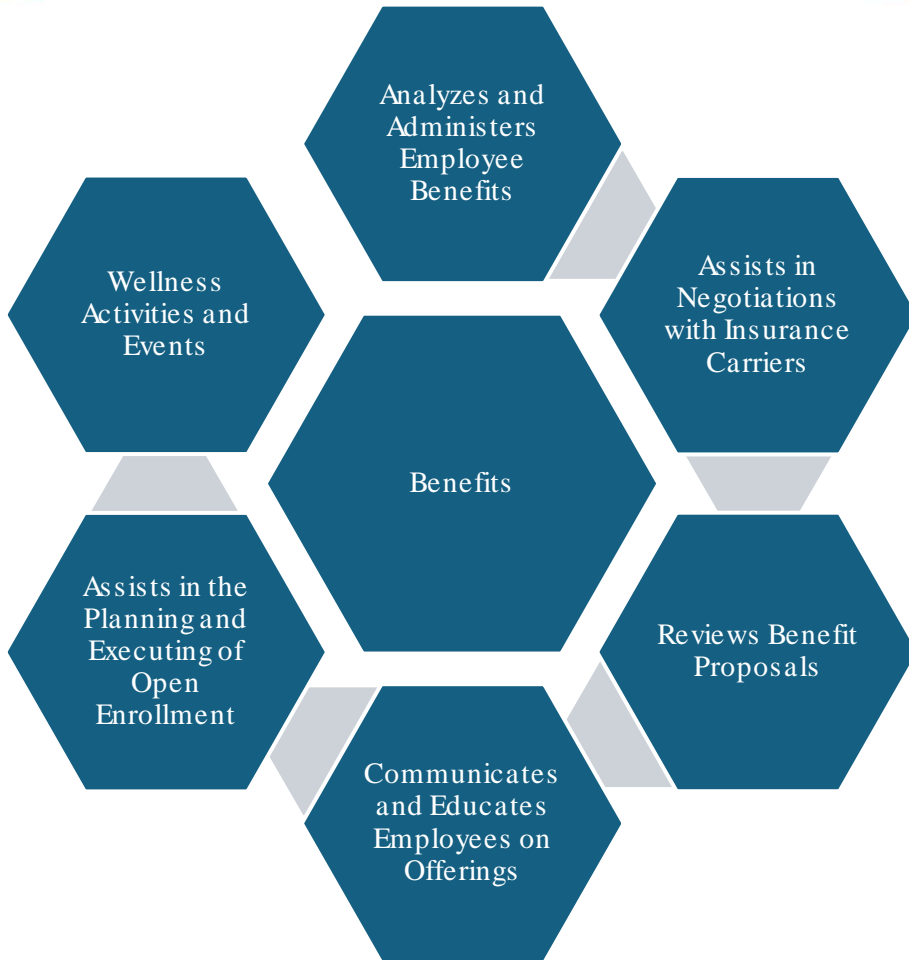
Human Resources Specialist
Civil Service



Human Resources Generalist



What We Do...



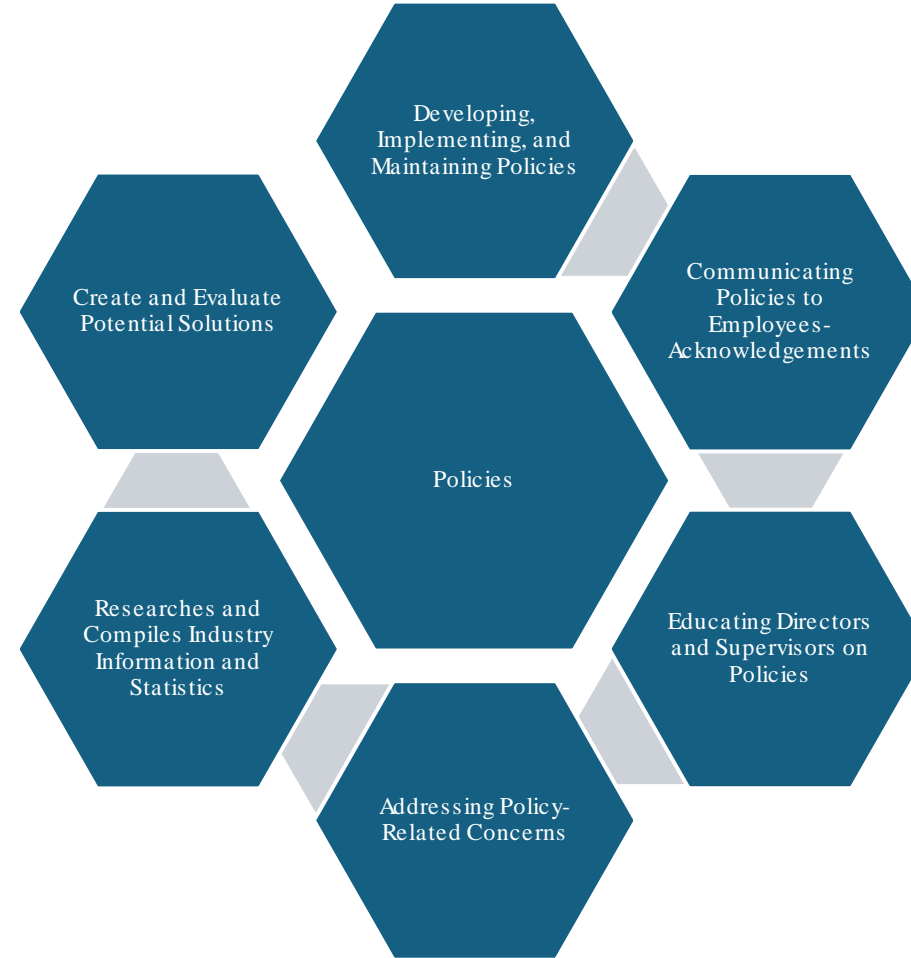
What We Do...



Texas City
EST. 1911



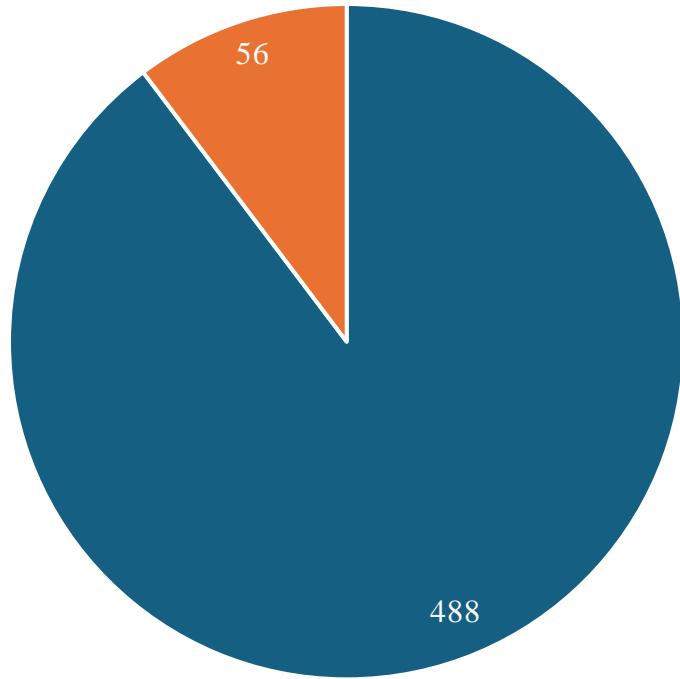
What We Do...



Employee Snapshot..

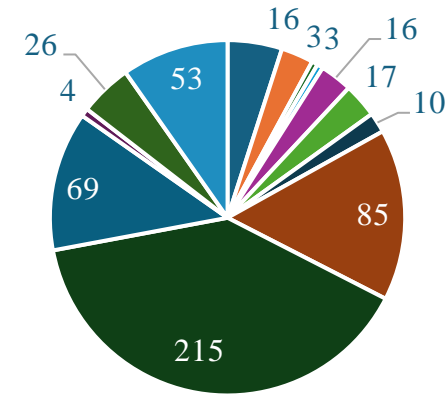


Employees by FTE Status – 544 Total



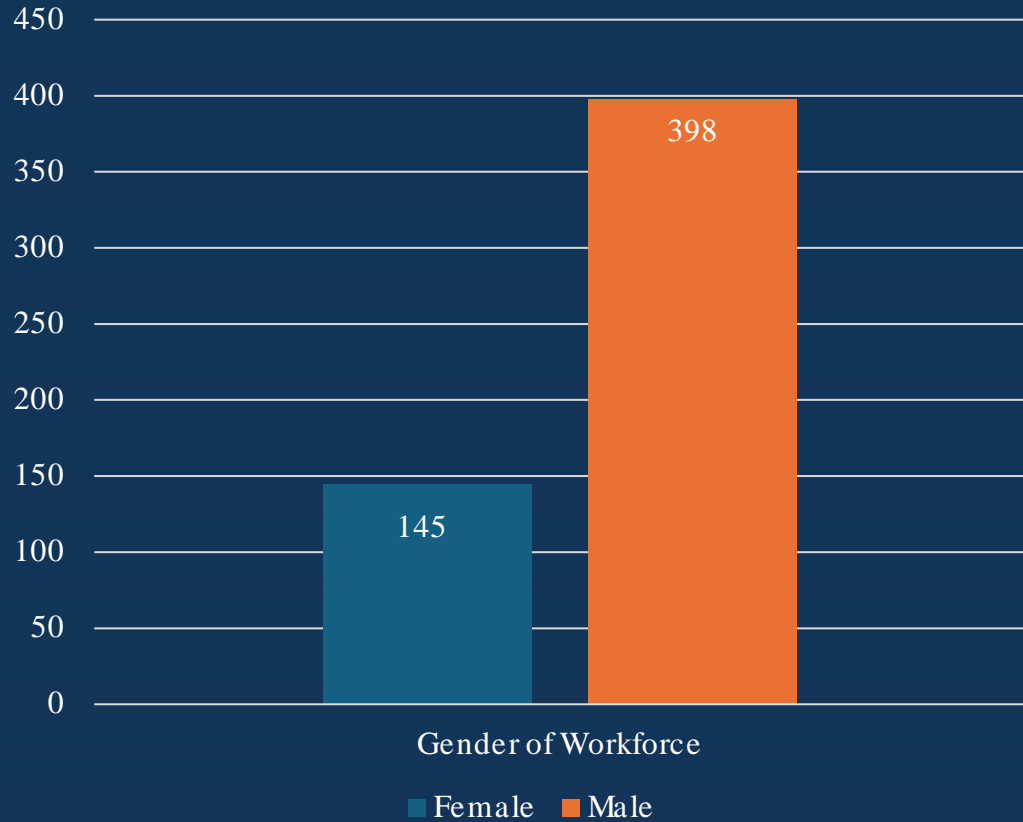
■ Full Time ■ Part Time

Employees by Department



- Administration, IT, Legal, Purchasing
- Community Development
- Inspections & Planning
- Municipal Court
- Public Safety
- Pump Stations
- Sewer, WWIP, Water, Water Distribution
- Golf
- Animal Control
- Library
- Parks & Recreation
- Public Works
- Sanitation

Employee Snapshot..



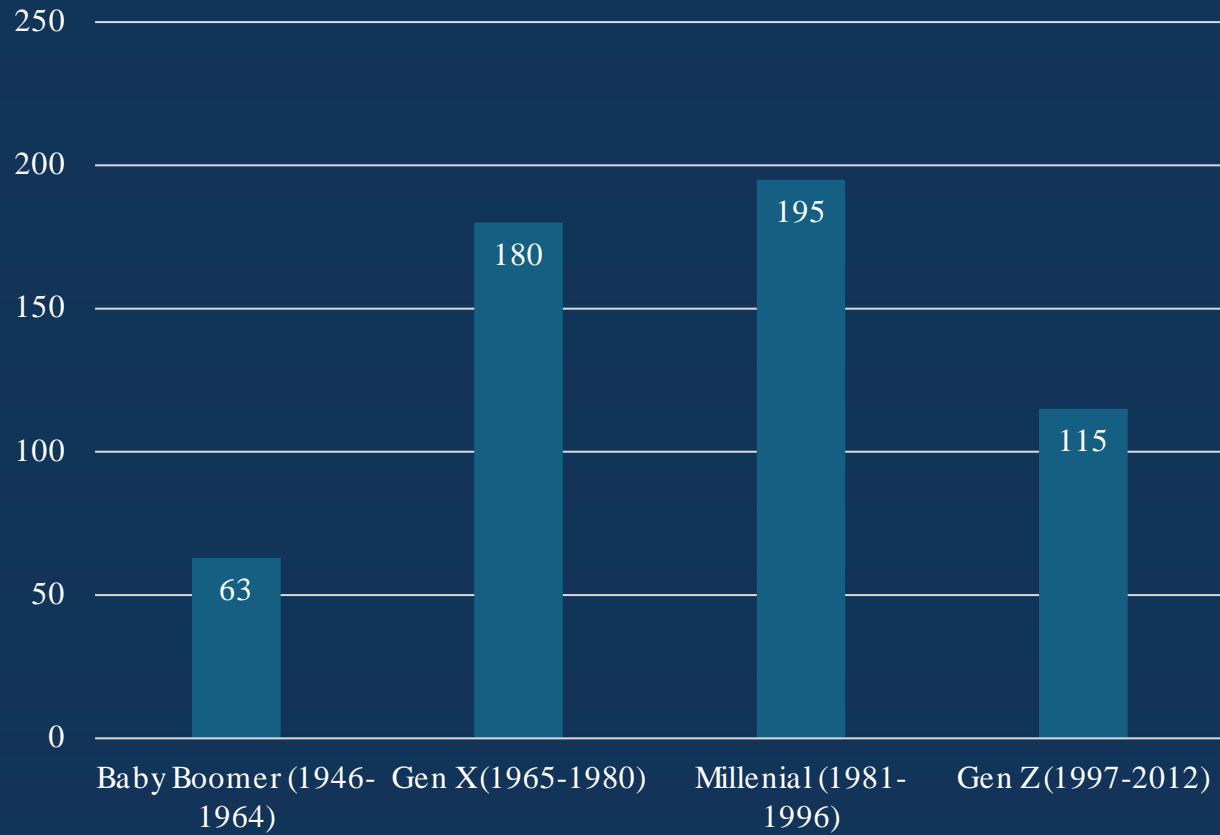
Age Group	Female	Male	Total
Under 30	34	93	127
30-39	28	103	131
40-49	29	75	104
50-59	35	85	120
60-69	17	38	55
70+	3	4	7
Totals	146	398	544



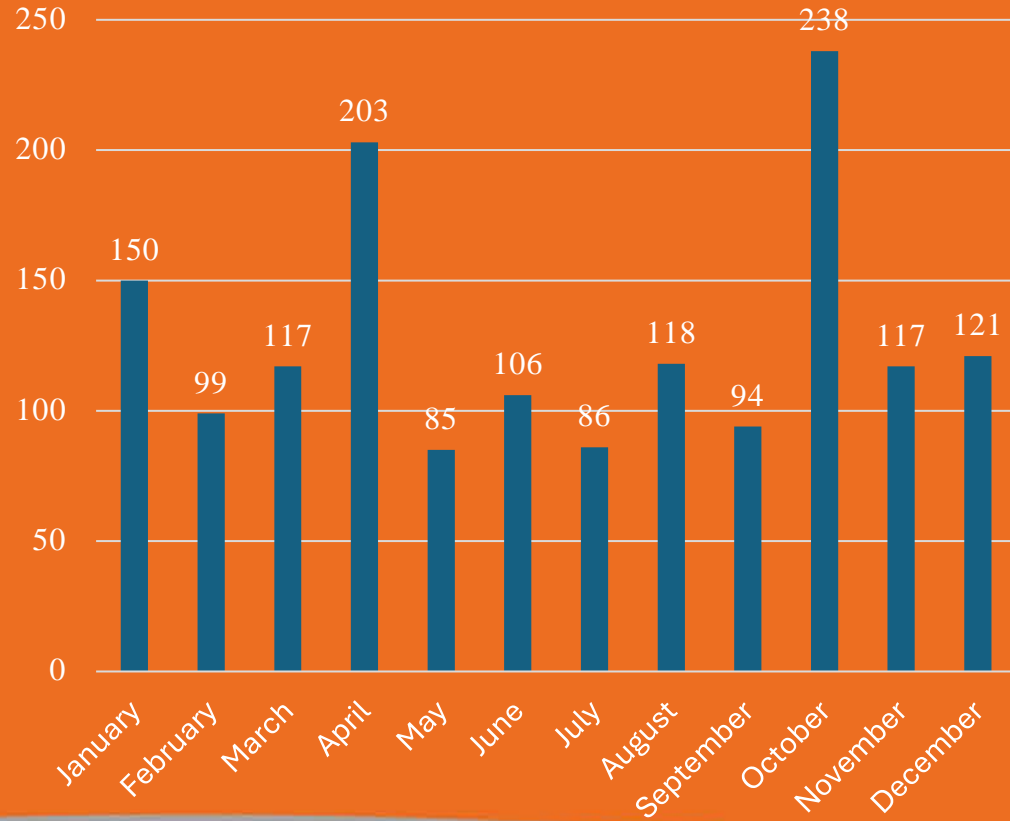
Employee Snapshot..



Generations in the Workplace

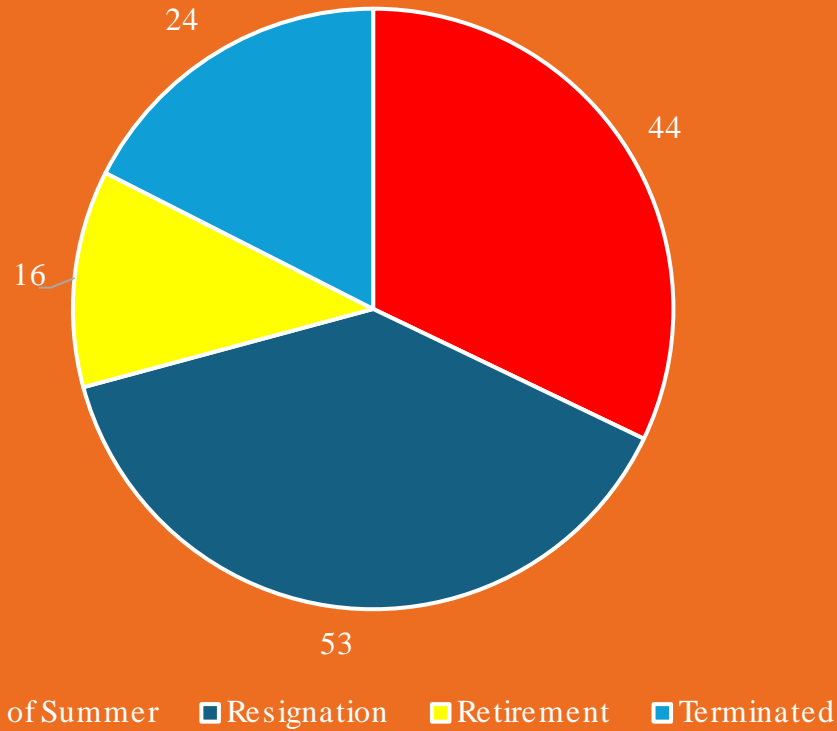


Applications Received and Processed 2024 - 1,534 Total



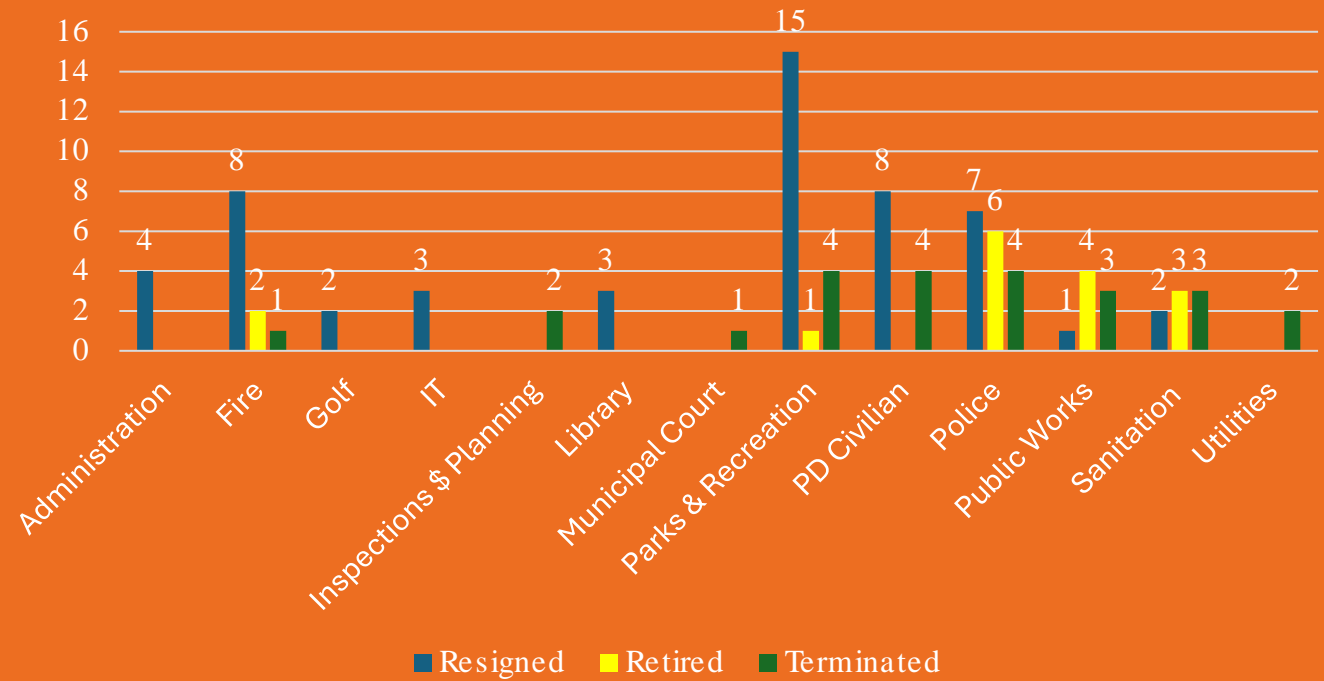


Terminations 2024 – 137 Total



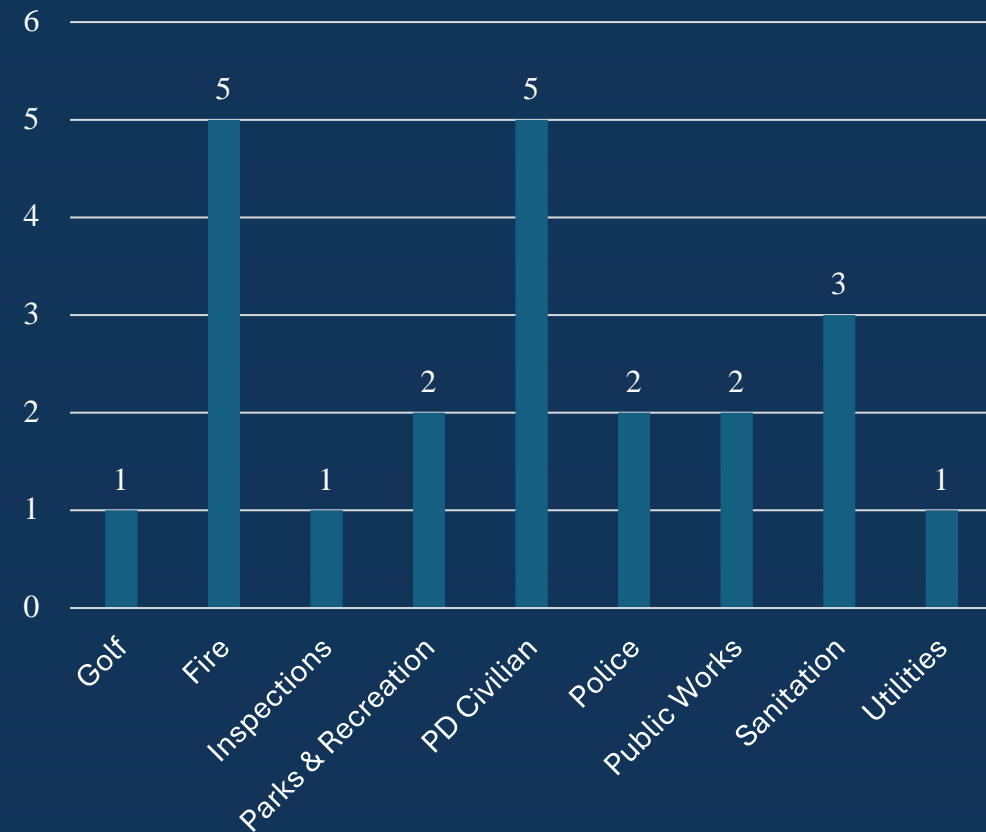
Terminations by Department

*Does not include "End of Summer" Employees.





New Hire Turnover by Department*



15.2% Overall
Turnover Rate



23.6% New
Hire Turnover
Rate

*Of these New Hire Turnover #'s, 10/22 were terminated and not eligible for rehire.

452

- Total Employees in TMRS

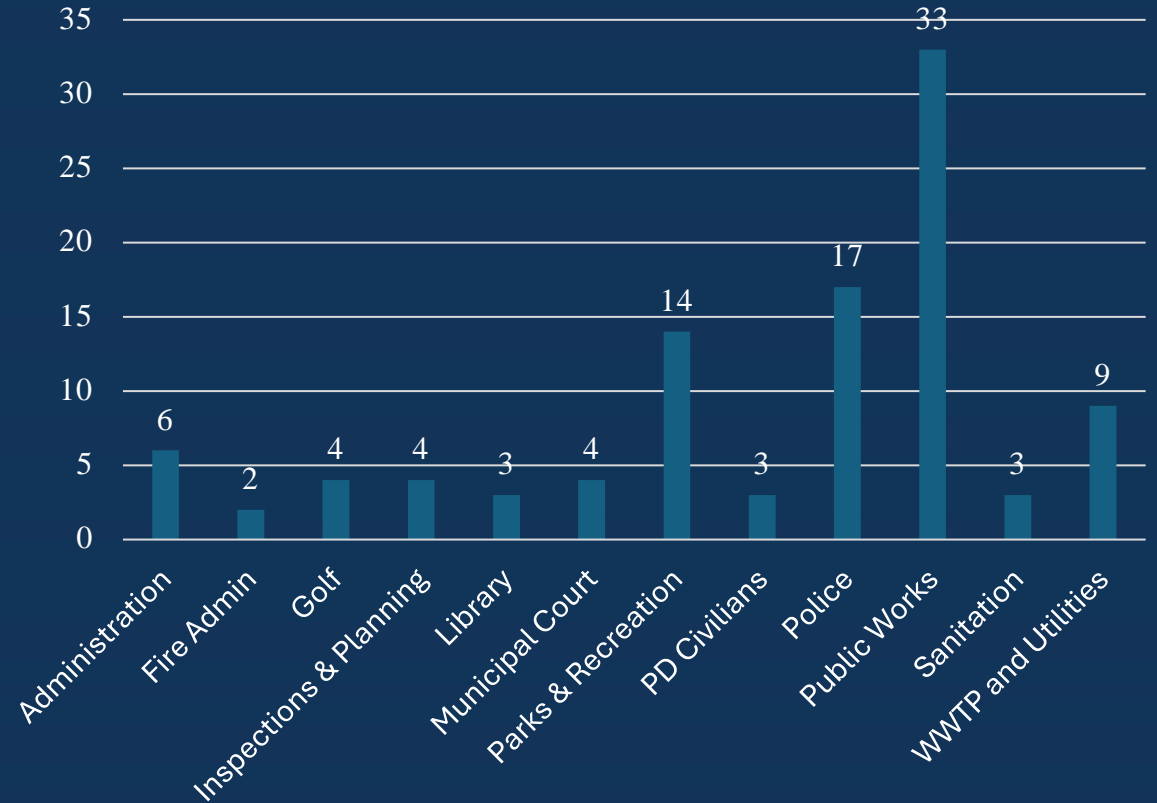
102

- Employees Eligible to Retire 12/31/2024

206

- Employees Eligible to Retire 12/31/2030

TMRS Retirement Eligible by Department



87

- Total Active Employees in Fire Pension

2

- Active Employees Eligible to Retire 12/31/2024

13

- Employees Eligible to Retire 12/31/2030

Current Age	Years of Service as of 12/31/2024						Total
	0-4	5-9	10-14	15-19	20-24	25+	
Under 30	32	-	-	-	-	-	32
30-39	18	11	6	2	-	-	37
40-49	-	1	6	7	-	1	15
50-59	-	-	-	2	-	1	3
60-69	-	-	-	-	-	-	-
70+	-	-	-	-	-	-	-
Total	50	12	12	11	-	2	87



Some Highlights from 2024..



Texas City
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City of Texas City Employee Advocate Call Center - January 2024

Launched an Employee Benefits Satisfaction Survey – March 2024

Employee Health and Safety Fair – May 2024

Provided Employees a Medicare Resource through Insurance Broker – July 2024

Held the first City of Texas City Wellness Expo

- Biometric Screenings with Quest
- Skin Cancer Screenings with SkinIO
- Mobile Blood Drive
- Flu Vaccines
- Chair Massages from Zeel
- Introduced a new financial wellness benefit, FinPath
- Introduced the new online enrollment system, Benefit Connector (paid for by a new insurance vendor through a tech subsidy!)
- Gave away HelloFresh meal boxes to employees (shipped to their home)
- Gave away wellness boxes from BunnyJames
- **All of this was FREE for employees**

New Insurance and Benefits for 2025..



Blue Cross Blue Shield of TX

- Medical and Pharmacy

United Concordia

- Dental

VSP

- Vision

Mutual of Omaha

- Basic Life, AD&D, Voluntary Life, Long Term and Short-Term Disability

Deer Oaks

- Employee Assistance Program

FinPath

- Financial Wellness Benefit

These are staying the same..

Zero Health

- Medical Benefits at \$0 to Employee

Allstate-Loomis

- GAP Coverage

Health Savings, Flex Spending, etc.

- WEX

Voluntary Benefits (Accident, Hospital, etc.)

- Cigna



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Questions?

Thank you Mayor, Commissioners, Fellow
City Staff, and Community Members!

CITY COMMISSION REGULAR MTG

(4) (b)

Meeting Date: 01/08/2025

City Secretary's Annual Report

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

City Secretary's Annual Report

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

Staff Report



Texas City



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City Secretary's Office Update

Rhomari Leigh, TRMC, VDR
City Secretary
January 8, 2025



Meet the Team:



Rhomari Leigh, TRMC, VDR
City Secretary



Renee Edgar
Records Manager



Office of the City Secretary

The position of city secretary is a statutorily required position in Texas, as stated in the Local Government Code:

Texas Local Government Code(s):

Sec. 22.071. OTHER MUNICIPAL OFFICERS. (a) In addition to the members of the governing body of the municipality, the other officers of the municipality are the **secretary**, treasurer, assessor and collector, municipal attorney, marshal, municipal engineer, and any other officers or agents authorized by the governing body.

Sec. 22.073 POWERS AND DUTIES OF SECRETARY

Management (8)

- Agendas, Minutes, Notices
- Resolutions, Ordinances

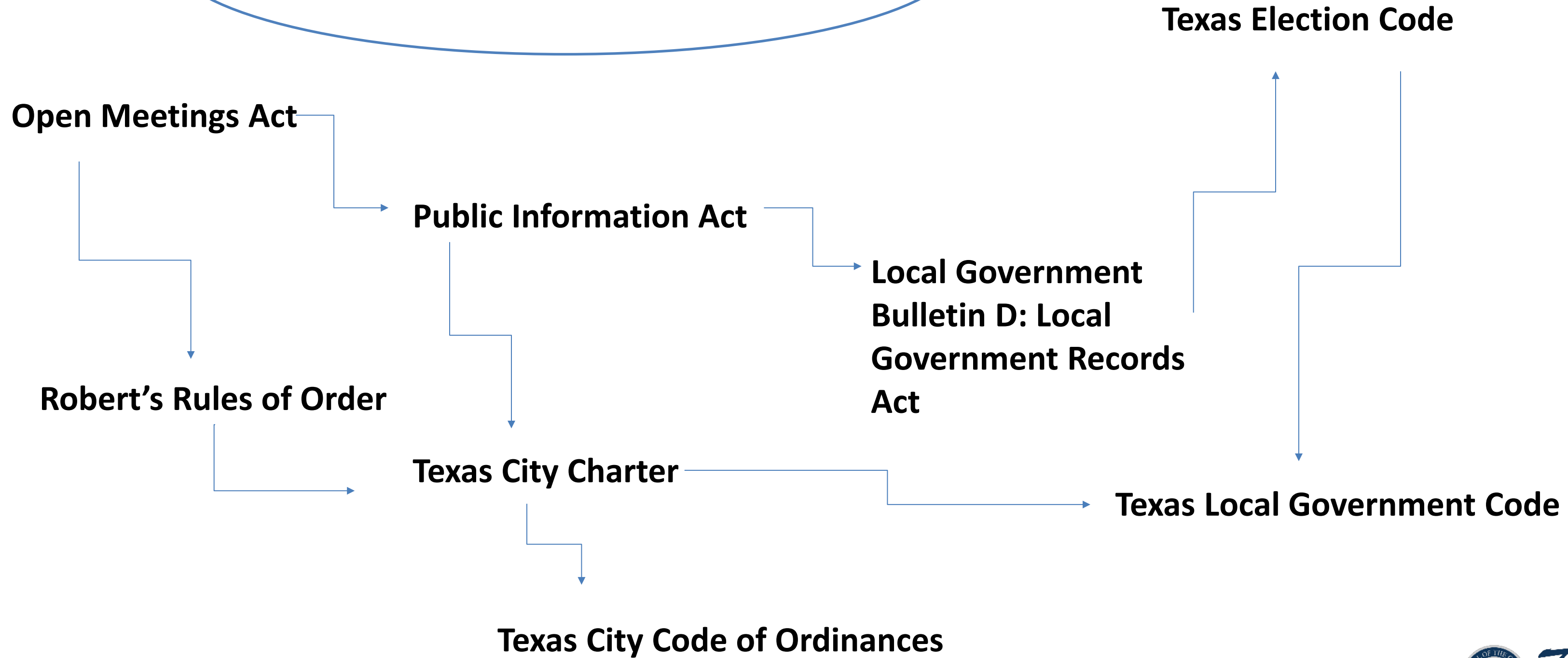
Compliance

- PIRs, Alcohol Permits, Bingo Licenses
- Petitions, Contracts, Complaints, Claims

Administration

- City Elections
- Record Life Cycle, Research Projects

Governance:

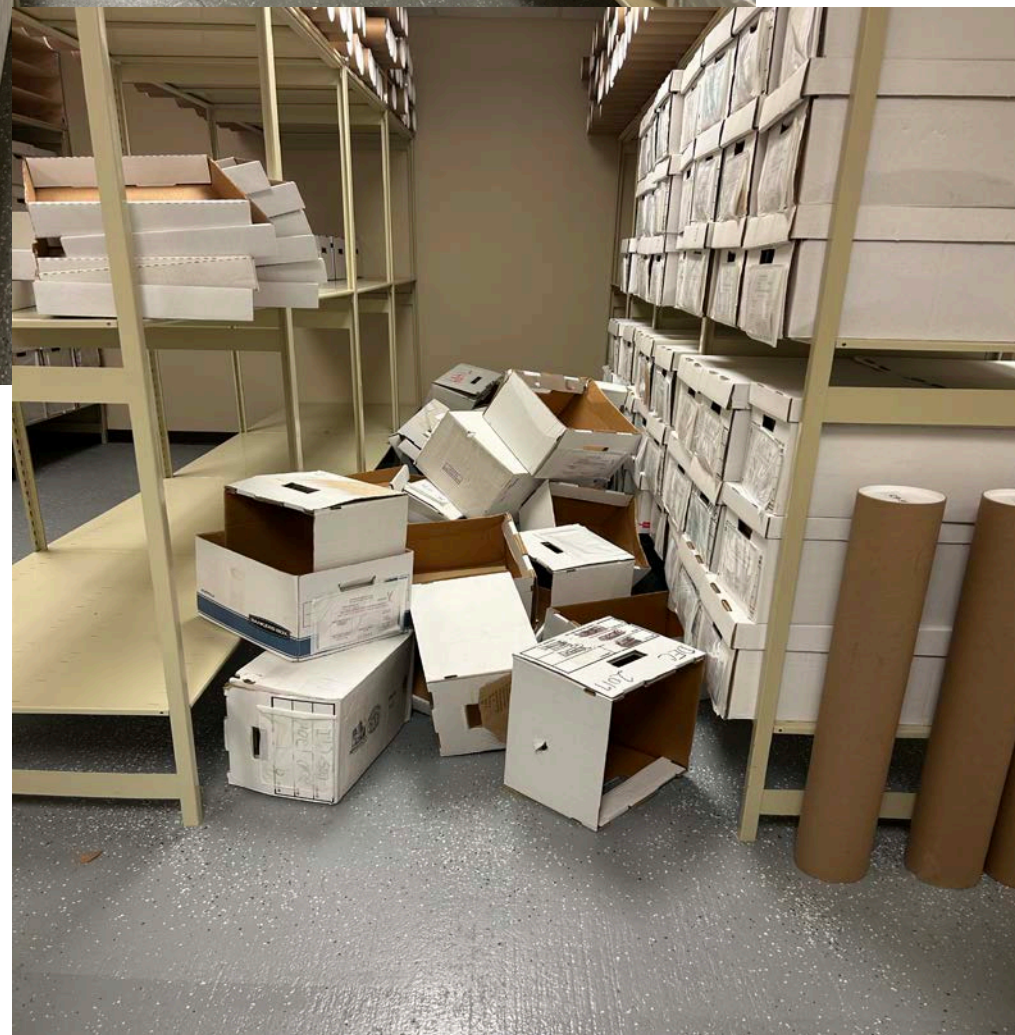
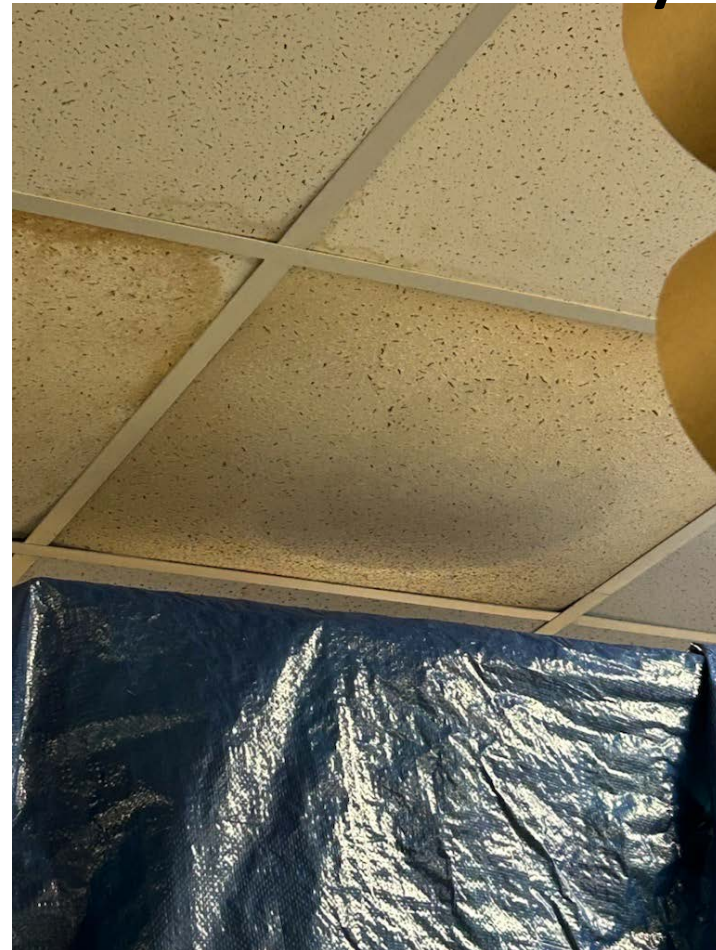


Records Manager

Present Day



Hurricane Beryl



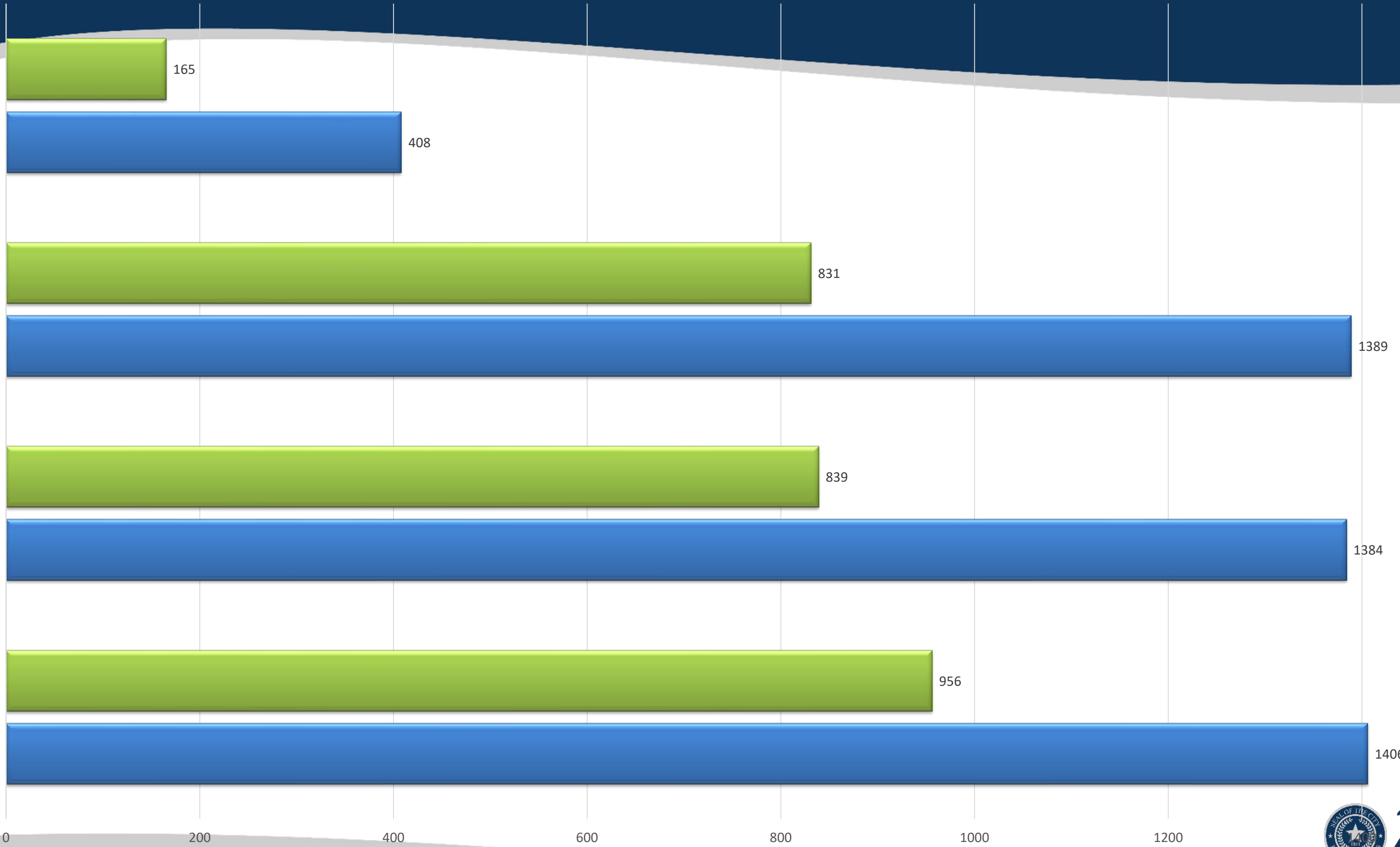
December 2024

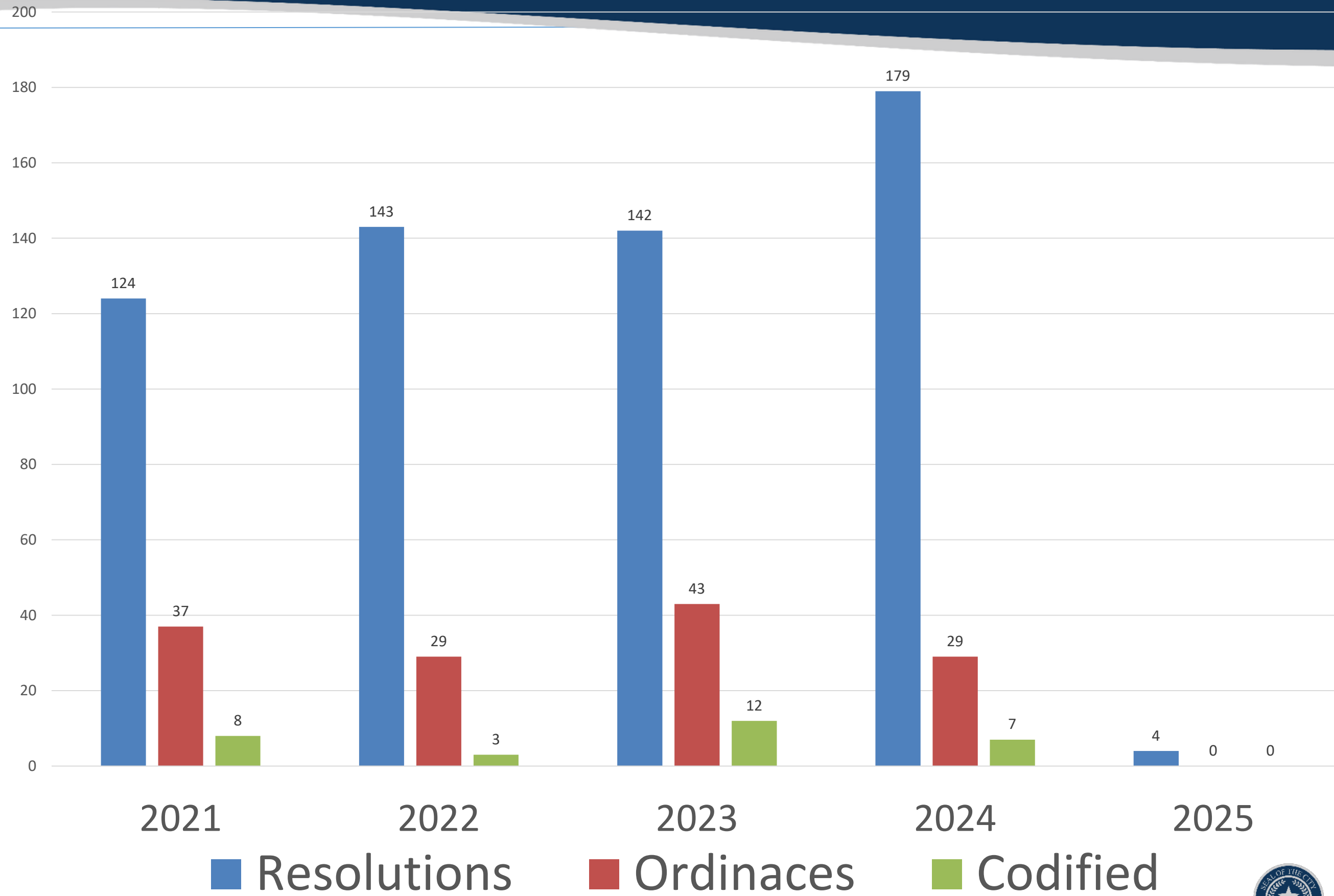


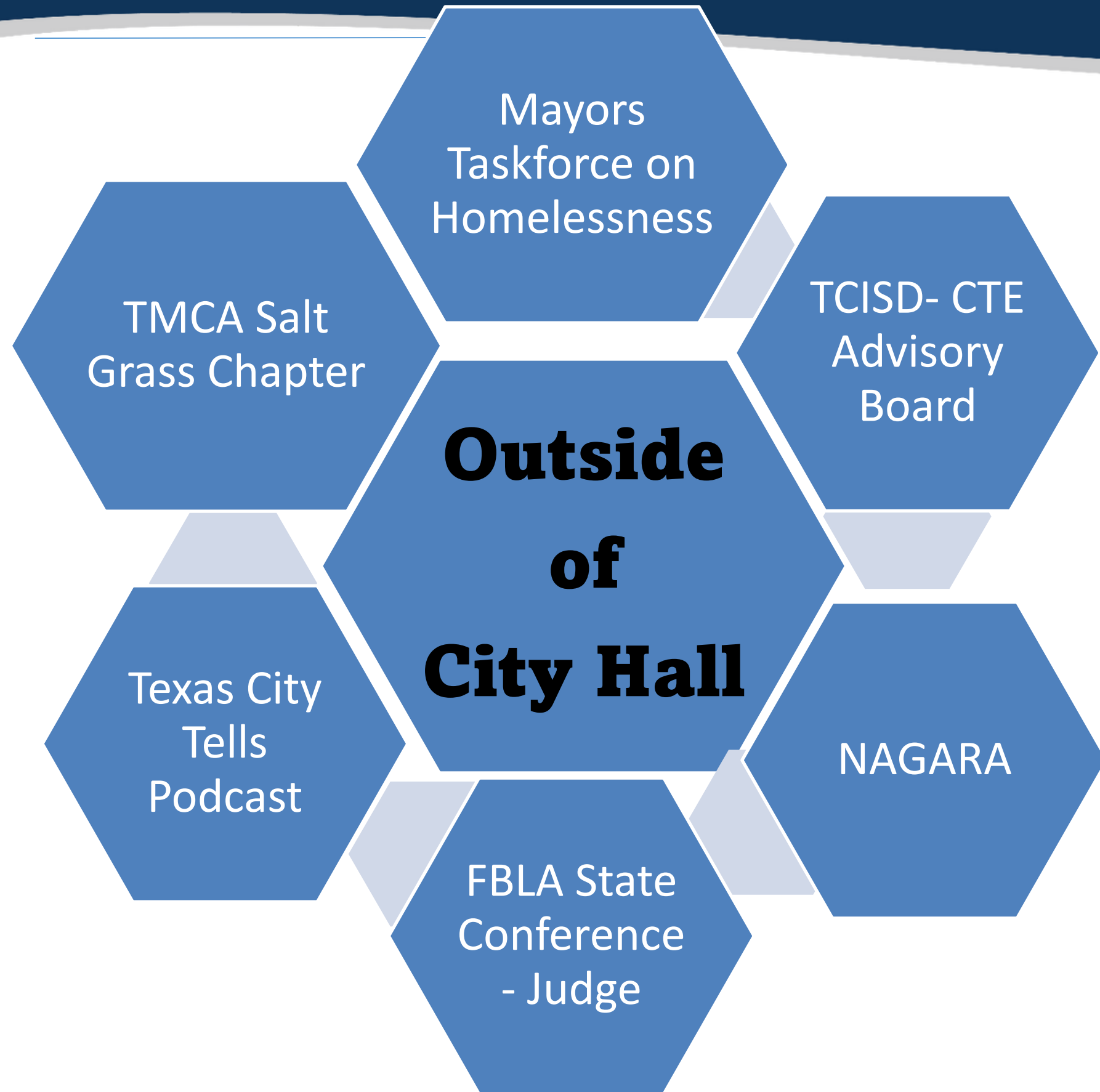
Texas City
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Hours Spent PIRs

FY 24 - 25
FY 23 - 24
FY 22 - 23
FY 21 - 22







- Honorable mentions:
- Juneteenth Committee
 - Texas City Citizen's Police Academy Alumni Assoc. – Secretary
 - Galveston County Jr. League

Not To Brag, But...



In 2024 the City Secretary's Office

- Received the TMCA Municipal Clerks Office of Achievement Award
- Rhomari was named to the 2024 Municipal Clerks Honor Roll
- Renee earned her Government Archives and Records Admin. Certificate
- Texas City hosted the Salt Grass Chapter's 23rd Annual Public Information Act Seminar for local agencies, municipalities, etc. Speakers included Attorneys from Olsen & Olsen, the Office of the Texas Attorney General, and the City of Houston Legal Department.

QUESTIONS?



CITY COMMISSION REGULAR MTG

(5) (a)

Meeting Date: 01/08/2025

Submitted By: Renee Edgar, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Approve City Commission Minutes for the December 18, 2024 meeting. (City Secretary)

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

December 18, 2024 Minutes

REGULAR CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, DECEMBER 18, 2024 – 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, DECEMBER 18, 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 Pastor Tim Franklin of The Connection Church.

3. PLEDGE OF ALLEGIANCE

Led by Commissioner District 2, Keith Love.

4. PROCLAMATIONS AND PRESENTATIONS

a. Service Awards

Tacarra Creamer	Parks & Recreation	12/08/2014	10 years
Damon McNeel	Library	12/20/1999	25 years
Mickey House	Police	12/27/1994	30 years
Debra McGrew	Police	12/19/1994	30 years

b. Firefighter of the Year 2024 Award Presented to Engineer Brent Black

Dennis Harris, Fire Chief, promoted Brent Black to Engineer.

5. PUBLIC COMMENTS

The following members of the public requested to address the City Commission: Evelyn Bell, Reva Ornelas Rodriguez, and Pastor James Daniel.

6. CONSENT AGENDA

Commissioner District 4, Jami Clark, made a motion to approve Consent Agenda items 6a, b, c, d, e, and f. The motion was seconded by Commission At-Large, Mayor Pro Tem, Thelma Bowie.

- a. Approve City Commission Minutes for the December 4, 2024 meeting. (City Secretary)

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At-Large, Mayor Pro Tem Thelma Bowie

Vote: 7 - 0 CARRIED

- b. Consider and take action on Resolution No. 2024-171, approving and awarding a contract for Bid No. 2025-001 Vegetation Management Chemicals Annual Contract. (Public Works)

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At-Large, Mayor Pro Tem Thelma Bowie

Vote: 7 - 0 CARRIED

- c. Consider and take action on Resolution No. 2024-172, authorizing a fiscal year payment to Badger Meter for wireless cell phone reading of water usage for billing of City Water Customers. (Public Works)

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At-Large, Mayor Pro Tem Thelma Bowie

Vote: 7 - 0 CARRIED

- d. Consider and take action on Resolution No. 2024-173, authorizing the purchase of bunker gear for the Texas City Fire Department. (Fire)

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At-Large, Mayor Pro Tem Thelma Bowie

Vote: 7 - 0 CARRIED

- e. Consider and take action on Resolution No. 2024-174, adopting the new City of Texas City Water Conservation and Drought Contingency Plan. (Public Works)

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At-Large, Mayor Pro Tem Thelma Bowie

Vote: 7 - 0 CARRIED

- f. Consider and take action on Resolution No. 2024-175, authorizing payment to Accurate Utility Supply for the purchase of meters and other related appurtenances. (Public Works)

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At-Large, Mayor Pro Tem Thelma Bowie

Vote: 7 - 0 CARRIED

7. REGULAR ITEMS

- a. Consider and take action on Resolution No. 2024-176, authorizing a Waiver of Right to Terminate provision 16.6 of the 312 Tax Abatement Agreement between the City of Texas City and Gulf Coast Ammonia LLC., for failure to place the improvement in service by December 31, 2024. (Management Services)

Jon Branson, Executive Director of Management Services, recommends that a Waiver of the Right to Terminate be approved and that the deadline be extended to December 31, 2025.

Motion by Commissioner At-Large Abel Garza, Jr., Seconded by Commissioner District 3 Chris Sharp

Vote: 7 - 0 CARRIED

- b. Consider and take action on Resolution No. 2024-177, authorizing the Mayor or his designee to enter into a contract with Generocity Services (Choice Partners Contract #23/016MR-17) to replace the original target system and floor at the Criminal Justice Center Indoor Shooting Range. (Public Works)

Jack Haralson, Public Works Director, requested for this item to be pulled so the City can explore a more cost-effective way to complete this task.

Motion by Commissioner At-Large Abel Garza, Jr., Seconded by Commissioner District 1 DeAndre' Knoxson

Vote: 7 - 0 CARRIED

- c. Consider and take action on Resolution No. 2024-178, authorizing a Cost of Living Adjustment (COLA) for Non-Civil Service staff. (Finance)

Cynthia Rushing, Chief Financial Officer, recommends a 3% COLA for non-civil service staff employed on or before July 1, 2024; going into effective on January 1, 2025.

Motion by Commissioner District 1 DeAndre' Knoxson, Seconded by Commissioner District 2 Keith Love

Vote: 7 - 0 CARRIED

- d. Consider and take action on Ordinance No. 2024-29, amending the 2024/2025 fiscal year budget to accept and appropriate funds from Lago Mar Development Authority and appropriate funds from the Undesignated Fund Balance Sewer Zone 2. (Finance)

Cynthia Rushing, Chief Financial Officer, recommends the Budget amendment to accept and record the Developer's deposit.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At-Large, Mayor Pro Tem Thelma Bowie

Vote: 7 - 0 CARRIED

- e. Consider and take action on Resolution No. 2024-179, ratifying the authorization of payment made for windstorm insurance premiums to the Texas Windstorm Insurance Association (TWIA). (Finance)

Cynthia Rushing, Chief Financial Officer, recommends to approve and to ratify the payment to Texas Windstorm Insurance Association (TWIA).

Motion by Commissioner District 1 DeAndre' Knoxson, Seconded by Commissioner At-Large Abel Garza, Jr.

Vote: 7 - 0 CARRIED

8. COMMISSIONERS' COMMENTS

9. MAYOR'S COMMENTS

An audiovisual recording of this meeting is available on the City's website and retained by the CSO for two years after the date of the adaption of the minutes to which the meeting corresponds.

10. ADJOURNMENT

Having no further business, Commissioner At-Large, Abel Garza, Jr. made a MOTION to ADJOURN at 5:40 p.m.; the motion was SECONDED by Commissioner District 4 Jami Clark. All present voted AYE. MOTION CARRIED.

DEDRICK D. JOHNSON, MAYOR

ATTEST:

Rhomari Leigh, City Secretary
Date Approved:

CITY COMMISSION REGULAR MTG

(5) (b)

Meeting Date: 01/08/2025

Appointment of Alternate to Zoning Commission

Submitted For: Rhomari Leigh, City Secretary

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

To approve the appointment of David Zacherl as an Alternate to the Zoning Commission.

BACKGROUND (Brief Summary)

Sec. 2. City Zoning Commission establishment, membership, duties, and terms.

The commission may at any time after the adoption of this Charter establish and maintain a city zoning commission of five members to serve without compensation and to have such powers and duties as the commission may prescribe relative to city zoning in accordance with state law. The commission by duly enacted ordinance may increase the specified number of board members. Members of the board shall be appointed by the commission, upon the recommendation of the mayor. Each member appointed shall be appointed for a term of two years. Any vacancy in and during the unexpired term of an appointed member shall be filled by the commission upon recommendation of the mayor. The chief executive officer shall provide the zoning commission with the necessary help, office equipment, and supplies. (Ord. 19-31, passed 11-18-2019)

There is a vacancy on the Zoning Commission due to the resignation of a member.

There is no fiscal impact for the consideration of this Agenda Item.

RECOMMENDATION

It is the recommendation of the City Engineer and Mayor to appoint David Zacherl as an Alternate to the Zoning Commission.

Fiscal Impact

Attachments

Resolution

RESOLUTION NO. 2025-001

A RESOLUTION APPOINTING DAVID ZACHERL AS AN ALTERNATE TO THE ZONING COMMISSION; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, there is a need to appoint David Zacherl, as an Alternate, to the Zoning Commission due to the resignation of a 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 appoints David Zacherl to the Zoning Commission as an Alternate.

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

PASSED AND ADOPTED this 8th day of January 2025.

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

(5) (c)

Meeting Date: 01/08/2025

Submitted By: Renee Edgar, City Secretary

Department: City Secretary

Information

ACTION REQUEST

A Resolution Approving An Issuance Of Bonds In Support Of The Southeast Texas Housing Finance Corporation For Piedmont Apartments-baytown (\$30,000,000) Located In Baytown, Texas

BACKGROUND (Brief Summary)

City of Texas City as a governmental unit participates in the Southeast Texas Housing Finance Corporation program and feels it is in the best interest of the City to support the City of Baytown, Texas, in its efforts to seek Multifamily Housing Tax-Exempt Bonds to develop a multifamily property.

The issuance of the above-referenced bonds is expected to advance the Corporation's continued efforts in providing safe, decent, sanitary, and affordable housing to the residents of its sponsoring political subdivision, including the Piedmont Apartments-Baytown located in Baytown, Texas

RECOMMENDATION

To authorize the City of Texas City to approve the issuance of

Fiscal Impact

Attachments

Seth No Litigation Cert
Resolution



SOUTHEAST TEXAS HOUSING FINANCE CORPORATION

December 2, 2024

The Honorable Dedrick Johnson Sr.
City of Texas City Mayor's Office
1801 9th Avenue North
Texas City, TX 77590

RE: Piedmont Apartments - Baytown
Issuance of Tax-Exempt Bond Financing
The Southeast Texas Housing Finance Corporation

Dear Mayor Johnson:

Please find enclosed:

- **General and No Litigation Certificate**

These documents represent the Approval for the Issuance of Tax-Exempt Bonds for the acquisition and rehabilitation of the Piedmont Apartments – Baytown.

Please **sign three (3) copies** of the **General and No Litigation Certificate**. *In order to meet the Attorney General's submission date please, respectively, return the original executed copies no later than January 22, 2025 using the pre-paid Fed-Ex Envelope included in this packet.*

NOTE: Please Do Not Date the General and No Litigation Certificate. The State of Texas' Attorney General's Office will date those forms when appropriate.

For your review, I have also included a copy of:

- **Resolution of No Objection from The City of Baytown**

If you or your staff have any questions, please do not hesitate to contact me at 281-484-4663 ext. 108; rwilliams@sethfc.com, or Candace Carrier-Spencer at 281-484-4663 ext. 107; ccspencer@sethfc.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Williams", is written over a light blue horizontal line.

Ron Williams
Executive Director

xc: Ms. Georgia Barzilay, SETH Director (w/o Attachments)
Mr. Kyle Dickson, City Attorney (with Attachments)

NOTE: Neither the State of Texas Attorney General's Office nor the Housing Finance Corporation's Act requires a Resolution of Approval by City Council's or Commissioners' Courts. SETH must obtain approval from all nineteen (19) of its jurisdictions for the issuance of any tax-exempt bonds.

GENERAL AND NO LITIGATION CERTIFICATE OF THE CITY OF TEXAS CITY

We hereby certify that we are duly elected or appointed and acting officers of the City of Texas City, Texas (the “City”). We do hereby further certify that:

1. This Certificate is for the benefit of the Attorney General of the State of Texas (the “Attorney General”) and all persons interested in the validity of the proceedings of The Southeast Texas Housing Finance Corporation (the “Corporation”) related to the issuance by the Corporation of its tax-exempt obligations for the Piedmont Apartments project, to be issued in one or more series in an aggregate principal amount not to exceed \$30,000,000 (the “Bonds”).

2. The City Council (the “Governing Body”) of the City authorized the membership of the City in the Corporation, a joint housing finance corporation created pursuant to the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code, as amended (the “Act”), and approved the Corporation’s articles of incorporation (and all amendments thereto).

3. The City has appointed Georgia Barzilay to act as a member of the board of directors of the Corporation. The individual is a resident of a city or county which is a member of the Corporation.

4. The Governing Body has taken no action pursuant to the Act, including Section 394.016(c) thereof, or otherwise, to limit the effectiveness of the resolution authorizing the issuance of the Bonds or in any way affecting the proceedings relating to the issuance of the Bonds.

5. The Governing Body has not created any other Corporation that currently has the power to make home mortgages or loans to lending institutions, the proceeds of which are to be used to make home mortgage or loans on residential developments.

6. No litigation is pending, or to our knowledge threatened, in any court in any way affecting the existence of the Corporation or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds or the financing documents to which the Corporation is a party, or contesting in any way the completeness or accuracy of any disclosure document prepared in connection with the issuance of the Bonds, or contesting the powers of the Corporation or its authority with respect to the financing documents to which it is party.

7. Each of the undersigned officers of the City hereby certifies that he or she is the duly elected or appointed incumbent of the office appearing below his or her signature and that the signature of the other officer appearing below is the true and correct signature of such person.

8. The Attorney General of the State of Texas is hereby authorized and directed to date this Certificate concurrently with the date of his approval of the Bonds and this Certificate shall be deemed for all purposes to be accurate and correct on and as of that date and on and as of the date of the initial issuance and delivery of the Bonds to the initial purchasers thereof.

9. By his or her signature hereto, the undersigned representative of the Governing Body assumes no liability whatsoever with respect to the Bonds. The Bonds are not an indebtedness of the Governing Body or the City and the Governing Body and the City shall have no liability therefor.

[Remainder of Page Intentionally Left Blank]

CITY OF TEXAS CITY, TEXAS

By _____
Mayor Dedrick D. Johnson, Sr.

ATTEST

By _____
[Deputy] City Clerk

DATED: _____
[TO BE DATED BY ATTORNEY
GENERAL OF THE STATE OF TEXAS]

RESOLUTION NO. 2025-002

A RESOLUTION AUTHORIZING THE CITY OF TEXAS CITY TO EXECUTE A GENERAL AND NO LITIGATION CERTIFICATE AND STATING OUR NON-OBJECTION TO SUCH FROM THE SOUTHEAST TEXAS HOUSING FINANCE CORPORATION (SETH) FOR PIEDMONT APARTMENTS- BAYTOWN (\$30,000,000) LOCATED IN BAYTOWN, TEXAS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the City Commissioners (the “Governing Body”) of the local governmental unit authorized the creation of the Corporation as a joint housing finance corporation pursuant to the Texas Housing Finance Corporations Act, Texas Local Government Code, Chapter 394, as amended (“the Act”);

WHEREAS, the City of Texas City as a governmental unit participates in the Southeast Texas Housing Finance Corporation program and feels it is in the best interest of the City to support the City of Baytown, Texas, in its efforts to seek Multifamily Housing Tax-Exempt Bonds to develop a multifamily property; and

WHEREAS, the issuance of the above-referenced bonds is expected to advance the Corporation’s continued efforts in providing safe, decent, sanitary, and affordable housing to the residents of its sponsoring political subdivision, including the Piedmont Apartments-Baytown located in Baytown, Texas;

WHEREAS, to gain approval of the Texas Attorney General’s Office for the issuance of the bonds, the Corporation has asked the City to confirm certain information;

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

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby approves the issuance of bonds in support of the southeast Texas housing finance corporation for Piedmont Apartments-Baytown (\$30,000,000) located in Baytown, Texas.

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

PASSED AND ADOPTED this 8th day of January 2025.

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

(5) (d)

Meeting Date: 01/08/2025

ERP License Fee

Submitted For: Cynthia Rushing, Finance

Submitted By: Cynthia Rushing, Finance

Department: Finance

Information

ACTION REQUEST

Approve the payment for the annual subscription of \$169,566.54 for the City's ERP System, Munis.

BACKGROUND (Brief Summary)

The City implemented the Tyler Technologies ERP system in 2010 with annual license fees going forward. In accordance with the City Charter, purchases over \$50,000 must be approved by the Commission. The last time the annual license fee was approved was in 2015, Resolution 15-071.

The ERP System is our official book of records for all of the Financial Operations and Municipal Court transactions.

RECOMMENDATION

The CFO requests the approval to pay the annual license fee for the City's ERP system.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: \$169,566.54

Source of Funds: GF

Account #: 101105-52200

Fiscal Impact:

This item is budgeted in the FY25 budget therefore a budget amendment is not needed.

Attachments

Resolution

RESOLUTION NO. 2025-003

A RESOLUTION APPROVING AN ANNUAL SERVICE AGREEMENT FOR THE SUPPORT AND MAINTENANCE OF THE FINANCIAL SOFTWARE PACKAGE AND MUNICIPAL COURT SOFTWARE PACKAGE THROUGH TYLER TECHNOLOGIES; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, funds are available in the General Fund Account for the purchase of an annual service agreement for the support and maintenance of the City's Financial Software package and Municipal Court Software Package, from Tyler Technologies, for an annual total of \$169,566.54; and

WHEREAS, this annual service agreement is part of the original contract entered into with Tyler Technologies.

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

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby approves the purchase of an annual service agreement for the support and maintenance of the City's Financial Software package and Municipal Court Software package, from Tyler Technologies, for an annual total of \$169,566.54.

SECTION 2: That the Mayor is hereby authorized to execute the documentation to enter into an annual software maintenance agreement with Tyler Technologies for an annual total of \$169,566.54.

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

PASSED AND ADOPTED this 8th day of January 2025.

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

(6) (a)

Meeting Date: 01/08/2025

Notice of Intent to Issue Certificate of Obligation Bonds

Submitted For: Cynthia Rushing, Finance

Submitted By: Cynthia Rushing, Finance

Department: Finance

Information

ACTION REQUEST

Consideration of and action on City of Texas City Resolution No. 2025-004: A Resolution Authorizing Publication Of Notice Of Intention To Issue Certificates Of Obligation.

BACKGROUND (Brief Summary)

The City of Texas City has experienced exponential growth, and the City's operations have grown to adequately service the growth. Unfortunately, our facilities are antiquated and/or too small to meet the current and future needs of our residents and staff. Several capital projects, including a centralized Municipal Complex, the expansion of the Engineering/Planning and Public Works complex and Library Renovations, are needed at this time to address these issues.

The issuance of COs must follow a series of resolutions and public notices under Texas law. State law requires adoption of a resolution authorizing publication of a notice stating the City's intent to issue the certificates of obligation. The notice must be published once a week, for two consecutive weeks in a newspaper of general circulation in the City, with the date of the first publication at least thirty-one (31) days before the date tentatively set in said notice for the passage of the ordinance authorizing the issuance of such Certificates of Obligation.

The notice is planned for publication on January 14th and 21st, which meets the 31-day notice requirement for the planned April 1st sale date. Resolution No. 25-xx authorizes publication of a notice of intention to issue Certificates of Obligation in a not to exceed amount of \$95,000,000, including deposits to construction and issuance costs.

This resolution is the beginning of the process to issue the Certificates of Obligation. Once the City Commission approves the resolution, the notice will be sent for publication in the January 14th and 21st newspapers to meet state statute requirements. Rating agency visits will be scheduled for early March, with a sale date of April 1, 2025. The City's financial advisors will monitor the market and report back to the City as the sale date approaches.

RECOMMENDATION

Staff recommends approval of Resolution No. 25-xx stating the City's intent to issue Certificates of Obligation on March 5, 2025, and authorizing publication of a notice in the Galveston Daily Newspaper. Approval will further the City's position as a strong steward of public dollars through reinvestment into facilities and infrastructure, and - upon approval - the bond issues will be structured with an aggressive repayment schedule that will minimize costs to taxpayers and distribute the burden throughout the useful lives of the improvements.

Fiscal Impact

Attachments

Texas City, 2025 Capacity (1.2.2025)

Texas City, 2025 Plan of Finance (1.2.2025)

Resolution

attachment

City of Texas City, Texas
Tax Impact and Capacity Analysis

Collect	Growth	TY	FY	Tax Assessed Value	I&S Tax Rate	I & S Fund	Outstanding Debt Service	Series 2025 \$95,000,000 Debt Service @ 4.49%	Total Debt Service	Total Debt Service After Issuances	Surplus/ (Deficit) After Issuances
99%		2023	2024	7,729,082,204	0.1 0265	7,854,564	8,624,764			8,624,764	(770,200)
99%	7.4%	2024	2025	8,304,822,567	0.04436	3,647,426	2,746,062	-	-	2,746,062	901 ,363
99%	3.0%	2025	2026	8,553,967,244	0.1 0000	8,468,428	1,131,162	7,305,608	7,305,608	8,436,770	31 ,658
99%	0.0%	2026	2027	8,553,967,244	0.1 0000	8,468,428	1,123,562	7,306,1 55	7,306,1 55	8,429,71 7	38,71 0
99%	0.0%	2027	2028	8,553,967,244	0.1 0000	8,468,428	1,129,262	7,304,429	7,304,429	8,433,691	34,736
99%	0.0%	2028	2029	8,553,967,244	0.1 0000	8,468,428	1,128,437	7,305,804	7,305,804	8,434,241	34,1 86
99%		2029	2030	8,553,967,244	0.1 0000	8,468,428	1,067,437	7,303,804	7,303,804	8,371 ,241	97,1 86
99%		2030	2031	8,553,967,244	0.1 0000	8,468,428	703,337	7,303,054	7,303,054	8,006,391	462,036
99%		2031	2032	8,553,967,244	0.1 0000	8,468,428	700,197	7,303,054	7,303,054	8,003,251	465,1 77
99%		2032	2033	8,553,967,244	0.1 0000	8,468,428	700,769	7,303,304	7,303,304	8,004,073	464,355
99%		2033	2034	8,553,967,244	0.1 0000	8,468,428	700,294	7,303,304	7,303,304	8,003,598	464,830
99%		2034	2035	8,553,967,244	0.1 0000	8,468,428	704,031	7,302,554	7,302,554	8,006,585	461 ,842
99%		2035	2036	8,553,967,244	0.1 0000	8,468,428	701,581	7,302,756	7,302,756	8,004,337	464,090
99%		2036	2037	8,553,967,244	0.1 0000	8,468,428	702,928	7,303,91 6	7,303,91 6	8,006,844	461 ,584
99%		2037	2038	8,553,967,244	0.1 0000	8,468,428	702,938	7,303,784	7,303,784	8,006,721	461 ,707
99%		2038	2039	8,553,967,244	0.1 0000	8,468,428	-	7,301 ,209	7,301 ,209	7,301 ,209	1 ,1 67,21 9
99%		2039	2040	8,553,967,244	0.1 0000	8,468,428	-	7,305,322	7,305,322	7,305,322	1 ,1 63,1 06
99%		2040	2041	8,553,967,244	0.1 0000	8,468,428	-	7,304,592	7,304,592	7,304,592	1 ,1 63,836
99%		2041	2042	8,553,967,244	0.1 0000	8,468,428	-	7,301 ,956	7,301 ,956	7,301 ,956	1 ,1 66,471
99%		2042	2043	8,553,967,244	0.1 0000	8,468,428	-	7,301 ,494	7,301 ,494	7,301 ,494	1 ,1 66,934
99%		2043	2044	8,553,967,244	0.1 0000	8,468,428	-	7,302,1 53	7,302,1 53	7,302,1 53	1 ,1 66,275
99%		2044	2045	8,553,967,244	0.1 0000	8,468,428	-	7,302,546	7,302,546	7,302,546	1 ,1 65,882
						1 80,870,541	22,566,764	1 46,070,795	1 46,070,795	1 68,637,559	1 2,232,982

City of Texas City, Texas

Certificates of Obligation, Series 2025

Plan of Finance

January 2, 2025

Summary of Certificates

Project	Total
Municipal Complex	75,000,000
Engineering & Public Works Building Expansion	20,000,000
Total	95,000,000

Preliminary Statistics - Rates as of December 31, 2024 + 50 bps	
Total Par Amount*	\$95,000,000
Total Debt Service*	\$146,070,795
All-in True Interest Cost*	4.4890%

FY	Outstanding Debt Service	Series 2025 \$95,000,000 Debt Service @ 4.49%	Total Debt Service After Issuances
2024	8,624,764		8,624,764
2025	2,746,062	-	2,746,062
2026	1,131,162	7,305,608	8,436,770
2027	1,123,562	7,306,155	8,429,717
2028	1,129,262	7,304,429	8,433,691
2029	1,128,437	7,305,804	8,434,241
2030	1,067,437	7,303,804	8,371,241
2031	703,337	7,303,054	8,006,391
2032	700,197	7,303,054	8,003,251
2033	700,769	7,303,304	8,004,073
2034	700,294	7,303,304	8,003,598
2035	704,031	7,302,554	8,006,585
2036	701,581	7,302,756	8,004,337
2037	702,928	7,303,916	8,006,844
2038	702,938	7,303,784	8,006,721
2039	-	7,301,209	7,301,209
2040	-	7,305,322	7,305,322
2041	-	7,304,592	7,304,592
2042	-	7,301,956	7,301,956
2043	-	7,301,494	7,301,494
2044	-	7,302,153	7,302,153
2045	-	7,302,546	7,302,546
	22,566,764	146,070,795	168,637,559

*Preliminary, subject to change.

Timeline

Jan-25						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Feb-25						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

Mar-25						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

Apr-25						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Date	Action	Responsible Party
January	» Distribute Information Request for Offering Document	FA
Wed - Jan 8	» Commission Meeting - Present Plan of Finance, adopt Notice of Intent Resolution	City
Tue - Jan 14	» Publish 1st Notice of Intent. Post Notice of Intent on City Website	City
Tue - Jan 21	» Publish 2nd Notice of Intent	City
Tue - Feb 4	» Distribute Bond Documents	FA
Wed - Feb 26	» Provide Bond Documents for inclusion in Board Packets	FA
Wed - Mar 5	» Commission Meeting - Approve the Preliminary Official Statement (POS) and adopt Parameter Ordinance	City
Tue - Mar 18	» Receive Rating	FA
Thu - Mar 20	» Electronically Distribute Offering Documents	FA
<i>Mon - Mar 31</i>	<i>» Continuing Disclosure Report Filing Deadline</i>	<i>FA</i>
Tue - Apr 1	» Pricing	FWG
Thu - Apr 24	» Closing	FWG

Abbreviation	Name of Participant	Role
City	City of Texas City	City
FA	Masterson Advisors LLC	Financial Advisor
BC	Greenberg Traurig	Bond Counsel
PA	Bank of New York Mellon	Paying Agent
FWG	Finance Working Group	All Participants

Preliminary, subject to change.

Methods of Sale & Decision Process

There are many factors to consider, and each bond sale will have different needs, structures, complexity, market conditions, etc.

Negotiated Sale

Issuer directly selects underwriter(s) upfront.
Primary points of negotiation are interest rate, call features and purchase price.

Considerations:

- ✓ Unusually Large Issue
- ✓ New Entity / First time Issuer
- ✓ **Priority for MWBE Participation**
- ✓ Unusual Financing Terms
- ✓ Complex Refunding
- ✓ Market Volatility
- ✓ Unrated/Lower Rated Credit
- ✓ Retail Order Period

Competitive Sale

Underwriters submit a bid to purchase the entire bond issue. Issuer awards the bonds to the lowest interest cost bidder.

Considerations:

- ✓ High Grade Credit
- ✓ General Obligation
- ✓ Stable Market
- ✓ Straight Forward Structure
- ✓ Legal / Statutory Requirements

Method of Sale | Pros & Cons

Negotiated

Competitive

Advantages

- ✓ Ability to negotiate
- ✓ The underwriter can do more presale marketing
- ✓ The issuer and underwriter can respond to changing market conditions or change sale date
- ✓ Can maximize investor structuring preferences and accommodate reverse inquiries
- ✓ Have Retail Order period
- ✓ **The issuer has greater control over the composition of the underwriting syndicate to include regional firms and/or minority owned firms**
- ✓ Competition is driven by order flow and investor appetite

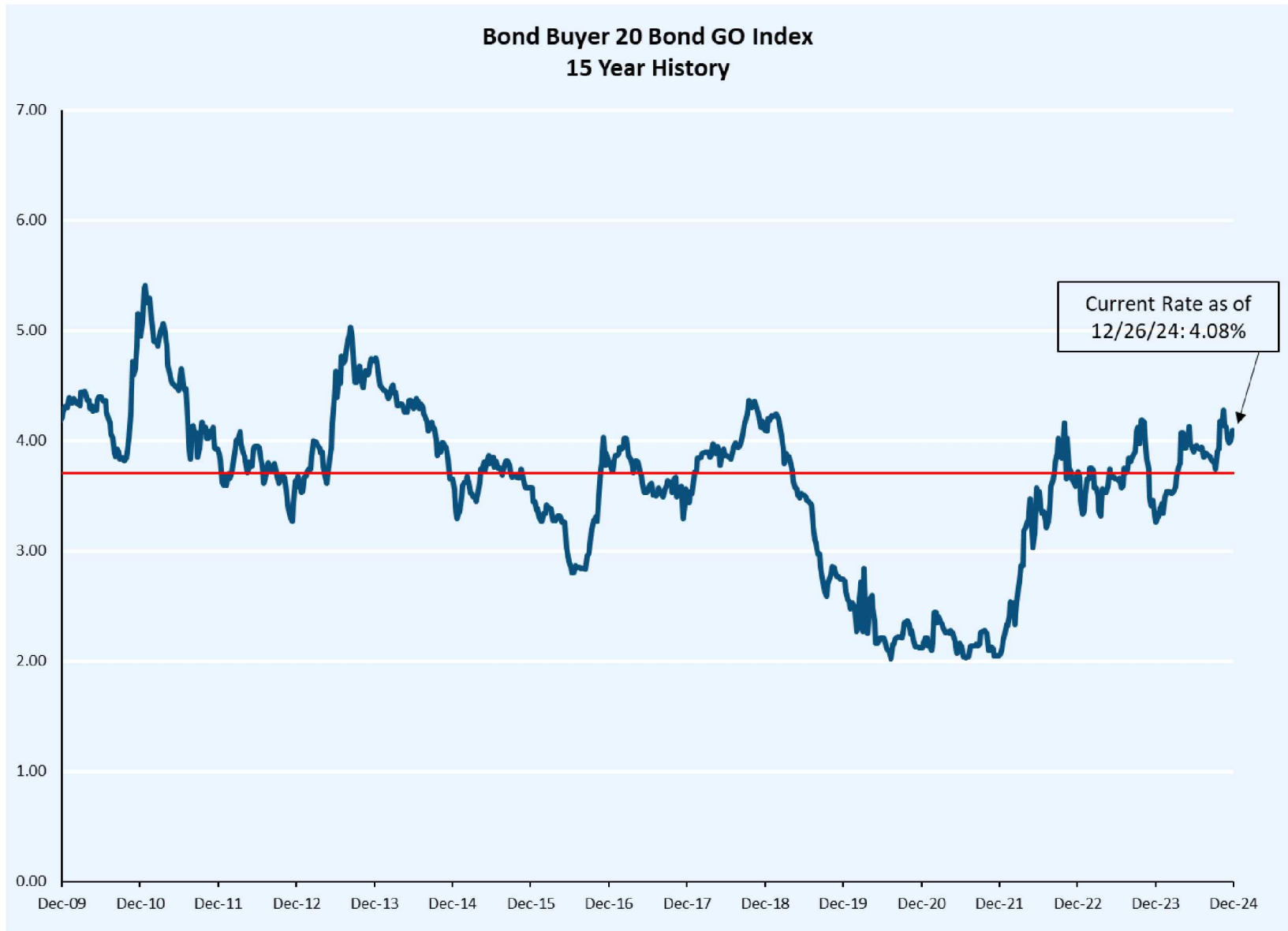
- ✓ Avoids the procurement process of underwriter selection
- ✓ Underwriters may bid aggressively to help secure a future negotiated underwriting
- ✓ With flexible “Notice of Sale”, sale date can be rescheduled
- ✓ Outliers often bid well through other firms
- ✓ Required by law: New money MUD bonds in Texas
- ✓ Emphasis on lowest True Interest Cost drives lower couponing structure

Disadvantages

- ✗ There is no direct competition among underwriters in setting the terms of the offering
- ✗ The gross underwriting spread covers additional services that may differ from one issuer to another
- ✗ Municipal officials may be open to accusations of favoritism toward the selected underwriter
- ✗ Can place too much emphasis on underwriters discount (i.e. limit takedown)

- ✗ Bidders may factor in a risk premium – especially in turbulent markets
- ✗ An issuer has little control over the composition of the underwriting syndicate
- ✗ Focus on lowest rate ignores considerations like optionality
- ✗ Some small firms are less likely to participate because of the higher risk

Bond Buyer Index



DISCLOSURE

Pursuant to Municipal Securities Rulemaking Board (“MSRB”) Rule G-42, on Duties of Non-Solicitor Municipal Advisors, Municipal Advisors are required to make certain written disclosures to clients which include, amongst other things, Conflicts of Interest and any Legal or Disciplinary events of Masterson Advisors LLC and its associated persons.

Conflicts of Interest

Masterson Advisors LLC represents that in connection with the issuance of municipal securities, Masterson Advisors LLC may receive compensation from an Issuer or Obligated Person for services rendered, which compensation is contingent upon the successful closing of a transaction and/or is based on the size of a transaction. Consistent with the requirements of MSRB Rule G-42, Masterson Advisors LLC hereby discloses that such contingent and/or transactional compensation may present a potential conflict of interest regarding Masterson Advisors LLC’s ability to provide unbiased advice to enter into such transaction. This conflict of interest will not impair Masterson Advisors LLC’s ability to render unbiased and competent advice or to fulfill its fiduciary duty to the Issuer.

If Masterson Advisors LLC becomes aware of any additional potential or actual conflict of interest after this disclosure, Masterson Advisors LLC will disclose the detailed information in writing to the Issuer in a timely manner.

Legal or Disciplinary Events

Masterson Advisors LLC does not have any legal events or disciplinary history on Masterson Advisors LLC’s Form MA and Form MA-I, which includes information about any criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation. The Issuer may electronically access Masterson Advisors LLC’s most recent Form MA and each most recent Form MA-I filed with the Commission at the following website:

www.sec.gov/edgar/searchedgar/companysearch.html.

There have been no material changes to a legal or disciplinary event disclosure on any Form MA or Form MA-I filed with the SEC. If any material legal or regulatory action is brought against Masterson Advisors LLC, Masterson Advisors LLC will provide complete disclosure to the Issuer in detail allowing the Issuer to evaluate Masterson Advisors LLC, its management and personnel.



MASTERSON
ADVISORS LLC

RESOLUTION NO. 2025-004

RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the City Commission of the City of Texas City, Texas (the “City”), deems it to be in the best interests of the City to issue certificates of obligation of the City in accordance with the notice hereinafter set forth.

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

SECTION 1: The facts and recitations contained in the preamble of this resolution are hereby found and declared to be true and correct.

SECTION 2: The City Secretary is hereby authorized and directed to cause to be published in the manner required by law and in substantially the form attached hereto, a notice of intention to issue certificates of obligation.

SECTION 3: The notice described in Section 2 above shall be published once a week for two (2) consecutive weeks in a newspaper of general circulation in the City, the date of the first publication to be at least thirty-one (31) days before the date tentatively set in said notice for the passage of the ordinance authorizing the issuance of such certificates of obligation.

SECTION 4: The Mayor, City Secretary, and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this resolution.

SECTION 5: That this Resolution shall be in full force and effect from and after its passage and adoption.

SECTION 6: The notice and agenda relating to this meeting and heretofore posted by the City Secretary, and the posting thereof, are hereby authorized, approved, and ratified.

PASSED AND ADOPTED this 8th day of January 2025.

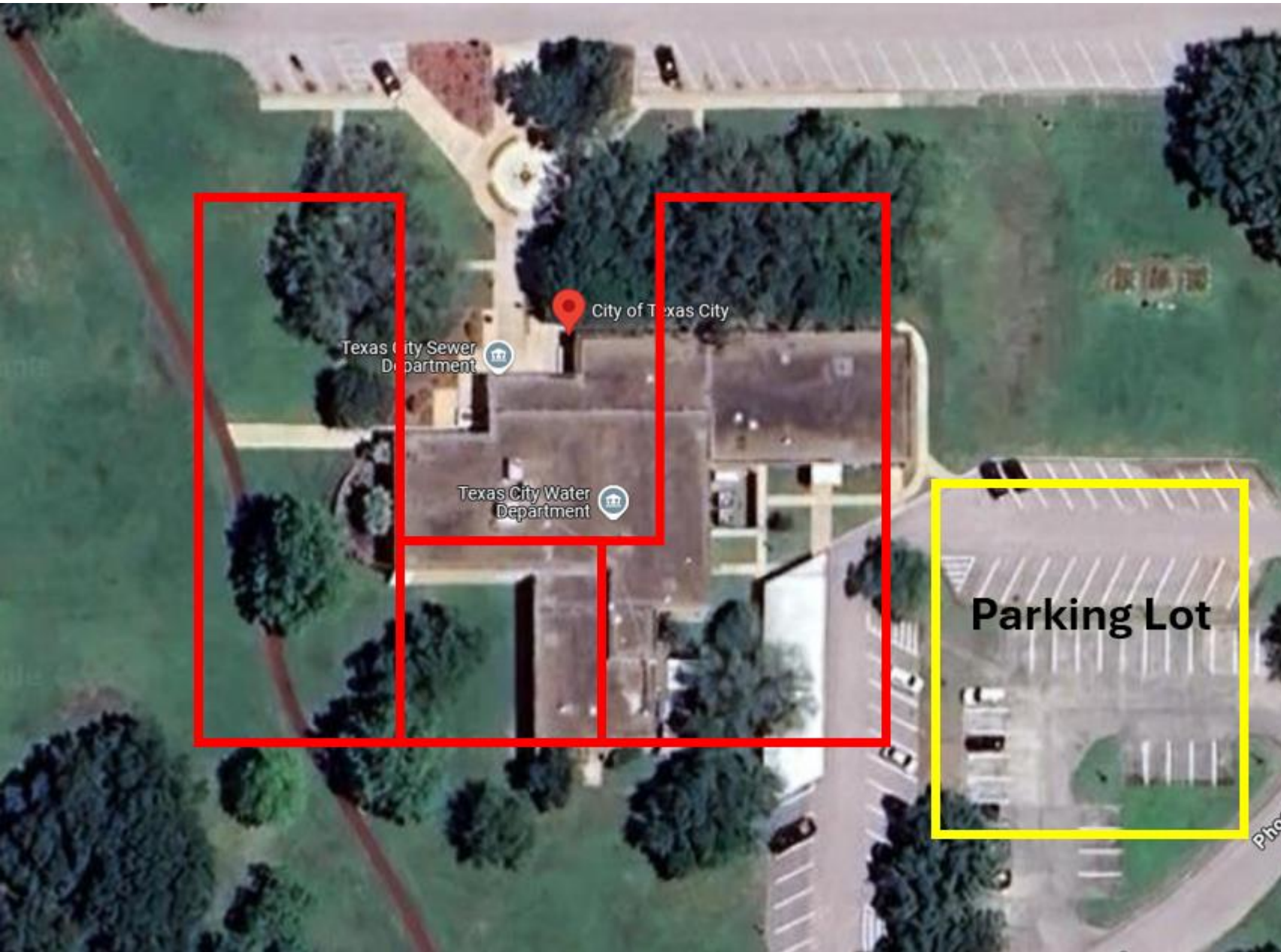
Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney



MUNICIPAL COMPLEX DEPARTMENTS

- Municipal Court (*Dual purpose for Commission Meetings*)
- Marshals
- Emergency Operations Center
- Water Billing
- Economic Development
- Community Development
- Administration
 - Finance
 - HR
 - IT
 - Communications
 - City Secretary
 - Mayor
 - Management Services
 - Municipal Services
 - Purchasing
 - Payroll
 - Executive Assistant
- Facility Management