

CITY OF TEXAS CITY
REGULAR CALLED CITY COMMISSION MEETING

AMENDED AGENDA

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

PLEASE NOTE: Public comments are limited to posted agenda items only and 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) Presenting a Certificate of Recognition to Ronnie Oliver
 - (b) Proclaiming November 3-7, 2025, as Municipal Courts Week.
- (5) REPORTS
 - (a) Parks Division (Parks, Rec & Tour)
- (6) PUBLIC COMMENTS
- (7) CONSENT AGENDA
 - (a) Approve City Commission Minutes for the October 15, 2025, meeting. (City Secretary)
 - (b) Consider and take action on Resolution No. 2025-122, approving and awarding Commission Grant funds in the amount of \$2,500 to Memorial Lutheran and First Presbyterian Churches. (Commissioner Chris Sharp)

- (c) Consider and take action on Resolution No. 2025-119, accept a donation in the amount of \$1,500 from the Galveston County Senior Citizens Activities, Inc. nonprofit 501C (3) for the Texas City, Nessler Senior Program. (Rec & Tour)
 - (d) Consider and take action on Resolution No. 2025-123, authorizing the purchase of a 2026 F350 w/ Service Body and Crane for the Waste Water Treatment Plant. (Public Works-Utilities)
 - (e) Consider and take action on Resolution No. 2025-124, authorizing the purchase of a Ven-Trac Slope Mower through Sourcewell Contract #60230155020: 112624-TTC. (Public Works)
 - (f) Consider and take action on Resolution No. 2025-125, authorizing the library to purchase books and periodicals via Texas SmartBuy contract with Ingram Library Services and Brodart Co., not to exceed \$115,000. (Moore Memorial Library)
 - (g) Consider and take action on Resolution No. 2025-126, awarding ITB 2025-490 and entering into a contract for Right of Way Vegetation Management. (Public Works)
 - (h) Consider and take action on Resolution No. 2025-127, approval of a blanket purchase order to TCEQ Annual Water System and Waste Water Permit Fees in the amount of \$130,000. (Public Work-Utilities)
 - (i) Consider and take action on Resolution No. 2025-128, authorizing the Mayor to enter into a contract with Blue Cross Blue Shield of Texas for the City's stop loss coverage. (Human Resources)
 - (j) Consider and take action on Resolution No. 2025-130, appointing a member to the Civil Service Commission. (City Secretary)
 - (k) Consider and take action on Resolution No. 2025-133, authorizing the purchase of an ETERRA EX-40 Slope Mower (Flail Mower) Attachment and a Hyundai Forklift. (Public Works)
 - (l) Consider and take action on Resolution No. 2025-134, authorizing the purchase of a 2026 F250 for Street and Bridge through TIPS USA 24091 TRANSPORTATION VEHICLES Contract. (Public Works- Street & Bridge)
 - (m) Consider and take action on Resolution No. 2025-135, authorizing the purchase of a 2026 F750 Dump Truck through TIPS USA 24901 TRANSPORTATION VEHICLES Contract. (Public Works- Street & Bridge)
- (8) REGULAR ITEMS

- (a) Consider and take action on the first reading of Ordinance 2025-07, amending the Texas City Code of Ordinances Title XV "Land Usage," Chapter 150 "Building Regulations; Construction"; Chapter 153 "Mechanical Regulations"; and Chapter 151 "Electricity" and Chapter 154 "Plumbing" to update the building permit requirements for insurance and surety bond. (Engineering)
 - (b) Consider and take action on Resolution No. 2025-129, authorizing a professional design engineering services agreement with ARKK Engineers for the Central Park Blvd Project. (Engineering)
 - (c) Consider and take action on Ordinance No. 2025-18, approving a variance to 106.25ft for the minimum lot width requirement for 7509 Wetzel. (Engineering)
 - (d) Consider and take action on Resolution No. 2025-131, authorizing the rewiring of FM 2004 Water Well. (Public Works- Utilities)
 - (e) Consider and take action on Resolution No. 2025-132, awarding RFP 2025-492 and entering into a contract for Construction Manager at Risk services for the Municipal Complex. (Public Works)
- (9) COMMISSIONERS' COMMENTS
- (10) MAYOR'S COMMENTS
- (11) 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 OCTOBER 30, 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

(5) (a)

Meeting Date: 11/05/2025

Parks Division (Parks, Rec & Tour)

Submitted By: Brianna Galicia, City Attorney Office

Department: City Attorney Office

Information

ACTION REQUEST

Parks Division (Parks, Rec & Tour)

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

Department report

CITY OF TEXAS CITY
DEPARTMENT OF PARKS, RECREATION & TOURISM

PARKS DIVISION
PROJECTS AND BEUTIFICATION EFFORTS

COMMISSION MEETING
NOVEMBER 5, 2025



Texas City
EST. 1911

AMOCO DOG PARK

REMOVED OLD WORN EQUIPMENT AND INSTALLED
NEW UPDATED EQUIPMENT IN BOTH LARGE AND
SMALL DOG AREAS

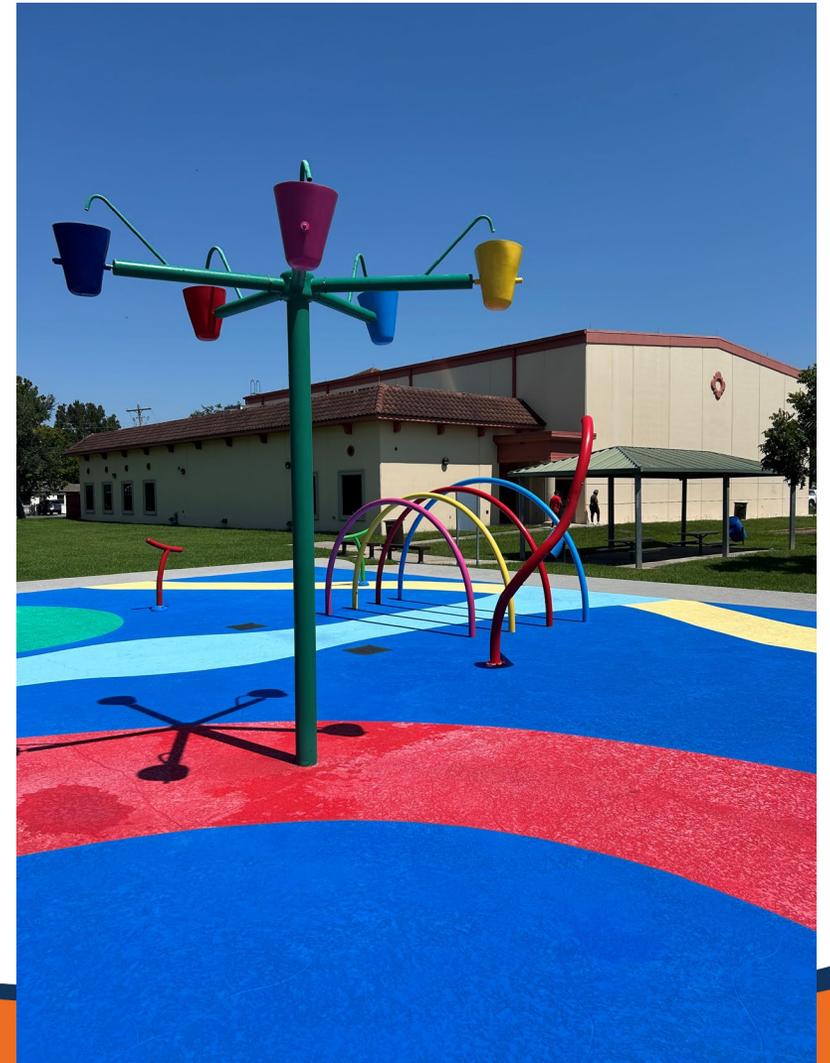


Texas City
EST. 1911



SPLASHPAD RENOVATIONS

SANDERS, GODARD AND CARVER SPLASHPADS
HAVE BEEN RENOVATED WITH NEW PAINT,
COOL DECK SURFACING, ANY REPAIRS NEEDED
AND WATER FEATURES REPLACED THAT WERE
NEEDED



STING FOUNTAIN

ROCK COPING ON WALL RESECURED AND SOME REPLACED, PEBBLE TECH PLASTER REDONE AND ALL ROCK WAS CLEANED AND ACID WASHED



Texas City
EST. 1911

CARLOS GARZA IRRIGATION CONTROLLER AT FOOTBALL FIELD

IRRIGATION CONTROLLER REPLACED AND NEW
DECODERS AT FOOTBALL FIELD,
SOCCERFIELDS AND PAVILION AREA

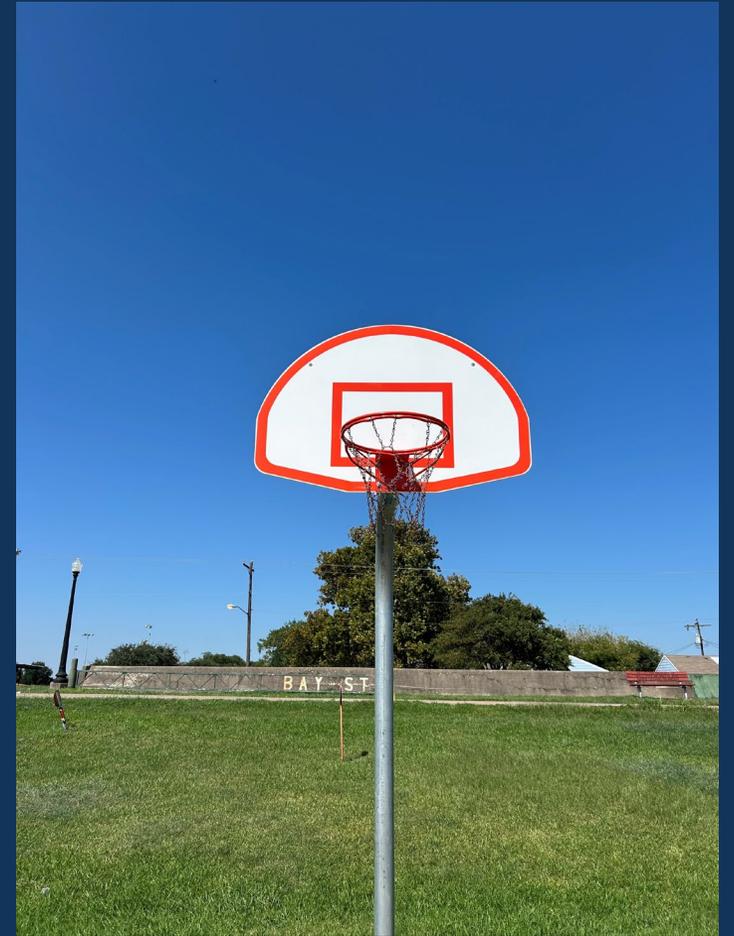


Texas City
EST. 1911



NEW BASKETBALL GOALS

NESSLER, JOHNSON, NOBLE, AMOCO AND BAY STREET
BASKETBALL COURTS OLD EQUIPMENT REPLACED
WITH NEW GOALS, BACKBOARDS, POLES, RIMS, NETS





CARLOS GARZA SPORTS COMPLEX

NEW SUPPORT CABLES INSTALLED AT FIELDS 6
& 7 FOR BLEACHER NET COVERINGS



CARLOS GARZA SPORTS COMPLEX

ALL 5 ENCLOSURES AT PARK WERE
RENOVATED



GODARD PARK MAJOR FIELD

MAJOR BASEBALL FIELD OUTFIELD FENCE WAS
REPLACED AND BUILT TO 6FT IN HEIGHT



PARKS SERVICE CENTER SHOP ROOF

MECHANIC SHOP ROOF SEALED



Texas City
EST. 1911

RAINBOW SPLASH PAD

REPLACEMENT OF WATER SLIDE
FEATURE AT RAINBOW SPLASHPAD



Texas City
EST. 1911

CARVER PARK CONCESSION

REPLACEMENT OF FORMICA AND
COOKTOP



Texas City
EST. 1911

TANGER VOLUNTEER GROUP FOR EARTH DAY

3 VOLUNTEERS FROM TANGER OUTLETS

HELP PLANTING AT RAINBOW SCENT GARDENS ON APRIL 17,
2025



Texas City



EST. 1911

TANGER VOLUNTEER GROUP #2 FOR EARTH DAY

5 VOLUNTEERS FROM TANGER OUTLETS
HELP PLANTING AT BUTTERFLY GARDENS ON APRIL 30, 2025



GIRLSCOUT TROOP #137064

14 GIRLS FROM 3RD, 4TH, AND 5TH GRADE CAME TO PLANT AN OAK TREE IN NESSLER PARK FOR THE BRONZE AWARD WHICH WAS A PROJECT FOR THE COMMUNITY THAT WILL BE SUSTAINABLE FOR YEARS TO COME, THIS PROJECT WILL HELP AIR QUALITY, CITY WILDLIFE AND ADD TO BEAUTIFICATION TO NESSLER PARK



Texas City
EST. 1911



JUNE KIDFISH EVENT AT CARVER PARK POND

JUNE 7, 2025 WAS THE SUMMER KIDFISH
EVENT, HAD 150+ IN ATTENDANCE





JANUARY RAINBOW TROUT KIDFISH AT CARVER PARK POND

JANUARY 25, 2025 WAS THE RAINBOW KIDFISH
EVENT, HAD 225+ IN ATTENDANCE



CITY COMMISSION REGULAR MTG

(7) (a)

Meeting Date: 11/05/2025

Submitted By: Brianna Galicia, City Attorney Office

Department: City Attorney Office

Information

ACTION REQUEST

Approve City Commission Minutes for the October 15, 2025, meeting. (City Secretary)

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

DRAFT- October 15, 2025 Minutes

REGULAR CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, OCTOBER 15, 2025 – 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, OCTOBER 15, 2025, 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
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
- Absent: Thelma Bowie, Commissioner At-Large, Mayor Pro Tem

2. INVOCATION

Led by Terry Melancon of Come and See Friends Church.

Chris Sharp, Commissioner District 3, came into the meeting at 5:02 p.m.

3. PLEDGE OF ALLEGIANCE

Led by Jami Clark, Commissioner District 4.

4. PROCLAMATIONS AND PRESENTATIONS

a. Service Awards

Andrew Blue	Fire	10/26/2015	10 years
Brandon Shives	Police	10/19/2015	10 years
Leon Joubert	Sanitation	10/19/2015	10 years
Aubrey Scott	Parks & Recreation	10/04/2010	15 years
Raul Gonzalez	Sanitation	10/11/2005	20 years
Shelia Montgomery-Dixon	Police	10/30/2000	25 years
Anete Martinez	Administration	10/23/1995	30 years

Retirement

Anita Cook	Municipal Court	16 years
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Anita Cook received a gift from Mayor Dedrick D. Johnson in recognition of her retirement.

- b. Proclaiming October as Domestic Violence Awareness Month.

Mayor Dedrick D. Johnson presented The Resource & Crisis Center of Galveston County, Inc., a Proclamation declaring October Domestic Violence Awareness Month.

5. REPORTS

- a. Fire Services (Fire Department)

Dennis Harris, Fire Chief, gave a PowerPoint presentation.

6. PUBLIC COMMENTS

The following members of the public requested to address the City Commission:
Barbara White and Jose Boix.

7. CONSENT AGENDA

Commissioner District 4, Jami Clark, made a motion to approve Consent Agenda items 7a, b, d, e, f, g, i, j, and k. The motion was seconded by Commissioner District 1, DeAndre' Knoxson. Commissioner District 1, DeAndre' Knoxson, pulled Consent Agenda item 7c, and Commissioner District 2, Keith Love, pulled Consent Agenda item 7h for more discussion, and both were voted on separately.

- a. Approve City Commission Minutes for October 1, 2025, and Special Called September 30, 2025, Meeting (City Secretary)

Vote: 6 - 0 CARRIED

- b. Consider and take action on Resolution No. 2025-107, affirm the Independent Contractor Agreement between the City of Texas City and Douglas Kneupper, P.E. (former City Engineer) to provide consulting services as needed in support of the Engineering & Planning Department for FY 2025-2026. (City Engineer)

Vote: 6 - 0 CARRIED

- c. Consider and take action on Resolution No. 2025-108, approving the Court Administrator to administratively close all cases older than September 30, 2013, that meet certain criteria. (Municipal Court)

Tammy Odem, Court Administrator, explained that administratively closed cases are those that the court has identified as uncollectible. This determination is based on factors such as the age of the case, insufficient identifying information about the defendant, the current age of the defendant, and/or the absence of the original case file.

Motion by Commissioner At-Large Abel Garza, Jr., Seconded by Commissioner District 4 Jami Clark

Vote: 6 - 0 CARRIED

- d. Consider and take action on Resolution No. 2025-109, approving the assignment of the Cost Share Agreement for Water Plant Improvements related to the Lakeside Bayou Subdivision upon certain terms and conditions. (City Engineer)

Vote: 6 - 0 CARRIED

- e. Consider and take action on Resolution No. 2025-110, approving assignment of the Preliminary Zoning Approval for the Lakeside Bayou Subdivision located west of FM 3436, south of FM 646 and north of FM 517 as extended through August 18, 2026, by the City Commission. (City Engineer)

Vote: 6 - 0 CARRIED

- f. Consider and take action on Resolution No. 2025-111, authorizing HVAC repairs to Moore Memorial Library by Gowan-Garrett Inc. through Choice Partners 22/049MF-10. (Utilities-Public Works)

Vote: 6 - 0 CARRIED

- g. Consider and take action on Resolution No. 2025-112, authorizing the purchase of odor control units for lift station 10 from In-Pipe Technologies using TIPS contract 250503. (Utilities- Public Works)

Vote: 6 - 0 CARRIED

- h. Consider and take action on Resolution No. 2025-113, amending the Historical Preservation bylaws. (City Secretary)

Rhomari Leigh, the City Secretary, explained that the Historical Preservation Committee initially had a 5-member board. After the Heritage Committee disbanded, the City Commission expanded the board to seven members, including former Heritage Committee members, to assume their responsibilities. However, the 2012 amended by-laws did not reflect these new duties. Reducing the board back to five members will align it with the other four committees in Texas City.

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

Vote: 6 - 0 CARRIED

- i. Consider and take action on Resolution No. 2025-116, amending the Community Development Block Grant Citizen Advisory Committee By-Laws. (Community Development)

Vote: 6 - 0 CARRIED

- j. Consider and take action on Resolution No. 2025-117, approving revisions to the Safety Policy. (Human Resources)

Vote: 6 - 0 CARRIED

- k. Consider and take action on Resolution No. 2025-118, accepting a proposal from Generocity Services to do necessary renovations in the leased space that will be the temporary location of City Hall through Choice Partners Contract #23/016MR-17. (Public Works)

Vote: 6 - 0 CARRIED

8. REGULAR ITEMS

- a. Consider and take action on Resolution No. 2025-114, authorizing the Mayor to enter into a contract with the Water Company of America to examine the utility billing, distribution, and collection systems for accuracy in metering, billing, and collection. (Finance)

Cynthia Rushing, Chief Financial Officer, recommended approving a contract with the Water Company of America to evaluate the utility billing and collection systems for accuracy. The City of Texas City will share recovered revenue with the Water Company for 48 months, after which 100% of the revenue will go to the city.

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

Vote: 6 - 0 CARRIED

- b. Consider and take action on Resolution No. 2025-115, approval of a blanket purchase order to GCWA in the amount \$5,700,000 for the purchase of drinking water for FY26. (Utilities-Public Works)

Jack Haralson, Public Works Director, recommended approval for a blanket purchase order to GCWA for the purchase of drinking water for FY26.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At-Large Abel Garza, Jr.

Vote: 6 - 0 CARRIED

- c. Consider and take action on Resolution No. 2025-120, authorizing a Lease Agreement with Mainland Children's Partnership for Temporary Office Space. (Management Services)

Jon Branson, Executive Director of Management Services, recommends approving a lease agreement with Mainland Children's Partnership for temporary office space for City Hall employees during the two-year demolition of the existing City Hall and construction of the new Municipal Complex. About 40 employees will use the leased space.

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

Vote: 6 - 0 CARRIED

- d. Consider and take action on Resolution No. 2025-121, authorizing the Texas City Fire Department to enter into a contract with WESTNET/FIRST-IN Alerting to install Alerting Smart Station Systems at the fire stations. (Fire)

Dennis Harris, Fire Chief, and Micah Simons, Battalion Chief, recommend approving the agreement with WESTNET/FIRST-IN. This agreement will replace the current Zetron alerting systems, which have been in use at the fire stations for 30 years. The existing Zetron alerting system is so outdated that it cannot be installed or supported at Station 4.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner District 2 Keith Love

Vote: 6 - 0 CARRIED

9. COMMISSIONERS' COMMENTS

10. 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 adoption of the minutes to which the meeting corresponds.

11. ADJOURNMENT

Having no further business, Commissioner District 1 DeAndre' Knoxson made a MOTION to ADJOURN at 6:22 p.m.; the motion was SECONDED by Commissioner At-Large Abel Garza, Jr. All present voted AYE. MOTION CARRIED.

DEDRICK D. JOHNSON, MAYOR

ATTEST:

Rhomari Leigh, City Secretary
Date Approved:

CITY COMMISSION REGULAR MTG

(7) (b)

Meeting Date: 11/05/2025

TC Commissioners' Community Grant to Memorial Lutheran and First Presbyterian Churches

Submitted For: Patricia Mata, Community Development/ Grant Admin

Submitted By: Patricia Mata, Community Development/ Grant Admin

Department: Community Development/ Grant Admin

Information

ACTION REQUEST

Consider and take action to approve the award of a \$2,500 Commissioners' Community Grant to Memorial Lutheran and First Presbyterian Churches, on behalf of Commissioner Chris Sharp.

BACKGROUND (Brief Summary)

Memorial Lutheran and First Presbyterian Churches is a faith-based organization operating under the Evangelical Lutheran Church in America, a recognized 501(c)(3) nonprofit religious organization. The grant request of \$2,500 would assist in two church outreach initiatives serving residents in Texas City. The first initiative aims to sustain the Community Food Pantry to purchase shelf-stable food, fresh produce, and hygiene items. The second initiative would provide scholarships to cover full or partial fees for local youth to attend a camp for faith, leadership, and outdoor activities.

RECOMMENDATION

Staff recommends approval of a grant award in the amount of \$2,500 to Memorial Lutheran and First Presbyterian Churches, on behalf of Commissioner Chris Sharp.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: \$2,500

Source of Funds: Commissioners Community Grant Fund

Account #: 220101-54901-00017

Fiscal Impact:

Grant funds are available for request.

Attachments

Commissioner District Maps

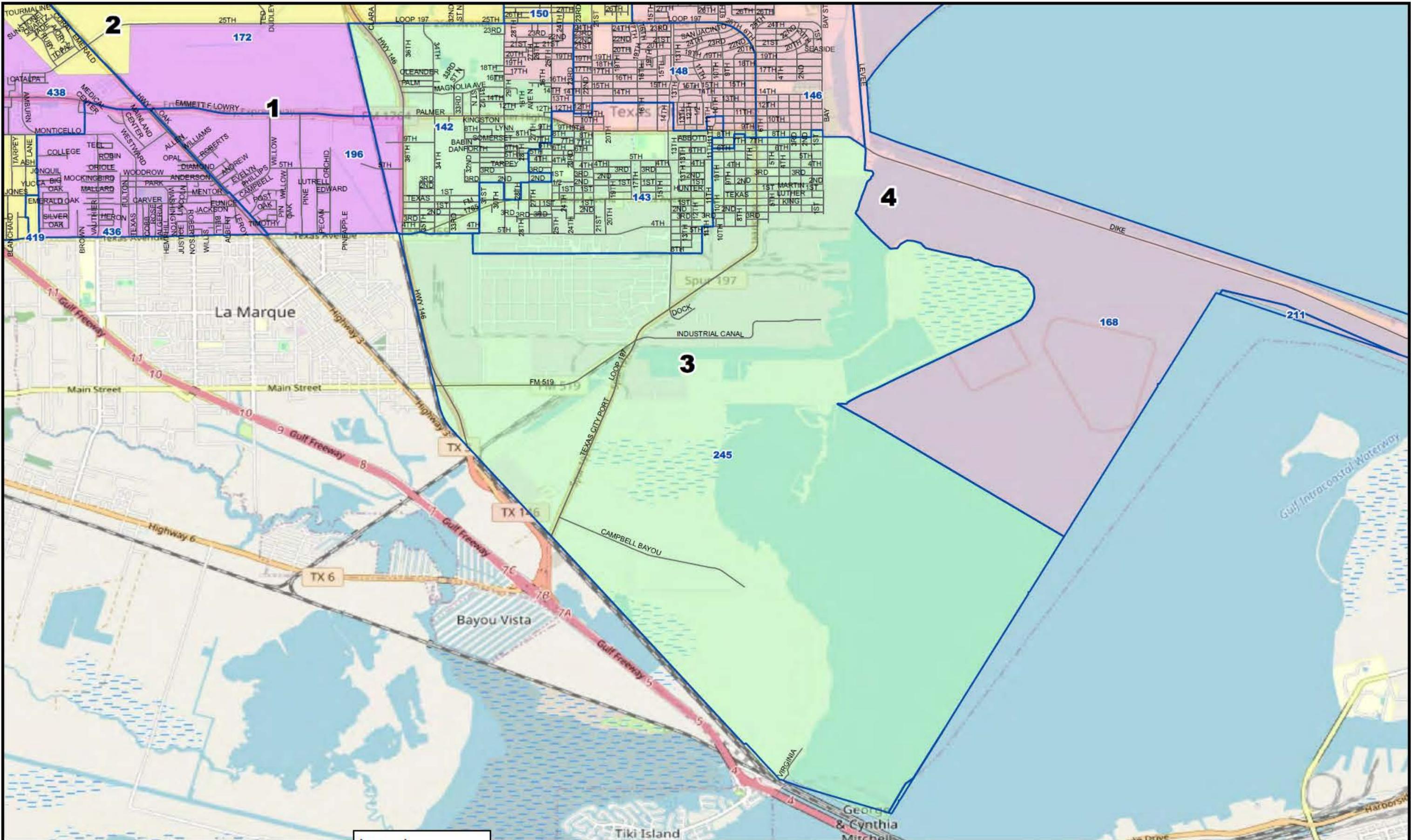
Signed Application. Memorial Lutheran

Application Memorial Lutheran

Tax Exemption. Memorial Lutheran

Income Tax Certification. Memorial Lutheran

Resolution




 0 0.5 1 2 Miles
 Created: 9/28/2022
 Updated to include new city limit boundary and block adjustment near Bayshore Drive

Legend

-  2022 Election Precincts
- Commissioner District**
-  1
-  2
-  3
-  4

City of Texas City

Commissioner Districts - Plan A

District 3

© 2022 Bickerstaff Heath Delgado Acosta LLP
 Data Source: Roads, Water and other features obtained from the 2020 Tiger/line files, U.S. Census Bureau
 Background Image: ESRI OpenStreetMap





Texas City Commission Community Grant Fund Application

**This grant application is to be completed and submitted to the Mayor by a member of the Texas City Commission.*

Chris Sharp 3
Name of Sponsoring Commission Member District

Memorial Lutheran and 1st Presbyterian Church
Name of Benefitting Organization

9386 41-1568278
Tax Exempt / 501c3 Nonprofit Status Number

Amount Requested: \$2500.00 Date: 9/5/25

Statement of Purpose and benefit to the Citizens of Texas City: _____

Churches are the backbone in our
community, this would go to
a food pantry and provide scholarships
to local youth for Youth Camp

Other Sources of Funding This Organization is Currently Receiving: _____

Donation from congregation members



this application does not guarantee an allocation of funds. The awarding of funds is based on several factors, including, but not limited to those it being a qualifying organization, the use of funds requested, and final commission approval.

Looks Good!



Texas City Commission Community Grant Fund Application

**This grant application is to be completed and submitted to the Mayor by a member of the Texas City Commission.*

Chris Sharp
Name of Sponsoring Commission Member

3
District

Memorial Lutheran and 1st Presbyterian Church
Name of Benefitting Organization

9386 41-1568278
Tax Exempt / 501c3 Nonprofit Status Number

Amount Requested: \$2500.00

Date: 9/5/25

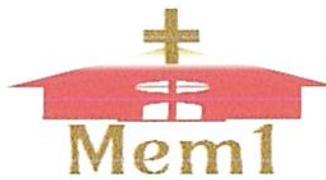
Statement of Purpose and benefit to the Citizens of Texas City: _____

Churches are the backbone in our
community, this would go to
a food pantry and provide scholarships
to local youth for Youth Camp

Other Sources of Funding This Organization is Currently Receiving: _____

Donation from congregation members

**Please note that the submission of this application does not guarantee an allocation of funds. The awarding of this grant is contingent upon several factors, including, but not limited to those it being a qualifying organization, funds availability, purpose of funds requested, and final commission approval.*



Memorial Lutheran and First Presbyterian Churches

2021 29th Street North, Texas City, TX 77590

www.Mem1.org

Grant Proposal to: Mr. Chris Sharp Texas City, City Council

Submitted by: Mem 1 Memorial Lutheran and First Presbyterian Churches

Date: September 8, 2025

Requested Amount: \$2,500.00

Purpose: Support for Community Food Pantry and Youth Camp Scholarships

Executive Summary

Mem 1 Memorial Lutheran and First Presbyterian Churches respectfully requests a grant of \$2,500 from the Texas City, city council to support two vital community initiatives:

\$1,500 to sustain and expand our Community Food Pantry, which serves families facing food insecurity.

\$1,000 to provide camp scholarships for local youth, enabling them to attend faith-based camp programs that foster personal growth, leadership, and spiritual development.

Project 1: Community Food Pantry

Background: Our food pantry has served people as needed over the past two years. We provide non-perishable items, fresh produce, and hygiene essentials to those in need, regardless of faith or background 24/7/365.

Use of Funds:

Purchase of shelf-stable food and fresh produce

Restocking hygiene items (toothpaste, soap, diapers)

Impact:

Directly supports community individuals as needed

Strengthens food security in surrounding neighborhoods

Build trust and connection between church and community



Memorial Lutheran and First Presbyterian Churches

2021 29th Street North, Texas City, TX 77590

www.Mem1.org

Project 2: Youth Camp Scholarships

Background: Our church works with Lutherhill Outdoor Ministries to send youth to a camp for faith, leadership, and outdoor activities. Many families cannot afford the full cost of attendance.

Use of Funds:

Cover full or partial camp fees for youth

Transportation

Support inclusive access for all families

Impact:

Empowers youth with confidence, community, and purpose

Encourages positive peer relationships and mentorship

Fosters spiritual growth and civic engagement

Community Support & Collaboration

We work closely with our church community to identify youth who would benefit by this camping experience. Our volunteers include retired teachers, nurses, and youth leaders who ensure safe, respectful, and effective outdoor opportunities.

Budget Breakdown

Initiative	Amount Requested	Description
Food Pantry	\$1,500	Food, hygiene items, equipment
Youth Camp Scholarships	\$1,000	Camp fees, transportation
Total	\$2,500	

Closing Statement



Memorial Lutheran and First Presbyterian Churches

2021 29th Street North, Texas City, TX 77590

www.Mem1.org

We believe this modest investment will yield meaningful returns in community health, youth development, and social cohesion. Thank you for considering our request to uplift those most in need and nurture the next generation of leaders.

Contact: Reverend Chon Pugh

Pastor Mem 1

409 945 4052

pastorchon@mem1.org

Evangelical Lutheran Church in America

EIN: 41-1568278 | Chicago, Illinois, United States

Publication 78 Data

Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes

Deductibility Code: GROUP [?](#)

Copies of Returns (990, 990-EZ, 990-PF, 990-T)

Electronic copies (images) of Forms 990, 990-EZ, 990-PF or 990-T returns filed with the IRS by charities and non-profits.

^ Tax Year 2023 Form 990T

Organization Name:
EVANGELICAL LUTHERAN CHURCH IN AMERICA

EIN:
41-1568278

Tax Period:
202301

Return ID:
4631918

Filing Type:
E

Return Type:
990T

Copy of Return:
[2023 Form 990T Filing](#)
[\[https://apps.irs.gov/pub/epostcard/cor/411568278_202301_990T_2024011722251084.pdf\]](https://apps.irs.gov/pub/epostcard/cor/411568278_202301_990T_2024011722251084.pdf)

✓ Tax Year 2022 Form 990T

✓ Tax Year 2020 Form 990T

✓ Tax Year 2019 Form 990T

✓ Tax Year 2019 Form 990T

✓ Tax Year 2018 Form 990T

✓ Tax Year 2018 Form 990T

✓ Tax Year 2017 Form 990T

✓ Tax Year 2016 Form 990T



Evangelical Lutheran Church in America

God's work. Our hands.

*Evangelical Lutheran Church in America
Group Exemption Number: 9386*

**CERTIFICATION OF FEDERAL INCOME TAX EXEMPTION
UNDER SECTION 501(c)(3)
for**

Memorial Lutheran Church
2021 29th St. North
Texas City, TX 77590
EIN: 74-6150858

Memorial Lutheran Church is listed on the official roster of congregations affiliated with the Evangelical Lutheran Church in America (ELCA) and is recognized by the ELCA as being included under our Group Exemption Ruling. This inclusion establishes that this entity is exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code and is not a private foundation as defined in Code Section 509(a). The four-digit Group Exemption Number 9386 is the same for the ELCA, its synods, its congregations, and its related entities. The nine-digit Employer Identification Number (EIN) is different for each synod, for each congregation, and for other employing entities. The nine-digit number is used, for example, when federal withholding and Social Security contributions are filed by the employer.

The IRS issued the attached Group Exemption Letters dated April 5, 1988 and July 13, 1988, to the ELCA. In accordance with the terms of the April 5, 1988, letter, entities affiliated with ELCA are exempt from Federal Income Tax under ELCA's Group Exemption Ruling.

May 16, 2011

Very truly yours,

Phillip H. Harris
General Counsel

Attachments

April 5, 1988, ELCA Group Ruling Recognition
July 13, 1988, ELCA GEN Assigned



Evangelical Lutheran Church in America

God's work. Our hands.

Information for Churches and Ministries

- (1) 501(c)(3) Certification Letter [Federal employer EIN # and name as currently shown in ruling.] and,
- (2) Copies of official IRS letters issued to the ELCA.

IF the Name or EIN # shown in your letter is incorrect, please fax to 773-380-2977 the page from your Articles of Incorporation showing your legal corporate name, or the assignment letter from IRS, a wage statement, or Form 941 to update the EIN #.

Your 501(c)(3) certification letter **plus the identified attachments**, establishes your federal income tax exempt status as a 501(c)(3) organization.

ELCA congregations or affiliated entities do not need to apply for their own exempt status or request an IRS Determination/Affirmation Letter if they are included under ELCA's group ruling. Generally, programs and/or ministries within the congregation are included under the congregation's status, unless that program/ministry is separately incorporated.

When you receive an outside request for verification of your 501(c)(3) status, please send a copy of the certification letter **plus the identified attachments** to any vendor, donee, grant writer, or other nonprofit entity.

If the letter, date and/or attachments are not current, your 501(c)(3) status will be affected. Please contact us if your status should change.

You may print copies of this material at any time; however, you may not **reproduce** them in any way. If you are asked to provide a currently dated letter at some point in the future, please contact this office through our email services at 501c3@elca.org and we will process your request.

Any alternation or modification of the attached material is impermissible and will invalidate your inclusion letter.

PLEASE NOTE: ELCA does not provide state sales tax exemption for churches.

A copy of this 501(c)(3) material should be attached to your request for state sales tax exemption [*in those states where sales tax exemption is permitted by statute*] and forwarded by you to the appropriate state office where you are applying for exemption from state sales tax.

Thank you.
Have a great day!

Internal Revenue Service

Department of the Treasury

District
Director

230 S. Dearborn St., Chicago, Illinois 60604

Evangelical Lutheran Church
In America
8765 West Higgins Road
Chicago, IL 60631

Person to Contact:
Peter J. Mazarakos, Jr.
Telephone Number:
(312) 886-1218
Refer Reply to:
EO: 201:PJM
Employer Identification Number:
41-1568278
Effective Date of Group
Exemption Ruling:
January 1, 1988

Date: APR - 5 1988

Dear Applicant:

We have considered your application for a group exemption letter recognizing your subordinates as exempt from Federal Income Tax as organizations of the type described in Section 501(c)(3) of the Internal Revenue Code.

Our records shows that you were recognized as exempt from Federal Income Tax under Section 501(c)(3) of the Code. The exemption letter remains in effect.

Based on the information supplied, we recognize your named subordinates on the list you submitted as exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code.

Additionally, we have classified the organizations you operate, supervise, or control, and which are covered by your notification to us as organizations that are not private foundations because they are organizations of the type described in Sections 509(a)(1) 509(a)(2) or 509(a)(3) of the Code.

Donors may deduct contributions to you and your subordinates as provided in Section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal Estate and Gift Tax purposes if they meet the applicable provisions of Sections 2055, 2106 and 2522 of the Code.

APR 08 1988

ELCA SECRETARY

Evangelical Lutheran Church In America

You and your subordinates are not required to file Federal Income Tax Returns as long as a tax-exempt status is maintained. But under Section 511 of the Code, an organization is subject to tax on its unrelated business taxable income. If you or your subordinates are subject to the tax, you must file an income tax return Form 990-T, Exempt Organization Business Income Tax Return.

You are not required to file Form 990, Return of Organization Exempt from Income Tax, if you meet the exception in Section 6033(a)(2)(A)(i) of the Code. Your subordinates are also not required to file Form 990 if they qualify as churches or intergrated auxiliaries of churches or otherwise meet the exceptions in Section 1.6033-2(g) of the Income Tax Regulations.

As of January 1, 1984, you and your subordinates are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more to each of your employees during a calendar year. You and your subordinates are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

A church or a qualified church-controlled organization as defined in section 3121(w)(3) of the Code however, may elect to exclude the wages paid to employees (other than for services performed in an unrelated trade or business) from social security taxes. This election must be made by filing Form 8274 by the day before the date your first quarterly employment tax return would be due under the revised law. If you or your subordinates make this election, your employees who earn \$100 or more during a calendar year become liable for the payment of self-employment tax under section 1402 on the wages that you pay them. Once having made this election, you or your subordinates may not revoke it. For further information regarding this election please contact your Key District Director.

74-

Evangelical Lutheran Church In America

Each year, at least 90 days before the end of your annual accounting period, please send the items listed below to the Internal Revenue Service Center at the address shown below.

1. A statement describing any changes during the year in the purpose, character, or method of operation of your subordinates;
2. A list showing the names, mailing addresses (including Postal Zip Code), actual addresses if different, and employer identification numbers of subordinates that since your previous report:
 - a. Changed names and addresses;
 - b. Were deleted from your roster; or
 - c. Were added to your roster.
3. For subordinates to be added, attach:
 - a. A statement that the information on which your present group exemption letter is based applies to the new subordinates;
 - b. A statement that each has given you written authorization to add its name to the roster;
 - c. A list of those to which the Service previously issued exemption rulings or determination letters;
 - d. A statement that none of the subordinates is a private foundation as defined in Section 509(a) of the Code if the group exemption letter covers organizations described in Section 501(c)(3);
 - e. The street address of subordinates where the mailing address is a P.O. Box; and
 - f. The information required by Revenue Procedure 75-50, 1975-2 C. B. 587 for each subordinate that is a school claiming exemption under Section 501(c)(3). Also include any other information necessary to establish that the school is complying with requirements of Revenue Ruling 71-447, 1971-2 C. B. 230. This is the same information required by Schedule A, Form 1023, Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code.

Evangelical Lutheran Church In America .

4. If applicable, a statement that your group exemption roster did not change since your previous report.

The above information should be sent, "Attention: Entity Control Unit," to the following address:

Internal Revenue Service Center
Kansas City, Missouri 64999

This determination does not apply to any of your subsidiaries organized and operated in a foreign country.

We are enclosing a copy of Revenue Procedure 75-50. This sets forth guidelines and recordkeeping requirements for private schools recognized as exempt from Federal Income Tax under Section 501(c)(3) of the Code. You should advise those subordinates that operate schools of the requirement of this procedure.

The Service Center that processes your returns will send you a Group Exemption Number. You are required to include this number on each Form 990, Return of Organization Exempt from Income Tax and Form 990-T, Exempt Organization Business Income Tax Return. Please advise your subordinates of this requirement and provide them with the Group Exemption Number.

The prior group exemption letters of the following subordinates are superseded:

The American Lutheran Church, Lutheran Church in America, and Association of Evangelical Lutheran Churches.

Please notify each of the above subordinates that their exemption letter is superseded.

Sincerely yours,


R. S. Wintrobe, Jr.
District Director

Internal Revenue Service

Department of the Treasury

Internal Revenue
Service Center

Midwest Region
Kansas City, Missouri

2306 E. Bannister Rd., Kansas City, Mo. 64131

▶ Evangelical Lutheran Church
In America
8765 W. Higgins Rd.
Chicago, Il. 60631

Person to Contact: Ms. Martha Ala

Telephone Number: (816) 926-5401

Refer Reply to: Entity Control Unit

Date: July 13, 1988

Group Exemption Number: 9386

Dear Officer or Trustee:

The four-digit Group Exemption Number (GEN) as shown above has been assigned to your organization. This number is not to be confused with the nine-digit Employer Identification Number (EIN) previously assigned to your organization.

Form 990 (Return of Organization Exempt from Income Tax) and instructions require each central organization and its subordinates to show their group exemption number (GEN) in Item G of Form 990 in addition to their EIN.

Please advise any of your subordinates that are required to file an annual information return, Form 990, to place your group exemption number on their return.

If you have any questions, please contact the person whose name and telephone number are shown above.

Thank you for your help in this matter.

Sincerely yours,

Doris Jean Johnson
Manager, Entity Control Unit *DJA*

RESOLUTION NO. 2025-122

A RESOLUTION APPROVING THE RELEASE OF COMMISSION GRANT FUNDS AVAILABLE ON BEHALF OF COMMISSIONER CHRIS SHARP, IN THE AMOUNT OF \$2,500.00 TO MEMORIAL LUTHERAN AND FIRST PRESBYTERIAN CHURCHES; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Commissioner District 3 Chris Sharp has requested that \$2,500.00 of his Fiscal Year 2026 grant funds be awarded to the outreach initiatives of Memorial Lutheran and First Presbyterian Churches. The first initiative aims to sustain the Community Food Pantry to purchase shelf-stable food, fresh produce, and hygiene items. The second initiative would provide scholarships to cover full or partial fees for local youth to attend a camp for faith, leadership, and outdoor activities.

THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission of the City of Texas City, Texas, approves the release of Commission Grant funds in the amount of \$2,500.00 to be awarded to Memorial Lutheran and First Presbyterian Churches.

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

PASSED AND ADOPTED this 5th day of November 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

(7) (c)

Meeting Date: 11/05/2025

Nessler Senior Program Donation

Submitted For: Nicole Best, Recreation and Tourism

Submitted By: Nancy Heredia, Recreation and Tourism

Department: Recreation and Tourism

Information

ACTION REQUEST

Approve and accept a donation in the amount of \$1,500 from the Galveston County Senior Citizens Activities, Inc. nonprofit 501C (3) for the Texas City, Nessler Senior Program.

BACKGROUND (Brief Summary)

The Galveston County Senior Citizens Activities, Inc is a nonprofit organization that is dedicated to supporting senior citizens activities and programs in Galveston County.

RECOMMENDATION

Parks, Recreation and Tourism – Senior Program, recommends the City accept the donation and deposit it in the appropriate account.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: \$1,500.00

Source of Funds: Galveston County Senior Citizens Activies,INC

Account #: 101000-48101

Fiscal Impact:

This donation will help support the Texas City, Nessler Senior Programs, recreation, activities and services.

Attachments

Galveston County Senior Citizens Activies, INC
Resolution

GALVESTON COUNTY SENIOR CITIZENS ACTIVIES, INC

6710 Stewart Road, Suite 300
Galveston, TX 77551

Texas First Bank
2401 Broadway
Galveston, TX 77550
88-1025/1131

3177

8/26/2025

PAY TO THE ORDER OF City of Texas City Parks Department

\$ **1,500.00

One Thousand Five Hundred and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

City of Texas City Parks Department



VOID AFTER NINETY DAYS

MEMO

⑈003177⑈ ⑆113110256⑆ 21133843⑈

GALVESTON COUNTY SENIOR CITIZENS ACTIVIES, INC.

3177

City of Texas City Parks Department
Grants to other organizations

Senior Program Donation

8/26/2025

1,500.00

TFB Checking

1,500.00

RESOLUTION NO. 2025-119

A RESOLUTION APPROVING AND ACCEPTING A DONATION OF \$1,500 FROM GALVESTON COUNTY SENIOR CITIZENS ACTIVITIES FOR NESSLER SENIOR PROGRAM; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Galveston County Senior Citizens Activities, Inc., a nonprofit 501C (3), desires to donate to the Texas City, Nessler Senior Program, Galveston County, Texas, as a grant recipient.

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

SECTION 1: That the City Commission hereby approves and accepts the donation described above and authorizes the Mayor to execute the documentation necessary to receive said equipment.

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

PASSED AND ADOPTED this 5th day of November, 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

(7) (d)

Meeting Date: 11/05/2025

New 2026 F350 with Service Body and Crane for WWTP

Submitted For: Corbin Ballast, Utilities

Submitted By: Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

Commission approval for the purchase of a 2026 F350 w/ Service Body and Crane for the Waste Water Treatment Plant from Chastang Ford through Buy Board Contract 724-23 in the amount of \$85,908.

BACKGROUND (Brief Summary)

Replace an aging Waste Water Treatment Plant service vehicle that is nearing the end of its useful service and is requiring more frequent repairs.

RECOMMENDATION

It is the recommendation of the Utilities Department to approve the purchase of this new service vehicle.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: \$85,908.00

Source of Funds: FY26 Budget

Account #: 501703 55020

Fiscal Impact:

Attachments

Exhibit A

Chastang Ford- Purchase of Vehicle

Resolution



Prepared by: Ed Miller
10/16/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 F-350 4x2 SD Crew Cab 8' box 176" WB SRW XL (W3A)

Price Level: 630 | Quote ID: TXCTY26W3A

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
W3A	Base Vehicle Price (W3A)	\$51,395.00
Packages		
610A	Order Code 610A <i>Includes:</i> - Engine: 6.8L 2V DEVCT NA PFI V8 Gas - Transmission: TorqShift-G 10-Speed Automatic Includes SelectShift and selectable drive modes: normal, eco, slippery roads, tow/haul and trail. - 3.73 Axle Ratio - GVWR: 10,600 lb Payload Package - Wheels: 17" Argent Painted Steel Includes painted hub covers/center ornaments. - HD Vinyl 40/20/40 Split Bench Seat Includes center armrest, cupholder, storage and driver's side manual lumbar. - Radio: AM/FM Stereo w/MP3 Player Includes 6 speakers. - Ford Connectivity Package (1-Year Included) Includes unlimited Wi-Fi hotspot. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan. - SYNC 4 Includes 8" center display, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual.	N/C
Powertrain		
99A	Engine: 6.8L 2V DEVCT NA PFI V8 Gas	Included
44F	Transmission: TorqShift-G 10-Speed Automatic <i>Includes SelectShift and selectable drive modes: normal, eco, slippery roads, tow/haul and trail.</i>	Included
X37	3.73 Axle Ratio	Included
STDGV	GVWR: 10,600 lb Payload Package	Included
Wheels & Tires		
TBM	Tires: LT245/75Rx17E BSW A/T (4) <i>Spare may not be the same as road tire.</i>	\$165.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Ed Miller

10/16/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 F-350 4x2 SD Crew Cab 8' box 176" WB SRW XL (W3A)

Price Level: 630 | Quote ID: TXCTY26W3A

As Configured Vehicle (cont'd)

Code	Description	MSRP
64A	Wheels: 17" Argent Painted Steel <i>Includes painted hub covers/center ornaments.</i>	Included
Seats & Seat Trim		
A	HD Vinyl 40/20/40 Split Bench Seat <i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>	Included
Other Options		
176WB	176" Wheelbase	STD
PAINT	Monotone Paint Application	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player <i>Includes 6 speakers.</i>	Included
	<i>Includes:</i> - Ford Connectivity Package (1-Year Included) <i>Includes unlimited Wi-Fi hotspot. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> - SYNC 4 <i>Includes 8" center display, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual.</i>	
471	Camper Package <i>Includes heavy service front springs (1 up upgrade above the spring computer selected as a consequence of options chosen. Not included if maximum springs have been computer selected as standard equipment), slide-in camper certification and tailgate delete cap kit. Note 1: Salesperson's source book or Ford RV trailer towing guide should be consulted for specific trailer towing or camper limits and corresponding required equipment, axle ratios and model availability. Note 2: May result in deterioration of ride quality when vehicle is not equipped with camper.</i>	\$160.00
	<i>Includes:</i> - Rear Stabilizer Bar & Auxiliary Springs	
86M	Dual AGM 68 AH Battery	\$210.00
67B	410 Amp Dual Alternators <i>Includes 250 Amp + 160 Amp.</i>	\$215.00
52B	Trailer Brake Controller <i>Includes smart trailer tow connector.</i>	\$300.00
18B	Platform Running Boards	\$445.00

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Prepared by: Ed Miller

10/16/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 F-350 4x2 SD Crew Cab 8' box 176" WB SRW XL (W3A)

Price Level: 630 | Quote ID: TXCTY26W3A

As Configured Vehicle (cont'd)

Code	Description	MSRP
66S	Upfitter Switches (6) <i>Located in overhead console.</i>	\$250.00

Fleet Options

WARANT	Fleet Customer Powertrain Limited Warranty	N/C
--------	--	-----

Requires valid FIN code.

Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.

Emissions

425	50-State Emissions System	STD
-----	---------------------------	-----

Exterior Color

Z1_01	Oxford White	N/C
-------	--------------	-----

Interior Color

AS_03	Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat	N/C
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Upfit Options

ALIGN1	alignment	\$299.00
BuyBoard	Buy Board Fee CONTRACT 724-23 CONTRACT 724-23	\$400.00
IMP Dump	INSTALL 8' SERVIC BED AND 3200 LB CRANE <i>2-3 yd IMP dump installed- Cab Shield w/ window Lights, Flaps, Reflectors Electric Double Acting Hoist, 7-Ton Capacity Painted to match cab New DMI Hitch</i>	\$34,678.00

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Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Ed Miller

10/16/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 F-350 4x2 SD Crew Cab 8' box 176" WB SRW XL (W3A)

Price Level: 630 | Quote ID: TXCTY26W3A

As Configured Vehicle (cont'd)

Code	Description	MSRP
SUBTOTAL		\$88,517.00
Destination Charge		\$2,595.00
TOTAL		\$91,112.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Ed Miller

10/16/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 F-350 4x2 SD Crew Cab 8' box 176" WB SRW XL (W3A)

Price Level: 630 | Quote ID: TXCTY26W3A

Pricing Summary - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$51,395.00
Options	\$1,745.00
Colors	\$0.00
Upfitting	\$35,377.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$2,595.00
Subtotal	\$91,112.00

Pre-Tax Adjustments

Code	Description	MSRP
01 fit	DISCOUNT AND CONCESSION	-\$5,204.00
Total		\$85,908.00

10/16/2025

Customer Signature

Acceptance Date

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Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Ed Miller

10/16/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 F-350 4x2 SD Crew Cab 8' box 176" WB SRW XL (W3A)

Price Level: 630 | Quote ID: TXCTY26W3A

Selected Equip & Specs

Dimensions

- Conventional Capacity: 14,200 lbs.
- Fifth-wheel towing capacity: 14,000 lbs.
- Front brake diameter: 14.3"
- Cargo box length: 98.1"
- Cargo box volume: 78.5 cu.ft.
- Cargo box max width: 66.9"
- Cargo box length feet: 8.0
- Vehicle body width: 80.0"
- Wheelbase: 176.0"
- Front track: 68.3"
- Cab to axle: 56.1"
- Frame yield strength (psi): 50000.0
- Front bumper to back of cab: 151.8"
- Max interior rear cargo volume: 52.1 cu.ft.
- Headroom first-row: 40.8"
- Leg room first-row: 43.9"
- Shoulder room first-row: 66.7"
- Hip room first-row: 62.5"
- GCWR: 21,000 lbs.
- Gooseneck towing capacity: 14,100 lbs.
- Rear brake diameter: 14.3"
- Cargo box min width: 50.5"
- Pickup box depth: 21.1"
- Cargo box tailgate width: 60.5"
- Vehicle body length: 266.2"
- Vehicle body height: 78.8"
- Vehicle turning radius: 29.8'
- Rear track: 67.2"
- Frame section modulus: 10.7 cu.in.
- Front bumper to front axle: 38.2"
- Interior rear cargo volume with seats folded: 52.1 cu.ft.
- Total passenger volume: 131.8 cu.ft.
- Headroom second-row: 40.4"
- Leg room second-row: 43.6"
- Shoulder room second-row: 65.9"
- Hip room second-row: 64.7"

Powertrain

- Spark ignition system
- Engine cylinders: V-8
- Horsepower: 405 HP@5000 RPM
- Radiator
- Rear-wheel drive
- All-speed ABS and driveline traction control
- 6.8L V-8 variable valve control, engine with 405HP
- Injection Type: sequential MPI
- Torque: 445 lb.-ft.@4000 RPM
- TorqShift 10-speed automatic
- Recommended fuel: regular unleaded

Fuel Economy and Emissions

- Gasoline secondary fuel type
- E85 additional fuel types
- Federal emissions

Suspension and Handling

- Firm ride suspension
- Heavy-duty rear shock absorbers
- Heavy-duty front shock absorbers

Driveability

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Note: Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: Ed Miller

10/16/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 F-350 4x2 SD Crew Cab 8' box 176" WB SRW XL (W3A)

Price Level: 630 | Quote ID: TXCTY26W3A

Selected Equip & Specs (cont'd)

- 4-wheel disc brakes
- 4-wheel antilock (ABS) brakes
- Brake assist system
- Twin I-Beam independent front suspension
- Front coil springs
- * **Rear anti-roll bar**
- Hydraulic power-assist steering system
- 2-wheel steering system
- Front and rear ventilated disc brakes
- Four channel ABS brakes
- Hill Start Assist
- Front anti-roll bar
- Rigid axle rear suspension
- Leaf spring rear suspension
- Re-circulating ball steering

Body Exterior

- Trailer wiring harness
- * **Running boards**
- Standard style pickup box
- Monotone paint
- Black door handles
- Black front bumper
- Black rear bumper
- Black front bumper rub strip
- Convex spotter in driver and passenger side door mirrors
- Turn signal indicator in door mirrors
- Conventional left rear passenger door
- Tailgate
- 17 x 7.5-inch front and rear argnt steel wheels
- Dynamic Hitch Assist vehicle to trailer hitching assist
- 4 doors
- Pickup bed-rail protectors
- Black side window trim
- Black windshield trim
- 2 front tow hooks
- Rear bumper step
- Black grille
- Manual extendable trailer mirrors
- Black door mirrors
- Conventional right rear passenger door
- * **LT245/75RS17 AT BSW front and rear tires**

Convenience

- Power door locks with 2 stage unlocking
- All-in-one remote fob and ignition key
- Power tailgate/rear door lock
- Day/Night rearview mirror
- Integrated side steps
- Front beverage holders
- 8 beverage holders
- Instrument panel covered bin
- Retained accessory power
- * **Upfitter switches**
- PRND in IP
- Keyfob activated door locks
- Auto-locking doors
- Cruise control with steering wheel mounted controls
- Power first-row windows
- Fixed rear windshield
- Locking glove box
- Rear beverage holders
- Dashboard storage
- Trip computer
- Over the air updates

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Prepared by: Ed Miller

10/16/2025

Chastang Ford | 6200 N. Loop East Houston Texas | 770261936

2026 F-350 4x2 SD Crew Cab 8' box 176" WB SRW XL (W3A)

Price Level: 630 | Quote ID: TXCTY26W3A

Selected Equip & Specs (cont'd)

Comfort

- Manual climate control
- Rear under seat climate control ducts
- Full headliner coverage
- Full floor coverage
- Carpet rear seatback upholstery
- Manual tilting steering wheel
- Cabin air filter
- Cloth headliner material
- Full vinyl floor covering
- Vinyl rear seat upholstery
- Urethane steering wheel
- Manual telescopic steering wheel

Seats and Trim

- Seating capacity: 6
- Driver seat with 4-way directional controls
- Height adjustable front seat head restraints
- Split-bench front seat
- Front seat armrest storage
- Manual driver seat fore/aft control
- Manual passenger seat fore/aft control
- Height adjustable rear seat head restraints
- Manual driver seat lumbar
- 40-20-40 split-bench front seat
- Front passenger seat with 4-way directional controls
- Manual front seat head restraint control
- Front seat center armrest
- Manual reclining driver seat
- Manual reclining passenger seat
- Fixed rear seats
- Split-bench rear seat
- Vinyl front seat upholstery

Entertainment Features

- 2 total number of 1st row displays
- Primary touchscreen display
- AM/FM
- AM radio
- Seek scan
- Standard grade speakers
- Steering wheel mounted audio controls
- Speed sensitive volume
- 8 inch primary display
- AM/FM stereo radio
- In-vehicle audio
- FM radio
- SYNC 4 external memory control
- Speakers number: 6
- SYNC 4 voice activated audio controls
- Fixed audio antenna

Lighting, Visibility and Instrumentation

- Digital/analog instrumentation display
- Trip odometer
- Compass
- Driver information center
- Oil pressure gauge
- Transmission fluid temperature gauge
- Gauge cluster display size (inches): 4.20
- Reflector headlights
- Configurable instrumentation gauges
- Digital clock
- Exterior temperature display
- Tachometer
- Engine/electric motor temperature gauge
- Engine hour meter
- Light tinted windows
- Halogen headlights

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2026 F-350 4x2 SD Crew Cab 8' box 176" WB SRW XL (W3A)

Price Level: 630 | Quote ID: TXCTY26W3A

Selected Equip & Specs (cont'd)

- Auto on/off headlight control
- Delay-off headlights
- Variable intermittent front windshield wipers
- Front reading lights
- Variable instrument panel light
- High mounted center stop light
- Fade interior courtesy lights
- Multiple enclosed headlights
- DRL preference setting
- Illuminated entry
- Rear reading lights
- Daytime running lights
- Remote activated perimeter approach lighting
- Pickup box cargo light

Technology and Telematics

- SYNC 4 911 Assist emergency SOS system via mobile device
- Smart device wireless mirroring
- 5G Modem - Ford Connectivity Package mobile hotspot internet access
- SYNC 4 handsfree wireless device connectivity
- Ford App mobile app access
- 2 USB ports

Safety and Security

- Driver front impact airbag
- Safety Canopy System curtain first and second-row overhead airbags
- Seat mounted side impact front passenger airbag
- Rear seat center 3-point seatbelt
- SecuriLock immobilizer
- Remote panic alarm
- AdvanceTrac w/Roll Stability Control electronic stability control system with anti-rollover
- Seat mounted side impact driver airbag
- Passenger front impact airbag
- 6 airbags
- Front height adjustable seatbelts
- Ford Security Package (1-year included with activation) security system
- Rear mounted camera
- Manual rear child safety door locks

Dimensions

General Weights

Curb weight	6,417 lbs.	Rear curb weight	2,753 lbs.
GVWR	10,600 lbs.	Payload	4,086 lbs.

Trailer Weights

Fifth-wheel towing capacity	14,000 lbs.	Gooseneck towing capacity	14,100 lbs.
Conventional capacity	14,200 lbs.	GCWR	21,000 lbs.

Front Weights

Front curb weight	3,664 lbs.	* GAWR front	4,700 lbs.
Axle capacity front	5,300 lbs.	* Spring rating front	4,700 lbs.
Tire/wheel capacity front	6,390 lbs.		

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Selected Equip & Specs (cont'd)

Rear Weights

GAWR rear	6,340 lbs.	Axle capacity rear	7,280 lbs.
Spring rating rear	6,340 lbs.	Tire/wheel capacity rear	6,390 lbs.

Off Road

Min ground clearance	8.7"	Loading floor height	35.0 "
Approach angle	17.8	Departure angle	17.9

Exterior Measurements

Vehicle body length	266.2"	Vehicle body width	80.0"
Vehicle body height	78.8"	Wheelbase	176.0"
Front brake diameter	14.3"	Cargo box length	98.1"
Rear brake diameter	14.3"	Cargo box min width	50.5"
Cargo box volume	78.5 cu.ft.	Pickup box depth	21.1"
Cargo box max width	66.9"	Cargo box tailgate width	60.5"
Cargo box length feet	8.0	Front track	68.3"
Rear track	67.2"	Vehicle turning radius	29.8'
Cab to axle	56.1"	Frame section modulus	10.7 cu.in.
Frame yield strength (psi)	50000.0	Front bumper to front axle	38.2"
Front bumper to back of cab	151.8"		

Interior Measurements

Max interior rear cargo volume	52.1 cu.ft.	Interior rear cargo volume with seats folded	52.1 cu.ft.
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Interior Volume

Total passenger volume	131.8 cu.ft.
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Headroom

Headroom first-row	40.8"	Headroom second-row	40.4"
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Legroom

Leg room first-row	43.9"	Leg room second-row	43.6"
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Shoulder Room

Shoulder room first-row	66.7"	Shoulder room second-row	65.9"
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Hip Room

Hip room first-row	62.5"	Hip room second-row	64.7"
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Powertrain

Engine

Engine ... 6.8L V-8 variable valve control, engine with 405HP	Valves per cylinder	2
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Price Level: 630 | Quote ID: TXCTY26W3A

Selected Equip & Specs (cont'd)

Engine cylinders	V-8	Injection type	sequential MPI
Engine location	Front mounted engine	Ignition	Spark ignition system
Engine mounting direction	Longitudinal mounted engine	Engine block material	Iron engine block
Cylinder head material	Aluminum cylinder head		

Engine Specs

Displacement	6.8L	cc	415 cu.in.
Bore	4.22"	Stroke	3.68"
Compression ratio	10.8	SAEJ1349	AUG2004 compliant

Engine Power

Horsepower	405 HP@5000 RPM	Torque	445 lb.-ft.@4000 RPM
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Alternator

* Alternator amps	250A	* Alternator type	Dual alternator
* Alternator rating	160A		

Battery

Battery amps	68Ah	* Battery type	Dual lead acid battery
Battery rating	750CCA	Battery run down protection	Battery run down protection

Engine Extras

Radiator	Radiator
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Transmission

Transmission	TorqShift 10-speed automatic	Transmission electronic control	Transmission electronic control
Overdrive transmission	Overdrive transmission	Lock-up transmission	Lock-up transmission
First gear ratio	4.696	Second gear ratio	2.985
Third gear ratio	2.146	Fourth gear ratio	1.769
Fifth gear ratio	1.52	Sixth gear ratio	1.275
Reverse gear ratio	4.866	Seventh gear ratio	1
Eighth gear ratio	0.854	Ninth gear ratio	0.689
Tenth gear ratio	0.636	Stall ratio	1.97
Selectable mode transmission	Selectable mode transmission	Sequential shift control	SelectShift Sequential shift control
Transmission oil cooler	Transmission oil cooler		

Drive Type

Drive type	Rear-wheel drive
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Selected Equip & Specs (cont'd)

Drivetrain

Axle ratio 3.73

Exhaust

Tailpipe Stainless steel single exhaust

Fuel

Fuel type regular unleaded

Fuel Tank

Fuel tank capacity 48.00 gal.

Drive Feature

Traction control . All-speed ABS and driveline traction control

Fuel Economy and Emissions

Fuel Economy

Secondary fuel type Gasoline secondary fuel type

Emissions

Emissions Federal emissions

Fuel Economy (Alternate 1)

Additional fuel types E85 additional fuel types

Suspension and Handling

Suspension

Suspension Firm ride suspension

Front shock absorbers Heavy-duty front shock absorbers

Rear shock absorbers Heavy-duty rear shock absorbers

Driveability

Brakes

Brake type 4-wheel disc brakes

Ventilated brakes Front and rear ventilated disc brakes

ABS brakes Four channel ABS brakes

ABS brakes 4-wheel antilock (ABS) brakes

Brake Assistance

Hill start assist Hill Start Assist

Brake assist system Brake assist system

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Selected Equip & Specs (cont'd)

Front Suspension

Front anti-roll	Front anti-roll bar	Suspension ride type front	Twin I-Beam independent front suspension
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Front Spring

* HD front springs	Heavy-duty front springs	Springs front	Front coil springs
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Rear Spring

Springs rear	Rear leaf springs	Rear springs	Heavy-duty rear springs
* Auxiliary rear spring	Leaf auxiliary rear spring		

Rear Suspension

* Rear anti-roll	Rear anti-roll bar	Suspension type rear	Leaf spring rear suspension
Suspension ride type rear	Rigid axle rear suspension		

Steering

Steering	Hydraulic power-assist steering system	Steering type	Re-circulating ball steering
Steering type number of wheels	2-wheel steering system		

Exterior

Front Wheels

Front wheels diameter	17"	Front wheels width	7.5"
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Rear Wheels

Rear wheels diameter	17"	Rear wheels width	7.5"
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Front And Rear Wheels

Appearance	argent	Material	steel
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Front Tires

Aspect	75	Diameter	17"
Sidewalls	BSW	Speed	S
* Tread	AT	Type	LT
Width	245mm	Front wheel - RPM	649

Rear Tires

Aspect	75	Diameter	17"
Sidewalls	BSW	Speed	S
* Tread	AT	Type	LT
Width	245mm	Rear wheel - RPM	649

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Selected Equip & Specs (cont'd)

Body Exterior

Trailer

Towing class	Class V tow rating	Towing hitch	Trailer hitch
Towing wiring harness	Trailer wiring harness	* Towing brake controller	Trailer brake controller
Towing trailer sway	Trailer sway control		

Exterior Features

Box style	Standard style pickup box	Number of doors	4 doors
* Running boards	Running boards		

Body

Body panels .. Aluminum body panels with side impact beams

Mirrors

Convex spotter	Convex spotter in driver and passenger side door mirrors	Turn signal in door mirrors	Turn signal indicator in door mirrors
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Spare Tire

Spare tire	Full-size spare tire with steel wheel	Spare tire location	Crank-down spare tire
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Tires

Front tires LT load rating	E	Rear tires LT load rating	E
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Wheels

Wheel covers

Convenience

Door Locks

Door locks ..	Power door locks with 2 stage unlocking	Keyfob door locks	Keyfob activated door locks
All-in-one key ..	All-in-one remote fob and ignition key	Auto door locks	Auto-locking doors
Tailgate control	Power tailgate/rear door lock		

Cruise Control

Cruise control

Rear View Mirror

Day/Night rearview mirror ..

Exterior Mirrors

Door mirrors	Power door mirrors	Folding door mirrors	Manual folding door mirrors
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Selected Equip & Specs (cont'd)

Heated door mirrors Heated driver and passenger side door mirrors

Front Side Windows

First-row windows Power first-row windows

Overhead Console

Overhead console Full overhead console Overhead console storage Overhead console storage

Passenger Visor

Visor passenger mirror Passenger visor mirror

Power Outlets

12V power outlets 2 12V power outlets

Pickup Box

Boxside steps Integrated side steps

Rear Windshield

Rear windshield Fixed rear windshield

Storage

Number of beverage holders 8 beverage holders Beverage holders Front beverage holders
Beverage holders rear Rear beverage holders
Instrument panel storage Instrument panel covered bin
Glove box Locking glove box
Dashboard storage Dashboard storage

Windows Feature

One-touch up window Driver and passenger one-touch up windows One-touch down window .. Driver and passenger one-touch down windows

Windows Rear Side

Second-row windows Power second-row windows

Miscellaneous

Trip computer Trip computer PRND in IP PRND in IP
* **Upfitter switches** **Upfitter switches** Accessory power Retained accessory power
Over the air updates Over the air updates

Comfort

Climate Control

Climate control Manual climate control Cabin air filter Cabin air filter
Rear under seat ductsRear under seat climate control ducts

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Selected Equip & Specs (cont'd)

Headliner

Headliner material Cloth headliner material Headliner coverage Full headliner coverage

Floor Trim

Floor covering Full vinyl floor covering Floor coverage Full floor coverage

Second-Row Seat Trim

Rear seat upholstery Vinyl rear seat upholstery Rear seatback upholstery Carpet rear seatback upholstery

Steering Wheel

Steering wheel material Urethane steering wheel Steering wheel telescopic. Manual telescopic steering wheel

Steering wheel tilt Manual tilting steering wheel

Seats and Trim

Seat Capacity

Seating capacity 6

Front Seats

Front seat type Split-bench front seat Driver seat direction Driver seat with 4-way directional controls

Driver seat fore/aft control. Manual driver seat fore/aft control Passenger seat direction Front passenger seat with 4-way directional controls

Split front seats 40-20-40 split-bench front seat Reclining passenger seat Manual reclining passenger seat

Passenger seat fore/aft control Manual passenger seat fore/aft control Front head restraints Height adjustable front seat head restraints

Front head restraint control ... Manual front seat head restraint control Armrests front center Front seat center armrest

Armrests front storage Front seat armrest storage Reclining driver seat Manual reclining driver seat

Rear Seats

Bench seats Split-bench rear seat Rear seats fixed or removable Fixed rear seats

Folding second-row seats 60-40 folding rear seats Rear seat direction Front facing rear seat

Rear seat folding position ... Fold-up rear seat cushion Rear head restraints Height adjustable rear seat head restraints

Rear head restraint control Manual rear seat head restraint control Number of rear head restraints 3 rear seat head restraints

Lumbar Seats

Driver lumbar Manual driver seat lumbar

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Selected Equip & Specs (cont'd)

Front Seat Trim

Front seat upholstery Vinyl front seat upholstery

Front seatback upholstery Vinyl front seatback upholstery

Interior Accents

Interior accents Chrome interior accents

Gearshifter Material

Gearshifter material Urethane gear shifter material

Entertainment Features

Displays

Primary touchscreen display Primary touchscreen display

Number of first-row displays 2 total number of 1st row displays

Primary display size 8 inch primary display

Radio Features

External memory SYNC 4 external memory control

Seek scan Seek scan

Speakers

Speakers Standard grade speakers

Speakers number 6

Audio Features

Steering mounted audio control Steering wheel mounted audio controls

Speed sensitive volume Speed sensitive volume

Voice activated audio SYNC 4 voice activated audio controls

Lighting, Visibility and Instrumentation

Instrumentation

Trip odometer Trip odometer

Instrumentation display Digital/analog instrumentation display

Configurable instrumentation gauges Configurable instrumentation gauges

Instrumentation Displays

Temperature display Exterior temperature display

Driver information center Driver information center

Clock Digital clock

Compass Compass

Instrumentation Gauges

Tachometer Tachometer

Oil pressure gauge Oil pressure gauge

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Selected Equip & Specs (cont'd)

Transmission temperature gauge .. Transmission fluid temperature gauge
Gauge cluster display size (inches) 4.20

Engine/electric motor temperature gauge Engine/electric motor temperature gauge
Engine hour meter Engine hour meter

Instrumentation Warnings

Engine temperature warning Engine temperature warning
Low fuel warning Low fuel warning
Battery charge warning Battery charge warning
Key in vehicle warning Key in vehicle warning
Service interval warning Service interval indicator

Oil pressure warning Oil pressure warning
Low brake fluid warning Low brake fluid warning
Headlights on reminder Headlights on reminder
Door ajar warning Door ajar warning
Low tire pressure warning Tire specific low air pressure warning

Glass

Tinted windows Light tinted windows

Headlights

Headlights Halogen headlights
Auto headlights Auto on/off headlight control
Delay off headlights Delay-off headlights

Headlight type Reflector headlights
Multiple headlights Multiple enclosed headlights
DRL preference setting DRL preference setting

Front Windshield

Wipers ... Variable intermittent front windshield wipers

Interior Lighting

Illuminated entry Illuminated entry
Front reading lights Front reading lights

Variable panel light Variable instrument panel light
Rear reading lights Rear reading lights

Lights

Running lights Daytime running lights
High mount stop light .. High mounted center stop light
Perimeter approach lighting Remote activated perimeter approach lighting

Interior courtesy lights Fade interior courtesy lights
Pickup box cargo light Pickup box cargo light

Technology and Telematics

Connectivity

Handsfree SYNC 4 handsfree wireless device connectivity
Emergency SOS SYNC 4 911 Assist emergency SOS system via mobile device

Smart device integration Smart device wireless mirroring

Internet Access

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Selected Equip & Specs (cont'd)

Internet access 5G Modem - Ford Connectivity

Package mobile hotspot internet access

USB Ports

USB ports 2 USB ports

Safety and Security

Airbags

Front impact airbag driver Driver front impact airbag

Front impact airbag passenger Passenger front impact airbag

Front side impact airbag passenger Seat mounted side impact front passenger airbag

Number of airbags 6 airbags

Front side impact airbag driver Seat mounted side impact driver airbag

Overhead airbags Safety Canopy System curtain first and second-row overhead airbags

Seatbelts

3-point seatbelt Rear seat center 3-point seatbelt

Height adjustable seatbelts Front height adjustable seatbelts

Security System

Immobilizer SecuriLock immobilizer

Security system Ford Security Package (1-year included with activation) security system

Remote panic alarm Remote panic alarm

Cameras

Rear camera Rear mounted camera

Traction Control

Electronic stability control AdvanceTrac w/Roll

Stability Control electronic stability control system with anti-rollover

Occupant Safety

Child door locks Manual rear child safety door locks

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Warranty

Standard Warranty

Basic Warranty

Basic warranty 36 months/36,000 miles

Powertrain Warranty

Powertrain warranty 60 months/60,000 miles

Corrosion Perforation

Corrosion perforation warranty 60 months/unlimited

Roadside Assistance Warranty

Roadside warranty 60 months/60,000 miles

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Hi-Tech Truck Rigging & Equipment
 P.O. Box 111535
 13531 West Hardy Road
 Houston TX 77293-0535
 Phone: (713) 695-9700

QUOTE

Quote ID: Q12463

Quote Date: 10/15/2025

Quote Valid Until: 11/14/2025

10-15-2025

CHASTANG FORD
 6200 NORTH LOOP EAST
 Houston TX 77026

Dear **ED MILLER**,

We are pleased to quote for your consideration and approval, our bid on the following:

- VIN #
- CITY OF TEXAS CITY
- INSTALL ON F-350 56" CA SRW PICKUP
- REMOVE PICKUP BED
- KNAPHEIDE 696 STANDARD SERVICE BODY
- MASTERLOCKING COMPARTMENT LOCKS
- 3 COMPTS. PER SIDE, 14.5" DEEP COMPTS.
- STANDARD SHELVING & DIVIDERS, 49" WIDE FLOOR
- 8" STEEL GALVA-GRIP HITCH RECESS BUMPER,
- LED LIGHTS & REFLECTORS. PAINTED WHITE
- CRANE REINFORCMENT IN REAR CURBSIDE COMPARTMENT
- RETAIN OEM REAR HITCH W/7-WAY/ 4-WAY PLUG
- WEIGHT SLIP & CERTIFICATION
- AUTOCRANE EHC-3² PRX HARD-WIRED CONTROL
- 360° CONTINUOUS ROTATION & BOOM SUPPORT
- AUTOCRANE JACK LEG INSTALL ON CRANE SIDE
- INSTALL REAR VIEW CAMERA
- OEM REQUIREMENTS:
- OEM REAR VIEW CAMERA PACKAGE

Customer must fill out the information below before the order can be processed...

Sub Total:	
Sales Tax:	
Grand Total:	

Sincerely,
Roman Ramos

Quote Accepted
 By: _____
 Date: _____
 P.O. Number: _____

Hi-Tech Truck Rigging & Equipment
 rramos@hi-techtruckrigging.com
 Office:(713) 695-9700

October 18, 2024

Sent via email to: EMILLER@CHASTANGAUTOGROUP.COM

ED MILLER
Chastang Enterprises Houston LLC dba Chastang Ford
6200 North Loop East
Houston TX 77026

Re: Vehicles, Police Motorcycles, Parts, and Maintenance Repair Services
BuyBoard Contract 724-23

The Local Government Purchasing Cooperative (BuyBoard) awarded your company a contract under Vehicles, Police Motorcycles, Parts, and Maintenance Repair Services, Contract 724-23 effective 12/1/2023 through November 30, 2024, with two possible one-year renewals. At this time the BuyBoard is renewing your contract through November 30, 2025.

All discounts, terms, and conditions of your contract will remain the same. If you agree to this renewal, there is nothing you need to do. However, if you do not agree to this renewal, you must notify me via email at contractadmin@buyboard.com prior to the start of the renewal term.

Reminder: Once a BuyBoard contract is awarded, vendors must generate a minimum of \$15,000 annually or they may not be offered a contract renewal.

If you have questions or comments concerning this renewal, please contact me as soon as possible at contractadmin@buyboard.com . We appreciate your interest in The Local Government Purchasing Cooperative.

Sincerely,

Jim Tulberg

Jim Tulberg
Contract Administrator

1st renewal v.02.13.2020

RESOLUTION NO. 2025-123

A RESOLUTION AUTHORIZING THE PURCHASE OF A 2026 F350 WITH SERVICE BODY AND CRANE FOR THE WASTE WATER TREATMENT PLANT THROUGH BUYBOARD CONTRACT NO. 724-23; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the Public Works and the Utilities Departments request authorization for the purchase of a 2026 F350 w/ Service Body and Crane for the Waste Water Treatment Plant from Chastang Ford through Buy Board Contract 724-23 in the amount of \$85,908; and

WHEREAS, funds are available in the FY 2025-2026 Budget.

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

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby authorizes the purchase of a 2026 F350 w/ Service Body and Crane for the Waste Water Treatment Plant from Chastang Ford through Buy Board Contract 724-23 in the amount of \$85,908, as set out on the proposal attached hereto as **Exhibit “A”** and made a part hereof for all intents and purposes.

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

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

PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:

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

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(7) (e)

Meeting Date: 11/05/2025

Purchase of a Ven-Trac Slope Mower

Submitted For: Jack Haralson, Public Works

Submitted By: Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

Commission Approval for the purchase of a Ven-Trac Slope Mower from Bobby Ford Tractor and Equipment LLC. for the amount of \$51,633.74 through Sourcewell Contract #60230155020: 112624-TTC. Account No.602301 55020 (See Exhibit a for detailed specs of the mower and proposal)

BACKGROUND (Brief Summary)

Mowing and maintaining the inner-levee system is important to its structural integrity and also a requirement of FEMA to be eligible for funding of repairs caused by future storms. Mowing frequently plays a large role by not permitting trees and bushes from growing and their root systems causing damage to the earthen structure and makes it easy to spot areas of erosion that may otherwise be hidden by tall grasses. Currently, we mow the inner levee twice a year using a heavy excavator with a slope mower attached with added operating, fuel, and maintenance expense. The purchase of this slope mower will greatly improve the care of the levee with more frequent maintenance and greatly reduced costs.

RECOMMENDATION

It is the recommendation of the Public Works Department to approve the purchase of this equipment.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: \$51,633.74

Source of Funds: FY26 Budget

Account #: Account No.602301 55020

Fiscal Impact:

Attachments

Exhibit A
Resolution



Prepared For:

DAVID REEVES
CITY OF TEXAS CITY
301-6TH ST NORTH
TEXAS CITY, TX 77590
409-682-6784
DREEVES@TEXAS-CITY-TX.ORG

Sold & Serviced by:

Bobby Ford Tractor & Equipment, LLC
Chris Robertson
2498 N Highway 288
Angleton, TX 77515
Phone: 307-365-4453



September 5, 2025

DAVID REEVES, GIS SPECIALIST
Phone: 409-682-6784
DREEVES@TEXAS-CITY-TX.ORG
CITY OF TEXAS CITY
301-6TH ST NORTH
TEXAS CITY, TX 77590

Dear DAVID REEVES,

Bobby Ford Tractor & Equipment, LLC would like to thank you for this opportunity to provide a quote for the Ventrac equipment package designed to fit your needs. We are confident that Ventrac products will be an excellent solution for your unique application.

When you purchase your Ventrac from Bobby Ford Tractor & Equipment, LLC, you can be assured that our dedicated staff is available to help any way we can - your satisfaction is our priority.

Your customized quote is detailed on the following pages. We hope this will assist you in making the best decision possible. We appreciate the time you took in providing us with the information needed to customize the Ventrac package best suited for you.

As you review our proposal, please feel free to contact us if you have any questions. We would be happy to assist you any way we can.

It has been a privilege to provide this quote to you and we believe Ventrac is an excellent product that will exceed your expectations for years to come.

Thank you,

Chris Robertson
Sales
Bobby Ford Tractor & Equipment, LLC
Phone: 307-365-4453
crobertson@bobbyfordkubota.com



Shown with Turf Tires

SPECIFICATIONS

Stock Code

All Terrain 70.4067 (1 kit per tractor)

Turf 70.4068 (1 kit per tractor)

Bar 70.4069 (1 kit per tractor)

Weight 80 lbs (36.25 kg) (per axle)

Additional Tractor Width 24 inches (12 inches/tire) (61 cm)

All specifications subject to change without notice or obligation

Note:

(A) Do NOT use dual wheels when using the Ventrac VERSA-Loader.

(B) Engine manufacturers' maximum angle of operation is 25° for continuous use (all directions) and 30° intermittent use*. The 4500P Kawasaki DFI is rated for 30° continuous use.

(C) Do NOT use with Wheel Extensions

* Intermittent use is up to 10 minutes on the slope, then return to level ground before returning to the slope.

Dual Wheels are available for the 4000 series tractors. They are designed to increase stability, traction, and safety on slopes. Dual wheels are also great for reduction of soil compaction on delicate ground. Once the dual hubs have been installed on each wheel, the duals can be quickly mounted and dismounted.*

Duals are recommended for sandy soils or where a broad distribution of tractor weight is desired, including when driving sideways on slopes greater than 20 degrees (not to exceed 30 degrees).

Duals are only one of numerous considerations for safety on slopes; speed, terrain, irregularities, and stopping the unit are other serious factors to consider for safe operation of the tractor.

*Recommended tire pressure for dual wheels can be found in the 4500 operator manual and also on the sticker inside of the hood



Shown with Standard Tires

TRACTOR COMPATIBILITY KEY:



500 Venture Drive
Orrville, OH 44667
1.866.836.8722

Fax: 330.683.0000
www.ventrac.com
info@ventrac.com

CANOPY

70.4169



VENTRAC

CANOPY

Stock Code 70.4169

Dimensions

Weight	62 lbs (28 kg)
Width	42.6 inches (108.2 cm)
Length	56 inches (142.2 cm)
Overall Adjustable Height	1.5 in (3.8 cm)
Standard Height	16 in (40.6 cm) Above top of rollbar to top of canopy
Second Height Option	17.5 in (44.5 cm) Above top of rollbar to top of canopy

Optional Fan Specs

Stock Code	70.4170
Electric Fan	12 in (30.5 cm)
Max Air Flow	1000 CFM
Fan Speeds	3 Options

All specifications subject to change without notice or obligation



AVAILABLE KITS

- 70.4170 – Kit, Fan for Canopy
 - 5 Mounting Options Available
- 70.4171 – Kit, Strobe Light for Canopy
- 70.4172 – Kit, Front Work Light for Canopy
 - Requires 70.4173 -Kit, Work Light LED 4520/4500





4520 TRACTOR

4520 TRACTOR

Model Comparison	4520K VANGUARD Big Block	4520P KAWASAKI DFI	4520Y KUBOTA Diesel	4520N KUBOTA	4520Z KUBOTA
Stock Codes	39.51219	39.51216	39.51217	39.51225	39.51215
California Model Stock Code		39.51221		39.51227	
Accessory Kit: Front fenders, foot pegs, 4 rear weights, weight transfer	Optional	Standard	Standard	Standard	Standard

Engines

Engine	Vanguard M54	Kawasaki FD851D DFI	Kubota D902	Kubota WG972 EFI	Kubota WG972-GL
Max Operating Speed	3600 rpm	3600 rpm	3600 rpm	3600 rpm	3600 rpm
Horsepower	31	31	25	32.5	32.5
Peak Torque	47 ft lb (64 nm)	47 ft lb (64 nm)	42 ft lb (57 nm)	51 ft lb (69 nm)	51 ft lb (69 nm)
Displacement	896cc	824cc	898cc	962 cc	962cc
Cylinders	2	2	3	3	3
Engine Oil	Ventrac Full Synthetic 10W30				
Cooling	Air	Liquid	Liquid	Liquid	Liquid
Fuel Type	Gasoline	Gasoline	Diesel	Gasoline	Gasoline
Fuel Capacity	6 gal (22.7 L)	6 gal (22.7 L)	6 gal (22.7 L)	6 gal (22.7L)	6 gal (22.7 L)
Fuel Economy ^{^^}	1.6 gal/hr (6 L/hr)	1.2 gal/hr (4.5 L/hr)	1.1 gal/hr (4 L/hr)	1.2 gal/hr (4.5 L/hr)	1.5 gal/hr (5.7 L/hr)
Slope Rating (continuous/intermittent)	25°/30°	30°/30°	20°/30°	20°/30°	20°/30°
Alternator	50 Amp	30 Amp	60 Amp	60 Amp	60 Amp

Dimensions

Weight with standard hitch	*1385 lb (628 kg)	1620 lb (735 kg)	1705 lb (773 kg)	1700 lb (771 kg)	1690 lb (767 kg)
Weight with accessories kit	1610 lb (730 kg)	N/A	N/A	N/A	N/A
Weight with 3-point hitch	1690 lb (767 kg) w/ accr kit	1700 lb (771 kg)	1785 lb (810 kg)	1780 lb (807 kg)	1770 lb (803 kg)
Length with standard hitch (ROPS up)	81.5 inches (207 cm)				
Length with 3-point hitch	92 inches (234 cm)				
Width	48.5 inches (123 cm)				
Width with wheel extensions	54.5 inches (138.5 cm)				
Width with duals	73 inches (185.5 cm)				
Wheelbase (front axle to rear axle)	45 inches (114 cm)				
Height (ROPS up)	68 inches (173 cm)				
Height (ROPS down)	54 inches (137 cm)				
Turning Radius (single tires, standard position)	39 inches (99 cm)				
Turning Radius (position 2)	54 inches (137 cm)				
Turning Radius (position 3)	68 inches (173 cm)				
Oscillation amount (@ wheel)	7.5 inches (19 cm)				
Ground Clearance	5 inches (13 cm)				

^{^^} Fuel Economy tested with HM602 mower for comparison purposes.
Application conditions & attachment will affect fuel economy.

All specifications subject to change without notice or obligation



The Ventrac 4520 tractor was built with you in mind. From the advanced electrical system, redesigned frame, more safety and comfort features; the 4520 offers the reliable performance, astounding versatility and comfortable handling you have come to expect.

Like all Ventrac tractors, the 4520 utilizes All Wheel Drive and an articulating chassis with a low center of gravity to provide superior traction, braking, stability, and security on tough terrain and slopes without disturbing turf when turning.

Over 30 Ventrac Mount Attachments

Choose from over 30 professional grade Ventrac Mount attachments to transform your Ventrac into a productivity powerhouse. This incredibly rugged and dependable machine is a wise business investment for golf courses, schools and universities, parks, street maintenance departments, commercial mowing services, contractors, wineries, farms, property management associations, estate owners and anyone needing one machine to do it all.

STANDARD FEATURES

- Pre-Wired Plug & Play Wiring Harness
- Premium Comfort Seat
- Advanced Electronic Instrument Panel
- 6 Function Warning Gauge & Alarm
- Conveniently Located PTO Belt Tensioner
- On-board Diagnostic System
- Sealed Electrical System
- Thermostatically Controlled Oil Cooler
- Battery Disconnect Switch with Circuit Breaker
- Automotive Style Parking Brake
- Universal PTO Switch
- S.D.L.A. Operator Controls
- Weight Transfer System*
- *Optional on 4520K, standard on other 4520 Models
- USB Charger

Optional Accessories:

- Turf Tires, Chains
- Category 1 3-Point Hitch
- Cold Weather Cab
- Additional Lighting & Signaling Packages
- Electrical Power Outlets
- Digital Slope Indicator
- Dual Wheel or Wheel Extensions for Slope

Visit www.ventrac.com/accessories for full list.



4520 TRACTOR (cont.)

Electrical

Battery	475 CCA (Group 51R)
Voltage	12 volts
Battery Disconnect	Standard, with 150A System Circuit Breaker
Fuses	Sealed, Mini Fuse and J-Case styles

Drivetrain

Hydraulic Pump	Danfoss DDC-20
Pump Drive	Direct Drive (Double U-Joint Drive-shaft)
Hydraulic Motors	MPIM
Transaxles	Peerless 2600 series
Axles	Peerless 40mm (forged) with integrated forged hub
Hydraulic Oil Cooler	Aluminum w/ Thermostatically controlled Electric Fan
Hydraulic Oil Filter (Suction)	25 micron
Hydraulic Oil Filter (Pressurized)	10 micron

Hitch and PTO

Front Hitch	Ventrac Mount System
Electric PTO clutch with Brake	Ogura GT3.5 (250 ft lb) (339 nm)
Rear Hitch	2 inches Receiver
3-Point Hitch	Optional Category 1 3-Point Hitch

Tires

Standard (All Terrain)	22x12-8
Optional Turf	22x11-10

Travel Speed (F/R)

Low Range	5 mph (8 kph) forward / 4 mph (6 kph) reverse
High Range	10 mph (16 kph) forward / 8 mph (13 kph) reverse

Instruments, Gauges, and Alarm

Gauges	Tachometer, Speedometer, Hour Meter, Engine Temperature (liquid cooled engines only), Fuel Level, Volt Meter
Indicator Lights ^ Activates Audible Alarm	Parking Brake, Engine High-Temp^, Hydraulic Oil High Temp^, Low Voltage^, Low Oil Pressure^
Switches	Key, PTO, and Lights
Lights	
Head Lights	(4) LED 1000 Lumen
Tail Lights	(2) Red LED Lights

Controls

Forward Reverse	S.D.L.A. (Speed, Direction, Lift, and Auxiliary) Handle; Optional Foot Pedal
Attachment Lift	S.D.L.A. (Primary Handle)
Auxiliary Hydraulics	S.D.L.A. (Secondary Handle)
Throttle	Dash Mounted
Front Hitch Lock	Column Mounted (Accessible from Seat)
PTO Belt Tensioner	Front Mounted, Automatic Tension Controlled
Weight Transfer	5 position
High/Low Range	Single Lever, Column Mounted
3 Pt Controls (Optional)	Lift + 2 sets of Auxiliaries
Steering	Power Steering

Other Features

Tool Box	Optional
Cup Holder	Standard
Seat	Deluxe High Back Seat (arm rests and suspension seat optional)

ROPS

Folding ROPS	Standard
Heavy Duty Off-Road Seat Belt	Standard

All specifications subject to change without notice or obligation

Max Slope Rating (in any direction)

	Single Tires	Dual Wheels
4520* w/Front Attachment (unless specified otherwise below)	20°	30°
4520 w/Cab	10°	Not Recommended
4520 w/Spreader	10°	Not Recommended
4520 w/RV602	10°	15°
4520 w/KH500	5°	Not Recommended
4520 w/MA900	10°	18°

*Attachments, accessories, and tire configuration may reduce the 4520 power unit's maximum angle of operation. Refer to applicable operator manuals for maximum angle of operation of equipment.



Standard



Duals

ENGINE RATINGS

Model #	4520K	4520P	4520Y	4520N	4520Z
Engine	B&S Vanguard Model 54	Kawasaki FD851D	Kubota D902	Kubota WG972 EFI	Kubota WG972-GL
Fuel	Gas	Gas (DFI)	Diesel	Gas	Gas
Max Slope Intermittent Use***	30° (58%)^	30° (58%)	30° (58%)^	30° (58%)^	30° (58%)^
Max Slope Continuous Use***	25° (47%)	30° (58%)	20° (36%)	25° (47%)	20° (36%)

*** For slope operation over 20°, Wheel Extensions are required for up to 25° or Dual Wheels are required for up to 30°



Digital Slope Gauge
Recommended for operation on slopes.



Intermittent Use Defined

^ The engine may operate between 20° and 30° for up to 10 minutes. If 10 minutes is reached, the engine must be returned to 20° or less to assure proper oil lubrication. After returning to 20° or less, the intermittent cycle can be repeated. The 4520P Kawasaki DFI engine is rated for 30° continuous operation and does not have this requirement.

All specifications subject to change without notice or obligation





VENTRAC



 **VENTRAC**

TOUGH CUT
HQ682

TOUGH CUT

Model	HQ682
Stock Code	39.55118
Width of Cut	68 inches (173 cm)
Number of Blades/Type	3 blades, 5/16 x 2½ x 23 inches (79mm x 6.35cm x 58cm)
Cutting Height (with Swivel Wheels Removed)	3 – 4¼ inches
Cutting Height	3½ - 7 inches (89 to 178 mm)
Deck Construction	Multi Gauge, 5/16 inch (7.9 mm) at spindle mount
Spindles/Pulleys	Field Serviceable w/ Top Grease Fittings

Optional Accessory

Hydraulic Flip-Up Kit	70.8226
-----------------------	---------

Dimensions

Length	59 inches (150 cm)
Width	69 inches (175 cm)
Height	22 inches (56 cm)
Weight	475 lbs (215.5 kg)

All specifications subject to change without notice or obligation

STANDARD FEATURES

- Rear Adjustment for Deck Pitch
- Heavy Duty Blades
- Tilt-Up Deck
- Ventrac Mount System
- Front Caster Wheels

OPTIONAL ACCESSORIES

- Hydraulic Flip-Up Kit



The HQ682 **Tough Cut Mower** is the mower of choice for mowing high grass, thick weeds, and heavy brush. A large baffled front opening assists in directing materials into the deck and helps hinder debris from escaping. Three heavy-duty blades counter rotate to cut and deposit waste evenly without windrowing. Capable of tackling saplings and large thorn bushes, the Tough Cut makes short work out of overgrown thickets.

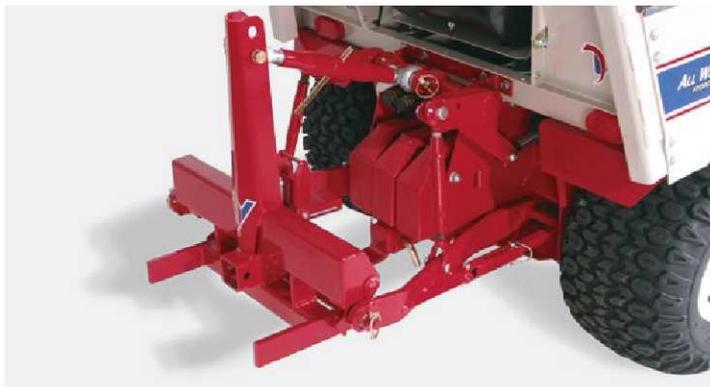
The HQ682 comes with front caster wheels as a standard feature. Four tie-down points have been added for secure trailering.

The Tough Cut has adjustable cutting height ranging from: 3" - 7". Easy servicing of belts and pulleys is provided by the hinged and removable cover. The manual tilt-up deck provides access under the deck. A hydraulic flip-up kit is available as an option for easier access to the underside of the deck for cleaning and blade replacement.





Rear mounted attachment on 3-N-1 Adapter shown with optional Hydraulic Top Link



TRACTOR COMPATIBILITY KEY:



The 3-N-1 Adapter is a useful accessory for all Ventrac's with a 3-Point Hitch. It allows the tractor to tow with a Reese® style receiver (not included), transport and use select Ventrac attachments on the rear of the tractor, and mount rear weights for front attachments that need extra weight to counter balance the load.

The 3-N-1 Adapter has a lock-in lever for locking on attachments and is able to operate non-PTO-powered attachments. This enables you to mount two attachments for use on the front and rear of the tractor at the same time.



Optional Weights (up to six 42lb weights)

STANDARD FEATURES

- Rear attachment mounting
- Towing capacity

OPTIONAL ACCESSORIES

- Rear Suitcase Weights
- Hydraulic Top Link

3-N-1 ADAPTER REQUIRED FOR:

- KH500 Loader (for tractors with a 3-Point Hitch)

SPECIFICATIONS

Stock Code	39.56114
Optional Weight Kit (2 weights/Kit)	70.0102
Optional Hydraulic Top Link	70.4038

All specifications subject to change without notice or obligation



500 Venture Drive
 Orrville, OH 44667
 1.866.836.8722

Fax: 330.683.0000
 www.ventrac.com
 info@ventrac.com



FINISH MOWERS

MS600, MS720, MT720, & MU720

FINISH MOWERS

	MS600	MS720	MT720	MU720
Stock Code	39.55110	39.55111	39.55112	39.55114
Discharge Type	Side	Side	Side, 6" Offset	Rear
Width of Cut	60 Inches (152 cm)	72 Inches (183 cm)	72 Inches (183 cm)	72 Inches (183 cm)
Number of blades/type	3 x 21 High-lift	3 x 25 High-lift	3 x 25 High-lift	3 x 25 Low-lift
Cutting Height Range	1-5 Inches (25-127 mm)			
Cutting Height Increments	Positions 1-3 (1/8") (3 mm) Positions 4-18 (1/4") (6 mm)	Positions 1-3 (1/8") (3 mm) Positions 4-18 (1/4") (6 mm)	Positions 1-3 (1/8") (3 mm) Positions 4-18 (1/4") (6 mm)	Positions 1-3 (1/8") (3 mm) Positions 4-18 (1/4") (6 mm)
Deck Construction	High-strength steel	High-strength steel	High-strength steel	High-strength steel
Spindles/Pulleys	Field serviceable with bottom grease fittings			
Anti Scalp Rollers	3 Front	3 Front	3 Front	3 Front

OPTIONAL ACCESSORIES

Mulch Kit	70.8165	70.8164	70.8164	70.8167
Flat Free Wheel (2 Required)	53.0148	53.0148	53.0148	53.0148
Hydraulic Flip Up Kit	70.8214	70.8214	70.8214	70.8214

DIMENSIONS

Length	62 5/8 inches (159 cm)	66 1/8 inches (168 cm)	66 1/8 inches (168 cm)	60 5/8 inches (154 cm)
Width	74 5/8 inches (190 cm)	86 1/2 inches (220 cm)	86 1/2 inches (220 cm)	72 7/8 inches (185 cm)
Height	18 1/4 Inches (46 cm)	18 1/4 Inches (46 cm)	18 1/4 Inches (46 cm)	18 1/4 Inches (46 cm)
Weight	490 lbs (222 kg)	550 lbs (249 kg)	550 lbs (249 kg)	540 lbs (245 kg)
Shipping Weight	660 lbs (299 kg)	720 lbs (327 kg)	720 lbs (327 kg)	710 lbs (322 kg)
Shipping Dimensions (LWH)	57 x 65.5 x 25.5 inches (26 x 30 x 12 cm)	60.5 x 77.75 x 25.5 inches (27.4 x 35 x 12 cm)	60.5 x 77.75 x 25.5 inches (27.4 x 35 x 12 cm)	60.5 x 77.75 x 25.5 inches (27.4 x 35 x 12 cm)

All specifications subject to change without notice or obligation

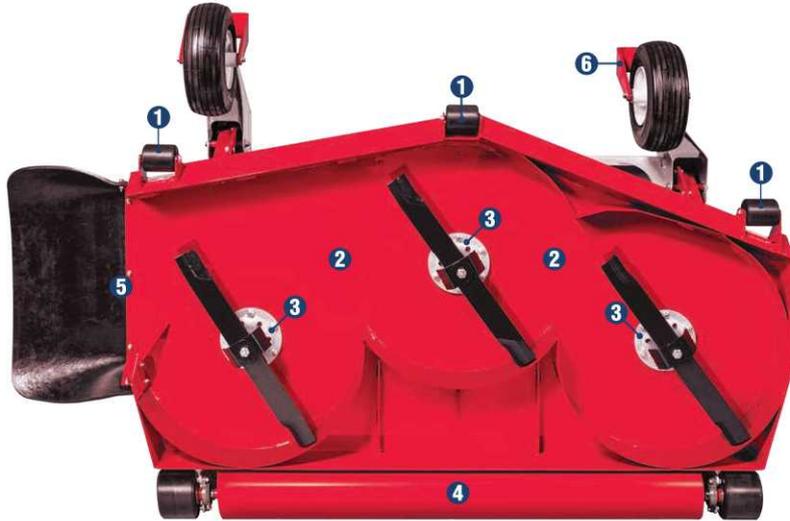
HYDRAULIC FLIP-UP KIT

The Hydraulic Flip-Up kit makes deck clean-up quick and effortless. Using the SDLA controls, you can flip your mower deck up from the seat!



FEATURES

5" deep deck shell increases airflow & performance, and made from high strength steel for exceptional abrasion and impact resistance. Check out these other game changing features:



BOTTOM VIEW

1. Anti-Scalp Rollers

Anti-scalp rollers help protect the turf

2. Ultra Smooth Deck Shell

Cleaner, smoother deck shell, helps prevent grass buildup

3. Tougher Spindles

Ventrac's best spindle yet featuring 6 bolt mount, 5/8" retaining bolt, and double row angular contact bearings

4. Stripe Roller

Smoother ride, increased bearing life, and bolder more pronounced stripes

5. Larger Discharge Opening

Large discharge opening improves airflow and cut quality

6. Offset Trim Wheel

Improved quality of cut and better line of sight trimming

7. Low Profile Bearing Caps

Reach under bushes and pine trees without worry of losing the caps

8. Improved Carrier Frame

Strengthened carrier frame arms for increased durability

9. Rubber Discharge Chute

Easy on landscape, will not dent like steel**

10. Improved Casters

Tapered roller bearings and larger diameter pivot bolt provide smoother operation and longer life

11. Tool-Free Belt Tensioner

Our NEW tool-free belt tensioner makes maintenance quick and easy

12. Hydraulic Flip-Up

Optional Hydraulic Flip-Up makes deck clean up quick and effortless (Manual Flip-Up standard)

13. Heavier Roller Mounts

Reinforced rear roller mounts to help carry the load for the long haul

14. Ventrac Mount System

Allows for quick connection of the mower deck with no tools or heavy lifting

15. One Lever Height Adjustment

Broad range of height settings from 1"-5" in 1/4" increments



TOP VIEW

**MU720 does not have a discharge chute



VENTRAC





Pricing Quote

Quote #: 107047-1005
 Contract #: 112624-TTC

Date Quoted: September 5, 2025
 Quote Expires: October 5, 2025

Prepared For:

DAVID REEVES
 CITY OF TEXAS CITY
 301-6TH ST NORTH
 TEXAS CITY, TX 77590
 409-682-6784
 DREEVES@TEXAS-CITY-TX.ORG

Prepared By:

Bobby Ford Tractor & Equipment, LLC
 Chris Robertson
 2498 N Highway 288
 Angleton, TX 77515
 Phone: 307-365-4453

Customer's Sourcwell Membership ID:

Thank you for the opportunity to quote the following Ventrac product(s) for your review. I have added the items that we feel would best serve your needs. Please feel free to contact me with any questions.

QTY	Model #	Description	MSRP	Sourcwell	Total
1	70.4067	Accessory: DUAL WHEEL KIT Kit, Duals Field Trax Black	1,695.00	1,491.60	1,491.60
1	70.4140	Accessory: DIGITAL SLOPE GAUGE Kit, Slope Indicator	460.00	404.80	404.80
1	70.4169	Accessory: CANOPY Kit, Canopy	1,135.00	998.80	998.80
1	70.4170	Accessory: FAN FOR CANOPY Kit, Fan for Canopy	455.00	400.40	400.40
1	70.4171	Accessory: STROBE LIGHT FOR CANOPY Kit, Strobe Light for Canopy	515.00	453.20	453.20
1	4520P (39.51216)	Ventrac Tractor: KN, 4520P Kawasaki FD851D <i>Included Standard: Weight Transfer, SDLA Hand Controls, 4 Rear Weights, Front Fenders, Foot Pegs</i>	31,285.00	27,530.80	27,530.80
1	70.4160	Accessory: THREE-POINT HITCH Kit, 3 Point Hitch 4520	2,550.00	2,244.00	2,244.00
1	70.4167-99	Accessory: Kit, Heated Suspension Seat 4520	840.00	739.20	739.20
1	70.4200-99	Accessory: Kit, PRO KN4520	2,140.00	1,883.20	1,883.20
1	70.4185	Accessory: LARGE TOOLBOX KIT Kit, Toolbox Large	165.00	145.20	145.20
1	HQ682 (39.55118)	Attachment: MOWERS - TOUGH CUT HQ, HQ682 Mower, Tough Cut	5,330.00	4,690.40	4,690.40
1	70.8226	Accessory: Kit, Hydraulic Flip Up HQ682	580.00	510.40	510.40
1	39.56114	Accessory: THREE-N-ONE ADAPTER HH, 3PT 3-n-1 Hitch	560.00	492.80	492.80
1	MS720 (39.55111)	Attachment: MOWERS - FINISH MS, MS720 Mower SD	5,540.00	4,875.20	4,875.20
1	70.8214	Accessory: Kit, Hydraulic Flip Up MS/MT/MU	580.00	510.40	510.40
				Subtotal	47,370.40

CHARGES

Setup Charges (5%)	+2,368.52
Delivery (4%)	+1,894.82
TOTAL USD \$	51,633.74

SIGNATURE

DATE

RESOLUTION NO. 2025-124

A RESOLUTION APPROVING THE PURCHASE OF A VEN-TRAC SLOPE MOWER FROM BOBBY FORD TRACTOR AND EQUIPMENT, LLC THROUGH SOURCEWELL (CONTRACT NO. 60230155020: 112624-TTC) FOR THE PUBLIC WORKS DEPARTMENT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the Public Work Department requests approval of a Ven-Trac Slope Mower from Bobby Ford Tractor and Equipment, LLC through Sourcewell; and

WHEREAS, the total purchase price for the Ven-Trac Tractor: KN, 4520P Kawasaki FD851D, and accessories, including delivery, is \$51,633.74.

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 a Ven-Trac Slope Mower from Bobby Ford Tractor and Equipment, LLC through Sourcewell, for a total price of \$51,633.74 as set out on the quote attached hereto as **Exhibit “A”** and made a part hereof for all intents and purposes.

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

PASSED AND ADOPTED this 5th day of November 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

(7) (f)

Meeting Date: 11/05/2025

Approval of vendor for the purchase of library books and periodicals

Submitted For: Cheryl Loewen, Library

Submitted By: Cheryl Loewen, Library

Department: Library

Information

ACTION REQUEST

Consider approving a resolution authorizing the library to purchase books and periodicals via Texas SmartBuy contract with Ingram Library Services and Brodart Co., not to exceed \$115,000.

BACKGROUND (Brief Summary)

For many years, there have been only three main vendors of books for public libraries in the U.S.; Baker & Taylor, Ingram Library Services, and Brodart Co. For at least the past 10 years, Moore Memorial Public Library has purchased books almost exclusively through a contract with Baker & Taylor. On October 7, 2025, with no prior warning, it was announced that Baker & Taylor was ceasing operations and not accepting any new orders. To safeguard the continuity of future orders, the library director would like to use both Ingram and Brodart as vendors going forward. Both companies have a Texas SmartBuy contract. The funds for these materials are already included in the FY 2026 budget for the library.

RECOMMENDATION

Staff recommends authorizing the purchase of Books and Periodicals via Texas SmartBuy contract to Ingram Library Services and Brodart Co., not to exceed \$115,000.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: \$115,000

Source of Funds: FY 2026 library budget

Account #: 101402-54020

Fiscal Impact:

Funds for book purchases are included in the FY 2026 Budget. This agenda item authorizes a change in vendor only.

Attachments

Resolution

RESOLUTION NO. 2025-125

A RESOLUTION APPROVING PURCHASE AND DELIVERY OF LIBRARY MATERIALS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the previous vendor, Baker & Taylor’s of North Carolina, notified the City on October 7, 2025, that they were ceasing to operate and not accepting any new orders; and

WHEREAS, the Library Department recommends awarding a contract for the Purchase and Delivery of Library Materials to Ingram Library Services and Brodart Co.

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 awards a contract to Purchase and Delivery of Library Materials to Ingram Library Services and Brodart Co.

SECTION 2: That the Mayor is hereby authorized to enter into a contract Ingram Library Services and Brodart Co. for the respective unit prices bid in **Exhibit “A”** attached hereto and made a part hereof for all intents and purposes.

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

PASSED AND ADOPTED this 5th day of November 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

(7) (g)

Meeting Date: 11/05/2025

2025-490 Right of Way Vegetation Management

Submitted For: Jack Haralson, Public Works

Submitted By: Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

Commission approval of Trees LLC to provide Right of Way Vegetation Management services along streets and alleys, preventing damage to higher profile vehicles and dangerous overgrowth causing limited traffic visibility.

BACKGROUND (Brief Summary)

The objective of this ITB was to obtain a qualified firm to handle Right of Way Vegetation Management along streets in areas. The bids for the project ran for the required 14 days, with 2 advertisements in the Daily News, as well as online with Beacon and the City of Texas City website. We only received 1 solicitation packet. See Exhibit A for Purchasing Letter of Recommendation and Bid Tabulation

RECOMMENDATION

It is the recommendation of the Public Works Department to approve a contract with Trees LLC for Right of Way Vegetation Management.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: \$60,000.00

Source of Funds: FY26 Budget

Account #: 101302-53566

Fiscal Impact:

The funds are available in the Public Works FY26 Budget. A transfer of funds to the account shown will be required prior to issuance of a Purchase Order

Attachments

Exhibit A
Resolution

CITY OF TEXAS CITY, TEXAS

PURCHASING DEPARTMENT • OFFICE: (409) 643-5950 • FAX: (409) 942-1073



Mayor:
Dedrick Johnson

Commissioners
Thelma Bowie
Abel Garza Jr.
DeAndre Knoxson
Keith Love
Chris Sharp
Jami Clark

To: Dedrick Johnson Sr., Mayor

From: Gwynetheia Shabazz Pope, Purchasing Coordinator

CC: Jack Haralson, Public Works Director
Mike Stump, Sanitation Director

Date: 08/14/2025

Re: Invitation to Bid 2025-490 Right of Way Vegetation Management
Recommendation of Award

Enclosed for your review and approval is the award recommendation for ITB 2025-490 Right of Way Vegetation Management.

HISTORY

The objective of this ITB was to obtain a qualified firm to handle Right of Way Vegetation Management. The project ran for the over the required 14 days, with 2 advertisements in the Daily News, as well as online with Beacon and the City of Texas City website. We only received 1 solicitation packet.

AWARD RECOMMENDATION

The Purchasing Department recommends awarding the contract to Trees, LLC. They provided excellent pricing for the next 3 years as well as verifiable references.

Gwynetheia Shabazz Pope, CTPM, CTCM
Purchasing Coordinator

"QPS - Quality Public Service"

1801-9TH Street North • P.O. Drawer 2608 • Texas City, Texas 77592-2608
<http://www.texascitytx.gov>

RESOLUTION NO. 2025-126

A RESOLUTION AWARDING ITB 2025-490 AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR RIGHT OF WAY VEGETATION MANAGEMENT CONTRACT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, on August 14, 2025, bid(s) were received and the responsible bid meeting all the specifications was received from TREES, LLC.; and

WHEREAS, the Public Works department recommends awarding ITB 2025-490 Right of Way Vegetation to TREES, LLC., for an amount not to exceed \$60,000.00.

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

SECTION 1: That the City Commission hereby accepts the recommendation of the Public Works Department to select TREES, LLC for ITB 2025-490 Right of Way Vegetation.

SECTION 2: That the Mayor is hereby authorized to execute the proposal with TREES, LLC, for ITB 2025-490 Right of Way Vegetation attached hereto as **Exhibit “A”** and made a part hereof for all intents and purposes.

SECTION 3: That the Mayor is hereby authorized to approve change orders, not to exceed Twenty-Five percent (25.0%) of the total contract amount, without bringing the matter before the City Commission.

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

PASSED AND ADOPTED this 5th day of November 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

(7) (h)

Meeting Date: 11/05/2025

TCEQ Annual Water System and Waste Water Permit Fees

Submitted For: Corbin Ballast, Utilities

Submitted By: Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

Commission approval of TCEQ Annual Water System and Waste Water Permit Fees.

BACKGROUND (Brief Summary)

Set up a blanket purchase order for TCEQ in the amount of \$130,000, we have received the wastewater bill (attached) and water is typically sent in December.FY26 (see Exhibit A)

Water Fee Estimated — \$55,000.00 (will receive actual amount in December)

Water Fee — \$74,446.38 (actual)

RECOMMENDATION

It is the recommendation of the Utilities Department to approve the agenda item as stated

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: \$55,000.00

Source of Funds: FY26 Budget

Account #: 501701 53680

Fiscal Impact:

Funds Available Y/N: Yes

Amount Requested: \$74,446.38

Source of Funds: FY26 Budget

Account #: 501701 53680

Fiscal Impact:

Attachments

Exhibit A
Resolution



Purchase Order

Fiscal Year 2024

Page 1 of 1

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # **22401581-00**

The City of Texas City is exempt from sales tax. Collect shipments or C.O.D. are not acceptable.

BILL TO

CITY OF TEXAS CITY
ATTENTION: ACCOUNTS PAYABLE
1801 9TH AVENUE NORTH
TEXAS CITY TX 77590

VENDOR

TCEQ - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
P.O. BOX 13089
AUSTIN TX 78711-3089

SHIP TO

UTILITIES
911 HWY 146 N
TEXAS CITY TX 77590

Vendor Phone Number		Vendor Fax Number		Requisition Number		Delivery Reference	
512-239-0285		512-239-0490		12401675		CORBIN BALLAST	
Date Ordered	Vendor Number	Date Required	Freight Method/Terms			Department/Location	
12/07/2023	480					WATER	
Item#	Description/Part No.			Qty	UOM	Unit Price	Extended Price
	ADMIN - PROFESSIONAL FEES						
	The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading						
1	0215262 WATER SYSTEM FEE			1.0	EACH	\$125.000	\$125.00
	501701 - 53680						\$125.00
2	WATER SYSTEM FEE 0215243			1.0	LS	\$44,394.000	\$44,394.00
	501701 - 53680						\$44,394.00
	NVOICES ARE ATTACHED PROFESSIONAL FEES						
	***** GL SUMMARY *****						
	501701 - 53680						44,519.00
	Previous yr was 51,346						

ACCOUNTING COPY

PO Total

\$44,519.00

480



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

INVOICE

COMPANY : CITY OF TEXAS CITY
ACCOUNT : 23001940

DETACH BOTTOM PORTION AND RETURN WITH PAYMENT - KEEP TOP PORTION FOR YOUR RECORDS - PAGE 1

ACCOUNT NO.	INCLUDES PAYMENTS THROUGH	COLL. COST RECOVERY	LATE FEES	BALANCE DUE
23001940	OCT14,25	0.00	0.00	74,446.38

INVOICE DATE	INVOICE NO.	DESCRIPTION	AMOUNT	BALANCE
OCT31,25	CWQ0080509	PERMIT PERMIT	74,446.38	74,446.38

RECEIVED
OCT 14 2025
BY:

Please return the original coupon with payment. For questions concerning calculations or site location, please call 512-239-4671. 74,446.38

See REVERSE SIDE for Explanation of Charges and TCEQ Contact Telephone Numbers.
TCEQ VIPP Form AR41A 02-17-2011

PLEASE PAY THIS AMOUNT
INCLUDE ACCOUNT NUMBER ON CHECK

OCT14,25

DETACH THIS PORTION AND RETURN WITH CHECK OR MONEY ORDER PAYABLE TO:

ACCOUNT NO.	BALANCE DUE
23001940	74,446.38

CHECK HERE IF YOUR ADDRESS HAS CHANGED.
PLEASE INDICATE ADDRESS CHANGE ON BACK



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

**INVOICES NOT PAID WITHIN
30 DAYS OF INVOICE DATE WILL
ACCRUE PENALTIES**

CITY OF TEXAS CITY

PO BOX 2608

TEXAS CITY TX 77592-2608

0023001940 1533360 00074446381130253

RESOLUTION NO. 2025-127

A RESOLUTION AUTHORIZING A BLANKET PURCHASE ORDER TO TCEQ IN THE AMOUNT \$130,000 FOR ANNUAL WATER SYSTEM AND WASTE WATER PERMIT FEES FY26; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the Public Works Department and Utilities Department recommend approval of this Annual Water System and Waste Water Permit Fees.

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

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby authorizes a blanket purchase order to TCEQ in the amount \$130,000 for the purchase of Annual Water System and Waste Water Permit Fees for FY26.

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

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

PASSED AND ADOPTED this 5th day of November 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

(7) (i)

Meeting Date: 11/05/2025

Stop Loss RFP Analysis and Recommendation

Submitted For: Jennifer Price, Human Resources

Submitted By: Human Resources, Human Resources

Department: Human Resources

Information

ACTION REQUEST

Consider and take action on Resolution No. 25-128, authorizing the Mayor to enter into a contract with Blue Cross Blue Shield of Texas for the City's stop loss coverage.

BACKGROUND (Brief Summary)

RFP 2025-493 for Medical/Rx Stop Loss coverage went out August 11, 2025, and 12 proposals were received by the deadline of September 10, 2025. HUB International (HUB) is the City of Texas City's insurance consultants and broker; they reviewed the proposals, scored the vendors, and identified the finalists.

Attached you will see the vendor list of proposals, the analysis, and the recommendation from HUB. In the attachment you will also see (page 6) the current Stop Loss coverage and rates with Blue Cross Blue Shield of Texas (BCBS) would total \$1,617,738.00 (Fixed Annual Total), the preliminary renewal for this coverage with BCBS came back at over a 9% increase with rates totaling \$1,775,902.00, and the recommended Best and Final Offer (BAFO) from BCBS would total \$1,554,928.00 which is almost a 4% decrease from what the City is currently paying and a 12.5% decrease from the preliminary renewal quote. HUB, and specifically their team dedicated to the City of Texas City (Brent Weegar, Diana Rodriguez, Ashely Broadus, Cory Hood, Charlotte Starks, and Dawn Klammer), have put in the hard work and negotiated these rates and savings on our behalf. They are the subject matter experts and continue to advocate for the City, for the City's employees, and to help our team be fiscally responsible.

RECOMMENDATION

After careful review by the City's insurance consultants and broker (HUB), along with the Chief Financial Officer, the Executive Director of Management Services, and the Director of Human Resources, it is recommended for approval to enter into a contract with Blue Cross Blue Shield of Texas for Medical/Rx Stop Loss coverage.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: \$1,554,928.00

Source of Funds: Group Insurance Fund

Account #: 601-030-51600

Fiscal Impact:

Stop Loss coverage has already been factored into the budget. This item is on the agenda for approval due to the amount of the contract and it being a renewal.

Attachments

2025 Stop Loss RFP Analysis and Recommendation
Resolution



2025 Stop Loss RFP Analysis and Recommendation

Brent Weegar

Senior Vice President, Public Sector

Ashley Broadus

Senior Financial Manager

Cory Hood

Account Executive

Diana Rodriguez

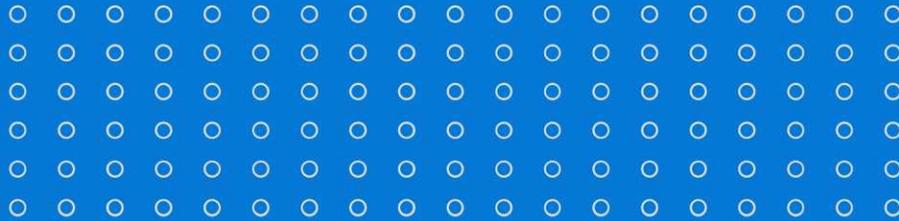
Senior Account Manager

October 22, 2025

Agenda

- 1 Vendor List
- 2 Best and Final Stop Loss Analysis
- 3 Vendor Scoring
- 4 Final Recommendations

1



Vendor List



Vendor List



Stop Loss

BCBSTX – Incumbent - **Finalist**

Voya – Quoted – **Finalist**

Liberty – Quoted – **Finalist**

ATS/Old Republic – Quoted/Not Competitive

Carbon/Fair American – Quoted/Not Competitive

Partner Re – Quoted/Not Competitive

Amwins Acc & Health – Declined/TPA

Berkley – Declined/Not Competitive

Berkshire Hathaway – Quoted/Not Competitive

Gerber – Declined/Not Competitive

HCC Life – Declined/Not Competitive

International Specialty Und. – Quoted/Not Competitive

IOA Re – Quoted/Not Competitive

Optum – Quoted/Not Competitive

MRM – Declined/Not Competitive

Pace – Declined/Not Competitive

QBE – Quoted/Not Competitive

Skyward – Declined/TPA

Sun Life - Declined/Not Competitive

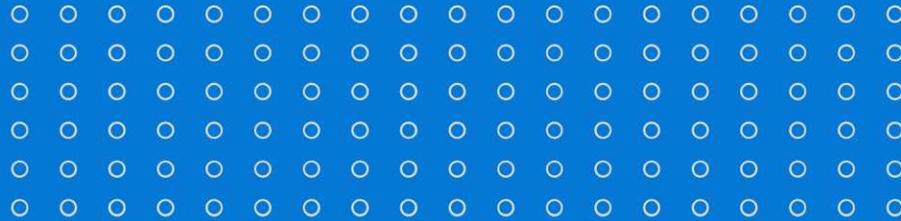
Swiss Re – Declined/Not Competitive

Symetra - Declined/Not Competitive

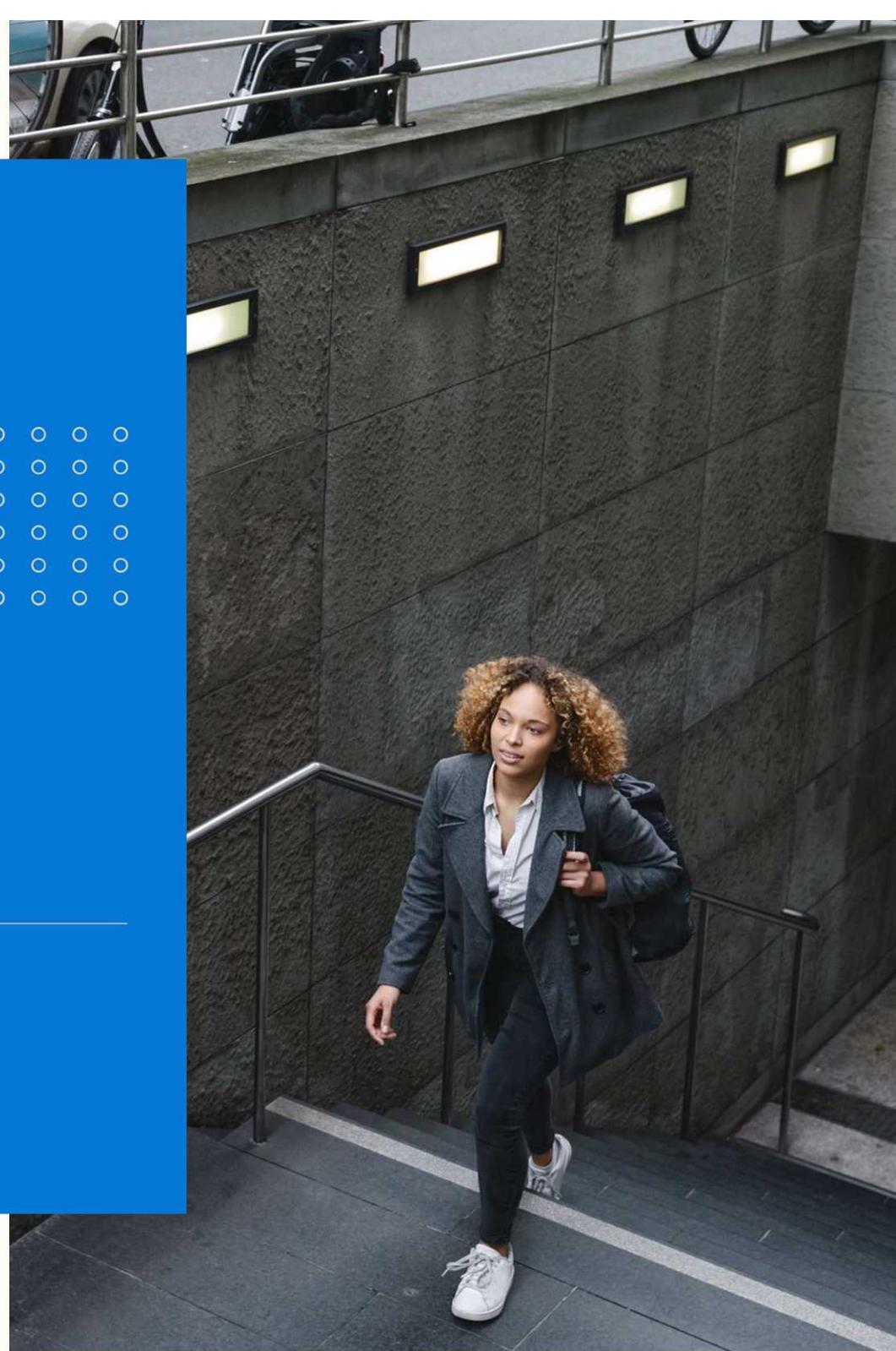
UHC - Declined/TPA

Wellpoint – Quoted/Not Competitive

2



Best and Final Stop Loss Analysis



Stop Loss RFP and TPA Renewal Spreadsheet

	Current	Preliminary	BAFO - Recommended	Liberty/SA Benefits	Optum/Amwins Stealth
	BCBS	BCBS	BCBS	Liberty/SA Benefits	Optum/Amwins Stealth
TPA:	BCBS	BCBS	BCBS	BCBS	BCBS
STOP LOSS CARRIER:	BCBS	BCBS	BCBS	Liberty	Optum
PBM	BCBS	BCBS	BCBS	BCBS	BCBS
Network:	Blue Choice / Blue Essentials				
SPECIFIC STOP LOSS DEDUCTIBLE:	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
SPECIFIC STOP LOSS LIFETIME MAXIMUM:	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
SPECIFIC STOP LOSS ANNUAL MAXIMUM:	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
SPECIFIC CONTRACT :	24/12 (M, Rx)	PAID (M, Rx)	PAID (M, Rx)	24/12 (M, Rx)	24/12 (M, Rx)
AGGREGATE CONTRACT CORRIDOR:	125%	125%	125%	125%	125%
AGGREGATE CONTRACT MAXIMUM:	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
AGGREGATE CONTRACT:	24/12 (M, Rx)				
SPECIFIC PREMIUM: Employee	\$217.55	\$242.98	\$206.61	\$236.77	\$217.88
Dependents	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MONTHLY TOTAL	\$105,729	\$118,088	\$100,412	\$115,070	\$105,890
ANNUAL TOTAL	\$1,268,752	\$1,417,059	\$1,204,950	\$1,380,843	\$1,270,676
AGGREGATE PREMIUM (Per Employee):	\$4.47	\$6.16	\$4.64	\$4.59	\$4.98
MONTHLY TOTAL	\$2,172	\$2,994	\$2,255	\$2,231	\$2,420
ANNUAL TOTAL	\$26,069	\$35,925	\$27,060	\$26,769	\$29,043
AGGREGATE STOP LOSS FACTOR:					
Employee	\$1,361.83	\$1,571.66	\$1,476.00	\$1,436.40	\$1,504.82
Additional for Family	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Monthly Aggregate Accumulation	\$661,849	\$763,827	\$717,336	\$698,090	\$731,343
Annual Aggregate Accumulation	\$7,942,193	\$9,165,921	\$8,608,032	\$8,377,085	\$8,776,110
Projected Claims - Carrier	\$6,353,754	\$7,332,737	\$6,886,426	\$6,701,668	\$7,020,888
Medical / Rx:	\$55.37	\$55.37	\$55.37	\$55.37	\$55.37
Medical Network Access Fee	Included	Included	Included	Included	Included
Utilization Review	Included	Included	Included	Included	Included
Large Case Management	Included	Included	Included	Included	Included
Disease Management	Included	Included	Included	Included	Included
Maternity Management	Included	Included	Included	Included	Included
Telemedicine	Included	Included	Included	Included	Included
Stop Loss Interfacing	\$0.00	\$0.00	\$0.00	\$3.00	\$3.00
Start Up Fees	n/a	n/a	n/a	n/a	n/a
MONTHLY TOTAL	\$26,910	\$26,910	\$26,910	\$28,368	\$28,368
ANNUAL TOTAL	\$322,918	\$322,918	\$322,918	\$340,414	\$340,414
FIXED MONTHLY TOTAL	\$134,812	\$147,992	\$129,577	\$145,669	\$136,678
FIXED ANNUAL TOTAL	\$1,617,738	\$1,775,902	\$1,554,928	\$1,748,025	\$1,640,133
LASER DEDUCTIBLES (Not Including Conditional)	\$0	\$0	\$0	\$0	\$0
MAXIMUM MONTHLY FUNDING	\$796,661	\$911,819	\$846,913	\$843,759	\$868,020
MAXIMUM ANNUAL FUNDING	\$9,559,931	\$10,941,823	\$10,162,960	\$10,125,110	\$10,416,244
PERCENTAGE Δ FROM CURRENT	n/a	14.5%	6.3%	5.9%	9.0%
DOLLAR CHANGE FROM CURRENT	n/a	\$1,381,892	\$603,029	\$565,179	\$856,313
EXPECTED MONTHLY FUNDING	\$664,291	\$759,053	\$703,446	\$704,141	\$721,752
EXPECTED ANNUAL FUNDING	\$7,971,493	\$9,108,639	\$8,441,353	\$8,449,693	\$8,661,022
PERCENTAGE Δ FROM CURRENT	N/A	14.3%	5.9%	6.0%	8.6%
DOLLAR CHANGE FROM CURRENT	N/A	\$1,137,147	\$469,861	\$478,201	\$689,529

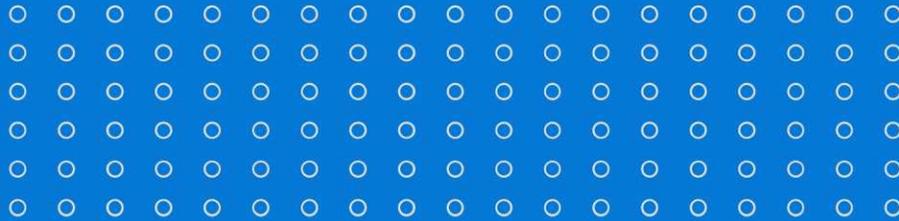
MEDICAL CALCULATIONS BASED ON:

EMPLOYEE ENROLLMENT(EPO)	406
EMPLOYEE ENROLLMENT (HMO)	48
EMPLOYEE ENROLLMENT(HDHP)	32
TOTAL ENROLLMENT	486

Stop Loss RFP and TPA Renewal Spreadsheet (continued)

	Current	Preliminary	BAFO - Recommended		
	BCBS	BCBS	BCBS	Liberty/SA Benefits	Optum/Amwins Stealth
Stop Loss Best and Final / Claims Needed Through	Final	Preliminary	Firm and Final	Firm and Final	Firm and Final
Lasers	No & No New Lasers at Renewal	No & No New Lasers at Renewal	No & No New Lasers at Renewal	No & No New Lasers at Renewal	No & No New Lasers at Renewal
Renewal Rate Cap	45% Rate Cap	45% Rate Cap	45% Rate Cap	45%	50%
ISL Run-In Limitation	n/a	n/a	n/a	n/a	n/a
ASL Run-In Limitation	n/a	n/a	n/a	n/a	n/a
Stop Loss AM Best Financial Rating	A+	A+	A+	A	A
Administration Guarantees	3 Year Guarantee	2 Year Guarantee	2 Year Guarantee	2 Year Guarantee	2 Year Guarantee
Third Party Network / Claim Negotiation	Included in Administration Fees	Included in Administration Fees	Included in Administration Fees	Included in Administration Fees	Included in Administration Fees
Pre-Pay / Post Pay Audit	25% of Recovery	25% of Recovery	25% of Recovery	25% of Recovery	25% of Recovery
Subrogation Services	25% of Recovery	25% of Recovery	25% of Recovery	25% of Recovery	25% of Recovery
Allowances / Credits	\$100,000 Allowance *\$71,750 Implementation- 1 x \$56,000 Fee Credit - 1 x	\$100,000 Allowance	\$100,000 Allowance	\$100,000 Allowance	\$100,000 Allowance

3



Vendor Scoring



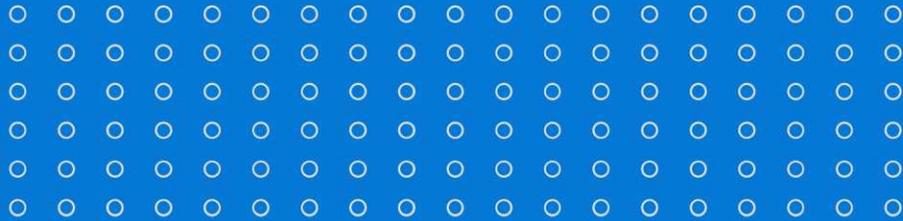
Stop Loss Scoring - BAFO



Recommended

Carrier/Vendor	BCBS	Liberty/SA Benefits	Optum/Amwins
Cost (50%)	50	47	47
Financial Stability (30%)	30	30	30
Claims Processing (10%)	10	9	9
Past Performance (10%)	9	9	9
Carrier/Vendor	BCBS	Liberty/SA Benefits	Optum/Amwins
TOTAL SCORE	99	96	95

4



Strategic Recommendations



Stop Loss Recommendations



Medical/Rx Stop Loss

BCBS had originally presented a 12.2% increase to total premium which has been renegotiated to a -4.9% decrease. Alternative markets had originally provided premium rates below current but after final disclosures, the most competitive alternate came from Optum at a 0.4% premium increase. As a reminder, our FY26 budget included a +10% adjustment to stop loss premiums.

The aggregate deductible with BCBS has been renegotiated from a 15.4% renewal increase to an 8.4% increase. Overall, the maximum liability which includes all administrative fees, stop loss premiums and the aggregate deductible has been renegotiated to a 6.3% increase for 2026 and in line with HUB's projections.

HUB is not recommending any adjustments to the stop loss deductible level of \$125,000. The premium differential is not large enough at this time and we recommend reserving those adjustments for years in which there are increases in premiums presented. Therefore, renewal with BCBS for Stop Loss is recommended.

Thank you.

RESOLUTION NO. 2025-128

A RESOLUTION AWARDED RFP 2025-493 AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH BLUE CROSS BLUE SHIELD OF TEXAS FOR THE CITY'S STOP LOSS COVERAGE; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, RFP 2025-493 for Medical/Rx Stop Loss coverage went out August 11, 2025, and 12 proposals were received by the deadline of September 10, 2025; and

WHEREAS, after careful review by the City's insurance consultants and broker (HUB), along with the Chief Financial Officer, the Executive Director of Management Services, and the Director of Human Resources, it is recommended for approval to enter into a contract with Blue Cross Blue Shield of Texas for Medical/Rx Stop Loss coverage.

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

SECTION 1: That the successful proposal for RFP 2025-493 for Medical/Rx Stop Loss was submitted by Blue Cross Blue Shield of Texas.

SECTION 2: That the Mayor is hereby authorized to enter into an annual contract with Blue Cross Blue Shield of Texas, as described and priced in **Exhibit "A"** attached hereto and made a part hereof for all intents and purposes.

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

PASSED AND ADOPTED this 5th day of November 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

(7) (j)

Meeting Date: 11/05/2025

Resolution No. 2025-130 appointing a member to the Civil Service Commission.

Submitted For: Rhomari Leigh, City Secretary

Submitted By: Jennifer Price, Human Resources

Department: City Secretary

Information

ACTION REQUEST

Consider and take action on Resolution No. 2025-130, appointing a member to the Civil Service Commission.

BACKGROUND (Brief Summary)

Lacey Fleshman, Vice-Chairman of the Texas City Civil Service Commission, resigned from her spot on the Commission on 10/10/2025 due to accepting a position at a new law firm. She will not be able to take time off work to attend the Civil Service Commission meetings and hearings. To continue the uninterrupted and efficient operation of the City through its Boards, Commissions, and Committees, it is necessary to appoint members to fill these positions. The individual who is appointed to her spot on the Civil Service Commission will retain the term Lacey Fleshman was serving in, which would end 09/30/2026.

A total of six applications of interest to the Civil Service Commission were reviewed.

RECOMMENDATION

David Zacherl is recommended as a new appointment to the Civil Service Commission to replace Lacey Fleshman. The recommended new appointment's application is attached for your review.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: 0

Source of Funds: No Funds needed

Account #:

Fiscal Impact:

Attachments

Application

Resolution



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 2024 will expire in 2026.

Please Type of Print Clearly:

Date: Oct. 15, 2025

Name: David Zacherl

Phone: N/A

Address: [Redacted]

Phone: N/A (Home)

City/State/Zip Texas City, TX

Cell: [Redacted]

Email: [Redacted]

I have lived in Texas City 37 years.

I am X am not ___ a U.S. Citizen

Occupation: Retired

Professional and/or Community Activities relative to your desired Board appointment: Former Fire chief for City of Texas City

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

- 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
- TC Industrial Development
- TC Housing Finance Corporation
- Civil Service
- Recreation and Tourism Board
- Board of Adjustments- Building & Structure

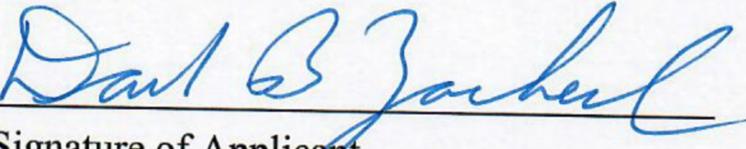
Meeting Information

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

Advisory Committees

- Bayou Golf Course Advisory Board
- Housing Authority
- CDBG Citizen's Advisory Committee
- Keep Texas City Beautiful

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



Board Member Election on Disclosure

An appointed Board Member may choose whether or not to allow public access to the information in the custody of the City relating to the Board Member's home address, home telephone number, cellular and pager numbers (if not paid for by City), emergency contact information, personal email address, and information that reveals whether the person has family members.

Each Board Member shall state his/her choice in writing to the City Secretary's Office. If a Board Member elects not to allow public access to this information, the information is protected by Sections 552.024 and 552.117 of the Public Information Act and rulings of the Texas Attorney General. If a Board Member fails to report his/her choice, the information may be subject to public access.

If during the course of their term a Board Member wishes to close or open public access to the information, the individual may request in writing to the City Secretary's Office to close or open access as the case may be. A Board Member may request to close or open public access to the information by submitting a written request to the City Secretary's Office. Only the City Secretary's Office is allowed to disclose the information listed above.

(Please strike through any information that you do not wish to be made accessible to the public)

Please complete the information below and return to the City Secretary's Office within fourteen days of receipt.

I **DO** elect public access to my: (please indicate items you would like available, if any)

___ home address

___ home telephone number

___ personal email address

___ cell or pager numbers not paid for by the City

___ emergency contact information

___ information that reveals whether I have family members.

I **DO NOT** elect public access to my home address, home telephone number, cell or pager numbers, emergency contact information, or any information that reveals whether I have family members.

David B Zacherl
Board Member's Signature

OCT. 15, 2025
Date

David B Zacherl
Board Member's Printed Name

RESOLUTION NO. 2025-130

A RESOLUTION APPOINTING DAVID ZACHERL TO THE CIVIL SERVICE COMMISSION TO FILL A VACANT TERM; AND PROVIDING THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the Civil Service Commission (the “Commission”) is a Board created to hear and decide appeals of employees under the protection of civil service laws by ensuring that employment decisions are based on the relative ability, knowledge, and skills of the employee, and to ensure that all individuals receive fair and impartial treatment; and

WHEREAS, a person appointed to the Civil Service Commission must (1) be of good moral character; (2) be a United States Citizen; (3) be a resident of the municipality who has resided in the municipality for more than three years; (4) be over 25 years of age; and (5) not have held a public office within the preceding three years; and

WHEREAS, in order to continue the uninterrupted and efficient operation of the Civil Service Commission, it is necessary for the Mayor of the City of Texas City to appoint members to fill the positions as needed.

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

SECTION 1: That the Mayor of the City of Texas City has appointed David Zacherl to the Civil Service Commission to fill the position vacated by Lacey Fleshman for the term set out in **Exhibit “A”** attached hereto.

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

PASSED AND ADOPTED this 5th day of November 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

EXHIBIT “A”

CIVIL SERVICE COMMISSION

New Members Term Expires

Gina Gilmore 09/30/2027

David Zacherl 09/30/2026

Yolanda Mejia 09/30/2028

CITY COMMISSION REGULAR MTG

(7) (k)

Meeting Date: 11/05/2025

John Deere 6105 Tractor w/ Slope Mower for \$177,295.07 through Sourcewell Ag 08293-DAC (PG BA CG 76)

Submitted For: Dj Hutchinson, Public Works

Submitted By: Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

Commission approval for the purchase of a John Deere 6105 Tractor w/ Slope Mower for \$177,295.07 through Sourcewell Ag 08293-DAC (PG BA CG 76) For detailed invoice (See Exhibit A).

BACKGROUND (Brief Summary)

The purchase of this equipment is to replace an existing mower that is worn out, non-reliable, and spends most of its time in the shop.

RECOMMENDATION

It is the recommendation of the Public Works Department for City Commission approval to purchase this equipment to efficiently control vegetation growth in our many storm water drainage canals.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: \$177,295.07

Source of Funds: FY26 Budget

Account #: 602-301-55020

Fiscal Impact:

John Deere 6105 Tractor w/ Slope Mower

Attachments

Exhibit A

SLOPE MOWER

ACCT # 602-301-55020

100000

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Shoppa's Farm Supply, Inc.
625 N SH 60 Hwy
East Bernard, TX 77435
US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Shoppa's Farm Supply, Inc.
625 N Sh 60 Hwy
East Bernard, TX 77435
979-335-4887
onlinesales@shoppas.inc

Quote Summary

Prepared For:

CITY OF TEXAS CITY
1801 9TH AVE N
TEXAS CITY, TX 77590
Business: 409-682-6777
INVOICES@TEXASCITYTX.GOV

Delivering Dealer:

Shoppa's Farm Supply, Inc.
Johan Sagermark
625 N Sh 60 Hwy
East Bernard, TX 77435
Phone: 979-335-4887
Mobile: 979-616-6225
jsagermark@shoppas.inc

Quote Id: 33509147

Created On: 07 October 2025

Last Modified On: 07 October 2025

Expiration Date: 31 October 2025

Equipment Summary

JOHN DEERE 6105E Cab Tractor (87
PTO hp)

Contract: Sourcewell Ag 082923-DAC (PG BA CG 76)

Price Effective Date: October 6, 2025

Selling Price

Qty

Extended

\$ 177,295.07 X

1 =

\$ 177,295.07

Equipment Total

\$ 177,295.07

Trade In Total

\$ 0.00

* Includes Fees and Non-contract items

Quote Summary

Equipment Total \$ 177,295.07
Trade In

SubTotal **\$ 177,295.07**

Est. Service \$ 0.00

Agreement Tax

Total \$ 177,295.07

Down Payment (0.00)

Rental Applied (0.00)

Balance Due \$ 177,295.07

Salesperson: X _____

Accepted By: X _____

Confidential

Selling Equipment

Quote Id: 33509147

Customer Name: CITY OF TEXAS CITY

100000

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
 Shoppa's Farm Supply, Inc.
 625 N SH 60 Hwy
 East Bernard, TX 77435
 US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
 Shoppa's Farm Supply, Inc.
 625 N Sh 60 Hwy
 East Bernard, TX 77435
 979-335-4887
 onlinesales@shoppas.inc

JOHN DEERE 6105E Cab Tractor (87 PTO hp)

Contract: Sourcewell Ag 082923-
 DAC (PG BA CG 76)

Price Effective Date: October 6, 2025

Selling Price *
 \$ 177,295.07

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
332FP	6105E Cab Tractor (87 PTO hp)	1	\$ 104,118.00	24.00	\$ 24,988.32	\$ 79,129.68	\$ 79,129.68
Standard Options - Per Unit							
182F	AutoTrac™ Universal/ Greenstar™ Ready	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
183N	JDLINK™ Modem (Not Machine Sync Capable)	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
185A	JDLINK™ Connectivity	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
0202	United States	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	EnglishOperator'sManual NorthAmerica	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
0500	Less Package	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
1385	24F/12R PowrReverser™ Plus Transmission, Wet Clutch, EH PTO, 40 Km/h	1	\$ 1,743.00	24.00	\$ 418.32	\$ 1,324.68	\$ 1,324.68
1950	Less Application	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
2050	Cab Standard	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
2130	Air Suspension Seat with Swivel (MSG 95)	1	\$ 1,238.00	24.00	\$ 297.12	\$ 940.88	\$ 940.88
3340	Triple Deluxe SCV with ISO Breakaway Couplers	1	\$ 532.00	24.00	\$ 127.68	\$ 404.32	\$ 404.32
4015	Standard Hitch	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
4120	Telescopic Draft Links	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
4315	Standard Drawbar	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
4420	Sway Chains	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
5212	460/85R34 In. 8PR R1 Radial	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
6045	MFWD (4 Wheel Drive) Front Axle, electro-hydraulic activation.	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
6210	340/85R24 In. 8PR R1 Radial	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00

Selling Equipment

Quote Id: 33509147

Customer Name: CITY OF TEXAS CITY

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Shoppa's Farm Supply, Inc.
625 N SH 60 Hwy
East Bernard, TX 77435
US

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Shoppa's Farm Supply, Inc.
625 N Sh 60 Hwy
East Bernard, TX 77435
979-335-4887
onlinesales@shoppas.inc

7700	Shipping Preparation for Truck	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
8002	Toolbox	1	\$ 71.00	24.00	\$ 17.04	\$ 53.96	\$ 53.96
8726	Rotating Warning Light (Beacon Light)	1	\$ 316.00	24.00	\$ 75.84	\$ 240.16	\$ 240.16
Standard Options Total			\$ 3,900.00		\$ 936.00	\$ 2,964.00	\$ 2,964.00
Technology Options/Non-Contract/Open Market							
1880	Less Receiver	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
1900	Less Display	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
Technology Options Total			\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00
Dealer Attachments/Non-Contract/Open Market							
0485220	22' Samurai Boom, Joystick	1	\$ 71,843.00	17.00	\$ 12,213.31	\$ 59,629.69	\$ 59,629.69
8							
0298619	60" Severe Duty Rotary, Blade	1	\$ 26,391.00	17.00	\$ 4,486.47	\$ 21,904.53	\$ 21,904.53
0s	Bar						
0298502	Factory Mount and Install	1	\$ 14,399.00	17.00	\$ 2,447.83	\$ 11,951.17	\$ 11,951.17
9							
Freight	Inbound Freight	1	\$ 1,716.00	0.00	\$ 0.00	\$ 1,716.00	\$ 1,716.00
Dealer Attachments Total			\$ 114,349.00		\$ 19,147.61	\$ 95,201.39	\$ 95,201.39
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Total Selling Price			\$ 222,367.00		\$ 45,071.93	\$ 177,295.07	\$ 177,295.07

CITY COMMISSION REGULAR MTG

(7) (I)

Meeting Date: 11/05/2025

Purchase of 2026 F250 for Street and Bridge

Submitted For: Jack Haralson, Public Works

Submitted By: Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

Commission Approval for purchase of 2026, F250 for Street and Bridge from Silsbee Ford for the amount of \$64,214. The purchase would be via TIPS USA 24091 TRANSPORTATION VEHICLES Contract. For detailed invoice (See Exhibit A)

BACKGROUND (Brief Summary)

Replacement of an existing vehicle that has exceeded its useful life.

RECOMMENDATION

It is the recommendation of the Public Works Department for the City Commission to approve the purchase of this vehicle.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: \$64,214.00

Source of Funds: FY26 Budget

Account #: 601-301-55020

Fiscal Impact:

Attachments

Exhibit A
Resolution

J. Trade in: _____

\$ -

K. Total Purchase Price _____

\$ 64,214.00

RESOLUTION NO. 2025-134

A RESOLUTION AUTHORIZING THE PURCHASE OF A 2026 F250 FOR PUBLIC WORKS THE STREET AND BRIDGE DEPARTMENT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the Public Works and the Street and Bridge Departments request authorization for the purchase of a 2026 F250 from Silsbee Ford through TIPS USA in the amount of \$64,214; and

WHEREAS, funds are available in the FY 2025-2026 Budget.

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

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby authorizes the purchase of a 2026 F250 from Silsbee Ford through TIPS USA in the amount of \$64,214, as set out on the proposal attached hereto as **Exhibit “A”** and made a part hereof for all intents and purposes.

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

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

PASSED AND ADOPTED this 5th day of November 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

(7) (m)

Meeting Date: 11/05/2025

Purchase of 2026 F750 Dump Truck for Street and Bridge

Submitted For: Jack Haralson, Public Works **Submitted By:** Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

City Commission approval for the purchase of a 2026 F750 Dump Truck from Silsbee Ford in the amount of \$111,003.75. The purchase would be via TIPS USA 24901 TRANSPORTATION VEHICLES Contract.

BACKGROUND (Brief Summary)

Replacement of existing equipment that has reached the end of its useful service life.

RECOMMENDATION

It is the recommendation of the Public Works Department to approve the purchase of this truck for the Street and Bridge Department.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: \$111,003.75

Source of Funds: FY26 Budget

Account #: 601-301-55020

Fiscal Impact:

Attachments

Exhibit A
Resolution

DUMP TRUCK

ACCT # 602-301-55020

PRODUCT PRICING SUMMARY
 TIPS USA 240901 TRANSPORTATION VEHICLES
 VENDOR- Silsbee Ford, 1211 Hwy 96 N., Silsbee TX 77656

End User: CITY OF TEXAS CITY
 Contact: ABRAHAM ZUNIGA

Prepared by JARROD RUNNELS
 Phone: 409-895-3858/ 409-749-9556

Email:
Product Description:

A. Bid Item: F7A A. Base Price: 85975

B. _____
 Code Bid Price _____ Description Bid Price _____
 0 _____

50S CRUISE CONTROL 2025 OR 2026 FORD F750 REGULAR CAB
 90L POWER WINDOWS/LOCKS/MIRF 7.3L V8 GAS I \$ (12,995.00)
 18B RUNNING BOARDS 6 SPD AUTO TRANS WITH PTO
 OXFORD WHITE

66S	UPFITTER SWITCHES			VINYL 40/20/40 , RUBBER FLOOR	
61M	REAR CAMERA, MIRROR DISPLAY	\$	495.00		
59F	BODY BUILDER SWITCHES	\$	125.00	31,000 GVWR CDL REQ.	
				Total of B. Published Options:	\$ (12,375.00)
				Published Option Discount (5%)	\$ 618.75
C.	Unpublished Options				
Description		Bid Price	Options		Bid Price

GOODWIN 350U 10' DUMP BODY, 6/8 YL 36610 \$ -
 HD HITCH PLATE.
 MANUAL TARP

				Total of C. Unpublished Options:	\$ 36,610.00
D.					\$ -
E.					\$ -

F. Contract Price Adjustment: \$ -

G. Additional Delivery Charge: 100 miles \$ 175.00

H. Subtotal: \$ 111,003.75

I.	Quantity Ordered	1 x H =	\$ 111,003.75
J.	Trade in:	_____	\$ -
K.	Total Purchase Price	_____	\$ 111,003.75
		_____	_____

RESOLUTION NO. 2025-135

A RESOLUTION AUTHORIZING THE PURCHASE OF A 2026 F750 FOR PUBLIC WORKS THE STREET AND BRIDGE DEPARTMENT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the Public Works and the Street and Bridge Departments request authorization for the purchase of a 2026 F750 from Silsbee Ford through TIPS USA in the amount of \$111,003.75; and

WHEREAS, funds are available in the FY 2025-2026 Budget.

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

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby authorizes the purchase of a 2026 F750 from Silsbee Ford through TIPS USA in the amount of \$111,003.75, as set out on the proposal attached hereto as **Exhibit “A”** and made a part hereof for all intents and purposes.

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

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

PASSED AND ADOPTED this 5th day of November 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

(8) (a)

Meeting Date: 11/05/2025

First reading of Ordinance 2025-07, amending the Texas City Code of Ordinances Title XV "Land Usage", Chapter 150 "Building Regulations; Construction"; and Chapter 151 "Electricity" and Chapter 153 "Mechanical Regulations" and Chapter 154 "Plumbing" to require insurance and a surety bond.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Consider and take action on the First reading of Ordinance 2025-07, amending the Texas City Code of Ordinances Title XV "Land Usage," Chapter 150 "Building Regulations; Construction"; Chapter 153 "Mechanical Regulations"; and Chapter 151 "Electricity" and Chapter 154 "Plumbing" to update the building permit requirements for insurance and surety bond.

BACKGROUND (Brief Summary)

The Texas City Code of Ordinances currently requires all contractors and builders undertaking projects that involve the construction, erection, or repair of buildings which necessitate a permit to maintain liability insurance in the amount of \$300,000 and to name the City as the certificate holder to ensure proper accountability and risk management. The proposed ordinance extends this requirement to licensed plumbing, electrical, HVAC and mechanical contractors. TDLR, which licenses all of these trades, requires liability insurance in this amount. The ordinance requires Texas City to be named as an additional insured.

Current provisions allow a contractor to provide a surety bond in the amount of \$5,000 instead of the liability insurance. This provision needs revision because a bond is not the same as insurance and does not cover a contractor's liability for the payment of goods and materials or for the completion of work in accordance with applicable laws, standards and building codes.

To protect the public and homeowners, contractors should provide insurance and a surety bond. It is recommended that the bond amount be a minimum of \$10,000. The surety bond serves as a financial guarantee for the completion of the project in accordance with local laws and standards and building code. The proposed ordinance requires the City Attorney's approval of the surety bond form to ensure its compliance with all legal requirements.

RECOMMENDATION

The City Engineer, Chief Building Official, and other City staff recommend approval of Ordinance 2025-07, which amends Chapters 150 ("Building Regulations"), 151 ("Electricity"), 153 ("Mechanical Regulations"), and 154 ("Plumbing"). to require minimum insurance coverage of \$300,000, with the City of Texas City designated as an additional insured party and a surety bond of \$10,000 as a condition for the issuance of building permits to licensed contractors, plumbers, HVAC/mechanical contractors and electricians for work performed in

Texas City.

Fiscal Impact

Attachments

Draft Ordinance 2025-07

ORDINANCE NO. 2025-_____

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS, AMENDING THE TEXAS CITY CODE OF ORDINANCES S TITLE XV “LAND USAGE”, CHAPTER 150 “BUILDING REGULATIONS; CONSTRUCTION” AND CHAPTER 151 “ELECTRICITY”; CHAPTER 153 “MECHANICAL REGULATIONS” AND CHAPTER 154 “PLUMBING” AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE

WHEREAS, the City of Texas City, Texas, is authorized to regulate ordinances pursuant to the Texas Local Government Code;

WHEREAS, the City Commission of the city of Texas City, Texas, needs to amend the Texas City Code of Ordinance Title XV Entitled “Land Usage,” to AMEND Chapter 150 – Building Regulations; Construction AND to AMEND Chapter 151 – Electricity AND to AMEND Chapter 153 “Mechanical Regulations” AND to AMEND Chapter 154 – Plumbing to require a certificate or liability insurance for \$300,000 naming Texas City as an Additional Insured AND to require the posting of a surety bond in the amount of \$10,000 AND to add these requirements as a condition for obtaining permits to do work in the City.

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

Section 1. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact. The City Commission hereby further finds and determines that this ordinance's rules, regulations, terms, conditions, provisions, and requirements are reasonable and necessary to protect public health, safety, and quality of life.

Section 2. That City of Texas City’s Code of Ordinances Chapter 150 Entitled “ Building Regulations; Construction” is hereby amended as follows:

“Section 150.052 CONTRACTOR’S BOND REQUIRED: It shall be the duty of every contractor or builder, who shall make contracts for the erection or construction or repair of buildings for which a permit is required, and every contractor or builder making such contracts and subletting same, or any part thereof, to provide liability insurance (minimum \$300,000) with the City as certificate holder and Additional Insured AND to give good and sufficient bond in the sum of \$10,000 to be approved by the City Attorney, conditioned on conformance to the building regulations of the city code and other ordinances or laws of any applicable governing body in reference to buildings.”

Section 3. The City of Texas City’s Code of Ordinances, Chapter 151 Entitled “Electricity” is hereby amended to ADD Section 151.051 (C) as follows:

“Section 151.051 (C) PUBLIC LIABILITY INSURANCE REQUIREMENTS FOR CONTRACTORS: Each holder of a master electrical license in the State shall, as a condition for the issuance of an electrical permit in the City, furnish a certificate of insurance or other acceptable

evidence that the holder has public liability insurance with an insurance company approved by the City insuring in a sum of not less than \$300,000 against personal injury and \$300,000 against property damage AND showing Texas City as an Additional Insured AND to give good and sufficient bond in the sum of \$10,000 to be approved by the City Attorney, conditioned on conformance to the building regulations of the City code and other ordinances or laws of any applicable governing body in reference to buildings.”

Section 4. The City of Texas City’s Code of Ordinances, Chapter 153 Entitled “Mechanical Regulations” is hereby amended to ADD Section 153.02 (E) as follows:

“Section 153.02 (E) PUBLIC LIABILITY INSURANCE REQUIREMENTS FOR CONTRACTORS: Each holder of a air conditioning & refrigeration contractor’s license in the State shall, as a condition for the issuance of a mechanical permit in the City, furnish a certificate of insurance or other acceptable evidence that the holder has public liability insurance with an insurance company approved by the City insuring in a sum of not less that \$300,000 against personal injury and \$300,000 against property damage AND showing Texas City as an Additional Insured AND to give good and sufficient bond in the sum of \$10,000 to be approved by the City Attorney, conditioned on conformance to the building regulations of the City code and other ordinances or laws of any applicable governing body in reference to buildings.”

Section 5. The City of Texas City’s Code of Ordinances, Chapter 154 Entitled “Plumbing” is hereby amended as follows:

“Section 154.02 PUBLIC LIABILITY INSURANCE REQUIREMENTS FOR CONTRACTORS: Each holder of a master plumbing license in the State shall, as a condition for the issuance of a plumbing permit in the City, furnish a certificate of insurance or other acceptable evidence that the holder has public liability insurance with an insurance company approved by the City insuring in a sum of not less that \$300,000 against personal injury and \$300,000 against property damage AND howing Texas City as an Additional Insured AND to give good and sufficient bond in the sum of \$10,000 to be approved by the City Attorney, conditioned on conformance to the building regulations of the City code and other ordinances or laws of any applicable governing body in reference to buildings.”

Section 6. This ordinance shall be cumulative of all provisions of the City of Texas City, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the more restrictive provision shall apply.

Section 7. It is hereby declared to be the intention of the City Commission of the City of Texas City that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Commission without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 8. That this Ordinance shall be read on three (3) separate days and shall become effective upon its final reading, passage, and adoption.

Section 9. That this Ordinance shall be finally passed upon the date of its introduction and shall become effective from and after its passage and adoption and publication by caption only in the official newspaper of the City of Texas City, Texas.

PASSED ON FIRST READING this ____ day of November, 2025.

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

ATTEST:

Rhomari D. Leigh
City Secretary

PASSED ON SECOND READING this ____ day of November, 2025.

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

ATTEST:

Rhomari D. Leigh
City Secretary

PASSED AND FINALLY ADOPTED this ____ day of December, 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

(8) (b)

Meeting Date: 11/05/2025

Resolution No. 2025-129 for engineering services for the Central Park Blvd Project

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Consider and take action on Resolution No. 2025-129 for a professional design engineering services agreement with ARKK Engineers for the Central Park Blvd Project.

BACKGROUND (Brief Summary)

The 2025 Galveston County Bond Program has allocated \$4.2million for the construction of the extension of Central Park Blvd from Century Blvd to FM 2004 as a four-lane boulevard of approximately 3,500 linear feet with concrete pavement, grass medians, curbs and underground storm sewer. The Texas City Economic Development Corporation (TCEDC) owns 245 acres of property through which the boulevard will be constructed.

During FY21, the TCEDC contracted with ARRK Engineers to engineer, design and produce construction drawings for a two-lane boulevard extension of Central Park Boulevard and related drainage improvements. Due to other priorities at the time, the TCEDC did not move forward with construction of the project. ARKK Engineers has provided a proposal for engineering design and construction services to complete the design and administer the construction of the Central Park Blvd extension project in the amount of \$410,750. At its meeting on October 13, 2025, the TCEDC approved an allocation of \$410,750 for the engineering contract. ARKK Engineers is well known to the City and has previously completed many street and drainage projects on time and within budgetted funds. The City needs to proceed with the engineering design of the project to allow for timely use of the County bond proceeds for construction of the project.

RECOMMENDATION

Staff recommend approval of the contract with ARKK Engineers for professional engineering design and construction contract administration services for the Central Park Blvd Extension project.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: TBD

Source of Funds: TBD

Account #: TBD

Fiscal Impact:

TBD

Attachments

Engineering Design Proposal from ARKK Engineers for Central Park Blvd Extension
Resolution

THE STATE OF TEXAS

COUNTY OF GALVESTON

AGREEMENT FOR SERVICES

This Agreement entered into as of the ___ day of _____, A.D., 20___, by and between ARKK Engineers, LLC. ("Consultant"), and the City of Texas City, Texas, ("Client").

WITNESSETH:

WHEREAS, the Client has requested various services of the Consultant with respect to Engineering and Construction Phase Services for the City of Texas City's "**Central Park Boulevard Project - Phase 1 & Phase 2**" ("Project").

NOW, THEREFORE, *Client* and *Consultant* hereby agree as follows:

1. Engagement of Consultant - *Consultant* hereby agrees to perform the services required under the scope of work related to the *Project*, and to provide *Client* with copies of the information, opinions, and other such documents made the basis of the scope of services, which is set out in Attachment "A" and made a part of this contract. *Consultant* agrees to initiate the following services that are set out in Attachment "A" upon receipt of an executed copy of this Agreement.
2. Availability of Information - *Client* agrees to provide *Consultant* with all available information pertinent to the *Project*. *Client* will also provide copies of reports, drawings, and other data, and will, at *Consultant's* request, provide written authorization to review *Client's* files relative to the *Project* which may be in possession of third parties. *Consultant* agrees to return all original

documents to *Client* upon completion of the *Project*, but reserves the right to make and keep reproducible copies of all such material.

3. Access to Facilities - *Client* will provide access for the *Consultant* to enter the property and facilities of *Client*, as necessary for *Consultant* to perform services as required under the *Project*.
4. Instruments of Service - All documents prepared in accordance with this contract including exhibits, field notes, laboratory data, original drawings, and specifications are the property of the *Client*. The *Consultant* is given the right to use any of this data in connection with future engineering projects. The *Consultant* may retain copies of reproducible of any information prepared for this *Project*.
5. Fee - The *Consultant's* fee for the scope of services as stated in Attachment "A" provided by *Consultant* under this Agreement as set out in Attachment "A" and being the amount of: **\$410,750.00** for Design Phase Services.
6. Payment and Fee Schedule - The *Consultant* will submit a monthly invoice for services rendered.
7. Terms of Payment - Payment of fees as determined under Paragraph 5 herein above shall be due and payable by *Client* within thirty (30) days following receipt of *Consultant's* monthly invoice.
8. Additional Services - Additional services beyond those described in the Scope of Services will be invoiced on the basis of direct labor cost times a factor of 2.99 and direct cost plus 10%.
9. Insurance - *Consultant* shall maintain Worker's Compensation and Liability Insurance in accordance with Attachment "B".
10. Termination - The *Client* may terminate this contract at any time by giving notice in writing to the *Consultant*. In that case, all finished or unfinished documents and other materials produced

under this contract shall become the *Client's* property. If the contract is terminated by the *Client* in accordance with this provision, *Consultant* shall be paid for all services performed to the date of termination.

11. Governing Law - This Agreement shall be deemed to have been made under, and shall be construed and interpreted in accordance with the laws of the State of Texas. The venue of any suit for enforcement or construction of this contract shall be in Galveston County, Texas.

12. Indemnification - For consideration received, the undersigned agrees to indemnify, save, defend and hold harmless the City of Texas City, Texas, its employees, officials, and agents from any and all claims, actions, damages, lawsuits, proceedings, judgments, or liabilities, for personal injury, death or property damage resulting from the negligent acts or omissions of the undersigned or negligent acts or omissions of others under the undersigned's supervision or control arising out of the performance of this agreement.

13. Home Rule Municipality

The City is a municipality incorporated under the laws of the State of Texas, and all laws regulating and concerning Texas municipalities apply, including budgetary laws, The City Charter and The City Code. Consultant acknowledges that the City may only act through its City Commission or a duly authorized representative of City Commission, and that any act of an employee or officer of the City that is not duly authorized is void.

ENTERED INTO AND AGREED by the parties hereto as the day and year first written.

ARKK ENGINEERS, LLC.
Consultant

BY: Madhu Kilambi
MADHU KILAMBI, P.E.
Senior Project Manager / Principal

CITY OF TEXAS CITY, TEXAS
Client

BY: _____
MAYOR OF THE CITY OF TEXAS CITY

ATTEST: _____
Director of Finance



ATTACHMENT "A"

September 8, 2025

Mrs. Kim Golden, P.E.
Engineering & Planning
City Engineer, Director
City of Texas City
7800 Emmett F. Lowry Expy
Texas City, TX 77591

Re: Proposal for Engineering Design Phase Services for City of Texas City's "**Central Park Boulevard Project - Phase 1 & Phase 2**"

Dear Mrs. Golden:

As requested, ARKK Engineers, LLC (ARKK) is pleased to submit this proposal for performing engineering design phase services for the above referenced project. This proposal is based on our understanding of the project as discussed in our previous meetings and conversations. For your convenience, this proposal consists of General Overview, Scope of Services, and Fee.

GENERAL OVERVIEW

This project involves providing engineering design services for the construction of a roadway extension in the City of Texas City that will connect FM 2004 to Century Boulevard, totaling approximately 3,500 linear feet of new roadway. The roadway design is proposed to be a four-lane boulevard with concrete pavement, grass medians, curbs, and underground storm sewers. In addition to the roadway, the project includes new offsite outfall ditches and storm sewer totaling a length of approximately 2,200 linear feet. The estimated construction cost of the roadway construction and drainage items is \$6.4 million (includes a 5% construction cost contingency).

The original plan of the City was to design and construct Central Park Boulevard improvements in two phases as described below.

- **Phase 1** improvements included the design of half the boulevard section (2-lanes) and associated drainage. Estimated Construction cost of \$5.4 million (Includes 5% construction contingency)

- **Phase 2** improvements to include the design of the 2nd Central Park Boulevard lanes (additional 2-lanes – total 4-lanes) and constructed a later date. Estimated Construction cost of \$1.0 million (Includes 5% construction contingency)

The design of the Phase 1 improvements was completed by ARKK in 2021, and the project was not constructed. It is City's desire that the improvements to Central Park Boulevard be constructed at one time i.e., Phase 1 and Phase 2 construction to occur as part of a single construction package.

This proposal addresses the engineering design related to Phase 2 improvements(second half of the boulevard) and a re-evaluation of the Phase 1 design that will also include coordination with all utilities (gas, electric) and petrochemical pipelines; coordination and permitting approvals from Galveston County Drainage District No. 2, TxDOT (FM 2004 tie-in) and other adjustments needed to finalize the design. Limited topographic survey of the sections where improvements have occurred (drainage ditch and Central Park/Century Blvd. intersection) since the original survey was performed in 2019 will be obtained as part of this project. Geotechnical data obtained for Phase 1 design will be utilized for Phase 2 design. This proposal does not include performing any Environmental Assessment studies for the project.

This proposal is separated into Basic Services (expected normal engineering design services) and Special Services (Surveying, Geotechnical, etc.). The following section details the scope of engineering services proposed for this Project.

SCOPE OF SERVICES

I. DESIGN PHASE SERVICES

A. Basic Services - Design Phase

- Research and gather existing relevant data on the project such as existing utility information, pipeline crossings, as available.
- Coordinate with private utility companies, and other entities that may be involved to obtain information on their existing facilities and requirements that may impact this project. Coordinate with utility companies on potential conflicts with the proposed improvements.

- Coordinate with the surveying firm and authorize the topographic survey for the project.
- Plot survey data of the proposed roadway alignment.
- Provide design for the roadway paving, on-site drainage, and offsite drainage ditches.
- Coordinate with other governmental entities which may be impacted by the project.
- Coordinate with Texas Department of Transportation (TxDOT) for proposed tie-in at FM 2004.
- Coordinate with Galveston County Drainage District No. 2 for proposed tie-in at FM 2004.
- Prepare project specifications and construction drawings based on anticipated improvements.
- Coordinate with the City of Texas City during the design phase. Provide two (2) draft sets of plans and specifications for review and comments.
- Incorporate appropriate comments from pertinent entities into the final design documents.
- Prepare a final cost estimate for the project.

B. Special Services - Design Phase

1. **Storm Water Pollution Prevention Plan**
 - Prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the Texas National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharge from construction.
2. **Surveying Services**
 - Conduct topographic survey of the offsite ditch (950 LF) and Century Blvd/Central Park intersection (300 LF).
3. **Reproduction**

- Costs for reproduction will be charged under special services for reproduction of plans, specifications and reports.
- Reproduction for review sets, submittals to the City, governmental agencies, and utility companies will be included in the cost for reproduction.

II. BID PHASE SERVICES

- Assist the City in obtaining bids for the project. The City will advertise the project and will absorb all related advertising costs. ARKK will assist the City in developing the wording of the advertisement.
- Dispense construction documents via the Civcast online plan room (by Amtek USA) to prospective bidders.
- During the bidding phase, provide information to and answer questions from prospective bidders regarding the Project's construction documents.
- Prepare agenda for the pre-bid meeting.
- Conduct a pre-bid conference for prospective bidders.
- Prepare project addendums as necessary.
- Evaluate the bids and the qualifications of the apparent low bidder and advise the City as to the acceptability of the apparent low bidder.
- Prepare an letter of recommendation for City Commission award of the construction contract.

III. CONSTRUCTION PHASE SERVICES

A. Basic Services - Construction Administration Services:

- Prepare contract documents for execution by the successful bidder.
- Review data included in the executed contract documents provided by the Contractor and submit to City.
- Prepare an agenda for the pre-construction conference.
- Conduct a pre-construction conference for the project.

- Act as the City's Project representative during the construction phase.
- Review and respond accordingly to all submittals as required by the contract specifications.
- Prepare change orders as necessitated by field conditions.
- Review the contractor's pay estimates, evaluate the completion of work and make payment recommendations to the City.
- Visit the site at intervals appropriate to the various stages of construction to observe the progress and quality of executed work and to determine in general if such work is proceeding in accordance with the Contract Documents. Part time site representation is not included in this scope.
- ARKK will not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor(s) or the safety precautions and programs incident to the work of the Contractor(s). ARKK's effort will be directed toward providing a greater degree of confidence for the City that the completed work of Contractor(s) will conform to the Contract Documents, but ARKK will not be responsible for the failure of Contractor(s) to perform the work in accordance with the Contract Documents. During site visits and on the basis of on-site observations ARKK shall keep the City informed of the progress of the work, shall endeavor to guard the City against defects and deficiencies in such work and may disapprove or reject work failing to conform to the Contract Documents.
- Conduct a final inspection of the Project and make a recommendation for Final Payment on the project.
- Require and monitor Contractor in maintaining a set of record plans. Engineer shall provide one set of reproducible record plans.

B. Special Services – Construction Phase

1. Construction Observation Services:

- Provide one construction observer (site representative) to observe the daily progress of construction activities and to assist in the interpretation of plans and specifications. This proposal is based on the Construction Inspector being on-site

an average of 40 hours per week during the duration of active construction (10 months). ARKK personnel will coordinate with the City and the Construction Contractor regarding the construction activities.

- Provide engineering and technical office personnel support throughout construction. These office personnel, consisting of Professional Engineers and design staff, provide on-site support to address contractor's questions, resident's concerns and conflicts uncovered in the field.
- In the event of rain days where construction may be hindered or stopped, the representative will be on-site long enough to verify that inclement weather has occurred and the associated impact on the contractor and construction.
- The site representative shall maintain daily reports in a format satisfactory to the City of Texas City.
- The site representative will attend meetings with the Contractor and the City of Texas City such as pre-construction conference, progress meetings, and other project related meetings where his presence is requested by the City of Texas City.
- The site representative will take periodic photographs of the construction progress and of key items of concern.
- The on-site representative will estimate quantities installed for use in reviewing monthly pay estimates.
- The on-site representative will aid in the coordination of activities of the testing laboratory.
- The on-site representative will coordinate with the City of Texas City and the Contractor for construction scheduling, resident notification and complaints.
- The on-site representative will assist in the performance of a final inspection, the preparation of a punch list and subsequent follow up inspections.
- The on-site representative will be provided in an effort to aid in the process of observing performance of work of the Contractor(s). Through more extensive on-site observations of the work in progress, ARKK shall endeavor to provide further protection for the City of Texas City against defects and deficiencies in the work of the contractor(s); but the furnishing of such on-site representative will not make ARKK responsible for construction means, methods, techniques, sequences

or procedures or safety precautions or programs, or for Contractor(s) failure to perform their work in accordance with the Contract Documents.

- The on-site representative will assemble and maintain notes, comments, sketches, and supporting data related to the project to assist in the preparation of record drawings.
- The on-site representative will review the Contractor's quantity measurements, the Contractor's payment request and make recommendations of payment of the periodic pay request to ARKK's project manager.
- ARKK will process daily reports and other administrative office duties.
- ARKK will track and document costs associated with the work.

FEE

The fee for the services is outlined below

Design Phase Services for Phase 1: lump sum amount of	\$24,750.00
Design Phase Services for Phase 2: lump sum amount of	\$49,750.00
Surveying : Subcontractor's Cost plus 10%	\$7,500.00
Storm Water Pollution Prevention Plan: lump sum amount of	\$1,500.00
Reproduction: Subcontractor's Cost plus 10%	\$1,000.00
Bid Phase Services: lump sum amount of	\$3,750.00
Construction Administration Services: lump sum amount of:	\$ 112,750.00
Construction Observation Services: Cost plus 10%:	\$ 199,750.00
*Miscellaneous Services: Hourly and Cost Plus 10%	<u>\$ 10,000.00</u>
Total Design & Construction Phase Fee:	\$410,750.00

*A budget for miscellaneous services is included. This item will only be utilized upon authorization from the City.

The anticipated construction contract duration for the project is estimated to be 300 calendar days. The construction observation budget is based on providing a project site representative an average of 40 hours/week for 300 calendar days. The fee includes hourly costs for a project site representative, and vehicle charge of \$40/day. Hourly charges for on-site field representative shall be charged based on a raw labor rate times a multiplier of 2.70. Reimbursable expenses will be charged at cost plus 10%.

ARKK Engineers LLC appreciates the opportunity to submit this proposal and we look forward to working with the City of Texas City on this very important project.

Sincerely,
ARKK ENGINEERS, LLC.



Madhu Kilambi, P.E.
Senior Project Manager / Principal

Cc: Mr. Jack Haralson – City of Texas City

ATTACHMENT "B"
INSURANCE LIMITS

1.	General Liability	Each Occurrence:	\$1,000,000
		Damage to Rented Premises	\$1,000,000
		Medical Expenses (any one person)	\$10,000
		Personal and Adv. Injury	\$1,000,000
		General Aggregate:	\$2,000,000
		Products - Comp/Op Agg:	\$2,000,000
2.	Automobile Liability	Combined Single Limit:	\$1,000,000
3.	Excess Liability Umbrella Form	Each Occurrence:	\$1,000,000
		Aggregate:	\$1,000,000
4.	Worker's Compensation and Employers Liability	Each Accident:	\$500,000
		Disease - Each Employee:	\$500,000
		Disease - Policy Limit:	\$500,000
5.	Professional Liability	Each Claim	\$1,000,000
		Policy Year Aggregate	\$1,000,000

RESOLUTION NO. 2025-129

A RESOLUTION AUTHORIZING A PROFESSIONAL DESIGN ENGINEERING SERVICES AGREEMENT FOR CENTRAL PARK BLVD. PROJECT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the Texas City Engineering, Transportation, and Planning Department is requesting the approval of an Agreement for Service with ARKK Engineers, LLC, for professional engineering design and construction contract administration services for the Central Park Blvd Extension project; and

WHEREAS, the 2025 Galveston County Bond Program has allocated \$4.2 million for the construction of the extension of Central Park Blvd from Century Blvd to FM 2004 as a four-lane boulevard of approximately 3,500 linear feet with concrete pavement, grass medians, curbs, and underground storm sewer. The Texas City Economic Development Corporation (TCEDC) owns 245 acres of property through which the boulevard will be constructed.

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

SECTION 1: That the City Commission hereby accepts the contract with ARKK Engineers, LLC, to provide professional engineering design and construction contract administration services for the Central Park Blvd Extension project.

SECTION 2: That the Mayor is hereby authorized to execute the Agreement for Service with ARKK Engineers, LLC, and execute change orders not to exceed 25.0 % of the total amount, in the form attached hereto as **Exhibit “A”** and made a part hereof for all intents and purposes.

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

PASSED AND ADOPTED this 5th day of November 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

(8) (c)

Meeting Date: 11/05/2025

Ordinance No. 2025-18 approving a variance to 106.25ft for the minimum lot width requirement for 7509 Wetzel.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Consider and take action on Ordinance No. 2025-018 approving a variance from the 200ft minimum lot width requirement in Section 159.050(F) for lots without access to municipal sanitary sewer service to 106.25ft for 7509 Wetzel to allow construction of a new single-family residence.

BACKGROUND (Brief Summary)

Subdivision Ordinance Section 159.050(F) requires a property which does not have access to off-site sanitary sewer service to have a minimum lot size of two (2) acres and a minimum lot width of at least 200 ft. at the build line. Mariah Garza seeks a variance of the lot width to 106.25ft due to unique circumstances as her residential property located at 7509 Wetzel Drive meets the two-acre minimum but is only 106.25 ft wide. In accordance with Section 159.050(F)(3)(a) the City Commission may authorize a variance from the 200ft width requirement upon finding the applicant meets certain requirements. In accordance with the variance procedure set forth in 159.050(F)(3)(c) the Planning Board did consider the variance request at its special called meeting on January 13, 2025 and did make a recommendation to approve the variance request upon certain conditions, which conditions have been met, to wit:

1. There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his or her land;
2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. The granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area;
4. The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.
5. The County Health District has approved the on-site sanitary sewer facilities;
6. The applicant agrees and has provided a plat as required by city ordinance, which has been approved administratively as a minor plat and is available for recording in the County Deed Records;
7. The applicant has paid all property taxes and provided proof of such payment.
8. The property is in excess of one acre of undeveloped land area, excluding water bodies (ponds, lakes, streams and the like); and
9. Factors other than economic hardship exist that would prohibit the applicant from purchasing enough additional property to meet the requirements of this section.

RECOMMENDATION

The Planning Board and staff recommend approval of a variance to a minimum width requirement from 200ft to 106.25 ft to allow construction of a new single-family residence because the application satisfies all of the requirements of the ordinance for approval of the variance.

Fiscal Impact

Funds Available Y/N: N/A

Amount Requested: N/A

Source of Funds: N/A

Account #: N/A

Fiscal Impact:

No fiscal impact

Attachments

January 13, 2025- Executed PB Minutes

GCHD Approval

Ordinance

Staff report & exhibits

Aerial view

proof of payment of taxes

PLANNING BOARD MINUTES JANUARY 13, 2025

The Planning Board of the City of Texas City met in a regular meeting on Monday, January 13, 2025, at 5:00 p.m. Staff members present: Kimberly Golden, P.E. (City Engineer, Secretary), Casey Bennet (Chief Building Official), David Kinchen (Deputy Building Official), Curt Kelly (Engineering & Planning Administrator), Veronica Carreon (Planning & Zoning Technician), and Brianna Galicia (Engineering & Planning Administrative Assistant). Guests were: Jason Pettigrew, Kimberly Pettigrew, LeAnne Garcia, Pam Warwick, Stephen Dickerson, Matt Tucker, Mariah Garza, Laura Boyd, Ronny Boyd, Jose Castela, Linda Cone, Gary Hall, Jevon Miller, Danna Miller, Bill Oakes, Rita Oakes, Mark Humphries, Julie Humphries, and Chris Sharp.

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

1) ROLL CALL

The following members answered roll call: Co-Chairman Perry O'Brien, Member Aric Owens, Commissioner Thelma Bowie, and Commissioner Jami Clark.

2) APPROVAL OF MINUTES

A motion to approve the minutes of December 16, 2024, was made by Commissioner Jami Clark/Commissioner Thelma Bowie. All other members present voted aye.

3) PUBLIC COMMENTS

Several requests to present comments regarding the action item on the agenda regarding the replat of Lot 22 of the Oleander Acres Section Two Subdivision were received. Without objection Co-Chairman O'Brien referred the comments to later in the meeting when the Planning Board would be considering the action item.

4) REGULAR AGENDA

- a) **Consider and take action on the Final Plat for Vida Costera Section 3. Being a subdivision of 10.53 acres out of the John Sellers Survey, Abstract No. 180, and the S.A. & M.G. R.R. Survey, Abstract No. 189, in Texas City, Galveston County, Texas. Also being a partial replat of Lots 18-19 of the Motor Subdivision as recorded in Volume 254-A, Page 13 of the G.C.M.R. Located west of SH 3 and south of Vida Costera Sections 1 and 2, Texas City.**

Ms. Kimberly Golden reported this is the third and final section of Vida Costera. Vida Costera is a master planned community that sits on 49.89 acres and has developed 203 single family residential lots. Within this third and final section it will create 56 lots. The drainage has been approved by Galveston County Drainage District No. 2. The water, sewer, streets and the storm water system have all been extended from Sections 1 and 2 per approved plans. Ms. Golden stated the final plat is going to follow the preliminary plat as it is supposed to. The lots presented are the typical 50' width. As the final section of the subdivision Ms. Golden stated the status of construction of the neighborhood park has been verified. The developers have approved plans and are in the process of moving forward with construction of the park. Ms. Golden stated staff are recommending approval of the final plat upon condition that the park is complete and in service before the plat is recorded.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to approve the Final Plat for Vida Costera Section 3 upon condition that the neighborhood park be complete and fully operational before recording of the plat. Being a subdivision of 10.53 acres out of the John Sellers Survey, Abstract No. 180, and the S.A. & M.G. R.R. Survey, Abstract No. 189, in Texas City, Galveston County, Texas. Also being a partial replat of Lots 18-19 of the Motor Subdivision as recorded in Volume 254-A, Page 13 of the G.C.M.R. Located west of SH 3 and south of Vida Costera Sections 1 and 2, Texas City. All other members present voted aye.

- b) Consider and make recommendation on a Request for Variance from Mariah Garza to waive the 200' minimum width at the front building line for an unsewered lot per Subdivision Ordinance 159.050 (F). Located at 7509 Wetzel Drive, Texas City.**

Ms. Golden stated the variance request is presented to the Planning Board for the purpose of making a recommendation to the City Commission. She explained the Planning Board is not the deciding authority for the variance. The Planning Board's role is to carefully review and consider the information provided about the request and then make a recommendation to the City Commission. Ms. Golden advised that by ordinance the City Commission is the only body that has the authority to grant the variance being requested by this applicant. A variance is being requested to allow a lot width less than the minimum 200ft required when a lot will have an on-site sewer meaning it does not have municipal sewer, but an on-site septic system is present. The minimum lot size in the ordinance is 200ft wide and 2 acres. Ms. Golden stated the Applicant's situation is that the lot size is slightly more than 2 acres, but the lot width is not sufficient because it is only 106.25ft. The ordinance states the criteria which must be met for a variance to be approved. In other words there are findings that have to be met so that it's acceptable to have less than 200' wide.

Ms. Golden stated she wrote a memo which listed the four findings. 1) There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his or her land. 2)The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant. 3) The granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area. 4) The granting of the variance will not have the effect of preventing the orderly subdivision of the other land in the area in accordance with the provision of this chapter. Other things that the applicant will need to provide to the City Commission to approve the variance is approval from the health district of the proposed septic system which has not been provided to us just yet. Also, the applicant agrees that platting is required by state law city ordinance as a condition to granting of the variance. The third thing is the property taxes were paid, and proof was given, the last thing is the special findings that were present which would prohibit the applicant from purchasing additional property.

Ms. Golden stated some research was done and found that the City Commission previously approved two very similar cases where the lots met the 2-acre minimum but were not wide enough. Co-Chairman O'Brien then questioned whether the property was being divided into two lots as he followed the drawing. Ms. Golden informed all that though the drawing shows two lots the application is requesting a variance for all of the area together as one lot of over 2 acres and a width of 106.25ft. The variance would not be recommended for approval if the applicant were seeking to subdivide into two lots. Member Aric Owens asked if we happen to know the date of when this lot was carved out and Ms. Golden replied it appears to have happened in 2019 but Ms. Garza did not purchase the property until 2023 and was not the party that created the non-compliant lot.

A motion was made by Commissioner Jami Clark/Commissioner Thelma Bowie to recommend approval of the Request for Variance from Mariah Garza to waive the 200' minimum width and allow a width of 106.25ft at the front building line for an unsewered lot per Subdivision Ordinance 159.050 (F). Located at 7509 Wetzel Drive, Texas City conditioned upon the recording of a plat, the payment of taxes, and the approval of the septic system by the Galveston County Health District. All other members present voted aye.

c) Consider and take action on a Request for a Replat of Lot 22 of Oleander Acres, Section Two, into two (2) lots. Located at 7912 Melody Lane, Texas City.

Ms. Golden stated the proposed replat seeks to divide the existing lot 22 which is 100ft wide into two lots, 22A and 22B, which would each be 50ft wide. Shown on the screen was the Oleander acres section 2 overall subdivision with the ownership as it is reflected on the Galveston County Appraisal District website. Ms. Golden stated it uniformly the one-half acre larger lots. The ownership on this is about 82.5% buildout of the original subdivision which was filed in 1962 and all but one lot is shown with a homestead exemption which means the owner lives there. With it being 82.5% built out there are seven vacant lots and of those seven vacant lots, Lot 22 is the only vacant lot that isn't owned by someone who owns a house there as well. Ms. Golden stated this is a very cohesive neighborhood and once this request was received courtesy letters were sent out to the property owners within 200ft. Six Letters of Objection were received from property owners in the neighborhood. Staff are recommending this replat to be denied because it is not in character with the master subdivision plan and there is also an issue with access to water and sewer. The sewer and water serving the lots in this subdivision are through WCID No. 1 in Dickinson. The lots do not receive municipal water and sewer service from the City of Texas City. Ms. Golden stated the City Commission would have to consent for this lot to be annexed into WCID No. 1 for it to receive water and sewer service.

Mr. Jose Castela, property owner of 7912 Melody Lane (Lot 22), stated he volunteered to get a letter of consent from the water district to show that the property can be built on and meets all the ordinances and he is hoping to build houses there.

Co-Chairman O'Brien then invited comments from the floor about the agenda item. The following comments were received:

- Ms. Leanne Garcia (7908 Melody Lane) began to speak and stated she would not mind property owner of 7912 Melody Lane being her neighbor and building one house, but what hasn't been discussed is the serious flooding concerns of the properties. She stated that even the fill dirt that was added [to Lot 22] maybe a year or two ago has already changed her ability to have her property drained. She has a concern that if two houses are added it is going to make the flooding worse but understands there is a right to build one house on the property you own but firmly believes two houses will be dumping right into her lot where she already has drainage issues without the homes there.
- Ms. Julie Humphries (8105 Melody Lane) stated she has lived in this community for over 12 years and what sold her was the acreage, that all the people living by owned their homes, it is a dead end, it has privacy, and she believes it is just a great place to live. She showed concern that if two homes were built it would change everything.
- Ms. Pam Warwick (8004 Melody Lane) stated they put about 18" of fill dirt on her property and now her yard floods every time it rains. Ms. Warwick was then turned to Chief Building Official Casey Bennet to address those concerns as that was not a direct agenda item but was regarding her home.

- Ms. Linda Cone (7813 Melody Lane) stated she lives with her elderly mother who is 94 years old and stated she is in agreement to deny the replat because her living in one of the older homes on the street she can verify the flooding is a huge concern. She feels as though she has to wear rubber boots after it rains to go onto her property while neighbors can go in their yard with no flooding issue. Ms. Cone stated it is a generational street with hard working people, and she hopes it to stay that way.
- The following residents completed a Request to Address the Commission or Public Hearing form but waived their right to speak during the public comments section - Ms. Rita Oakes, Ms. Kimberley Pettigrew, and Mr. Stephen Dickerson.

Co-Chairman O'Brien then asked if there anyone else who had submitted a written request to make public comment that wanted to speak. No one indicated they wanted to speak.

After all comments were received, Co-Chairman O'Brien asked if there were any other comments to be made during the public hearing. There were no comments made.

The Planning Board members discussed the request to replat. Co-Chairman O'Brien stated he agreed with the recommendation from staff that the replat should be denied because the smaller lots would not be consistent with the other lots in the subdivision and could be detrimental. The other Commissioners agreed and expressed similar thoughts.

A motion was made by Commissioner Thelma Bowie/Commissioner Jami Clark to deny the application to the replat of Lot 22 of Oleander Acres, Section Two, into two (2) lots. Located at 7912 Melody Lane, Texas City. All other members present voted aye.

5) GENERAL UPDATES

Ms. Golden advised a 2025 Planning Board schedule would be provided at the next meeting. She advised the next regular meeting date would be a scheduled holiday, Dr. Martin Luther King, Jr Birthday, so there would be no meeting held. So, the next meeting will be on the first Monday of February, February 3, 2025, if there are items ready to be presented.

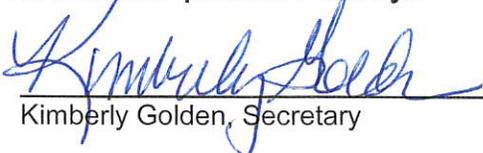
Co-Chairman O'Brien asked if there were going to be as many changes to the schedule and special meetings as there had been in 2024. Ms. Golden advised they would do their best to keep to the regular meeting dates but would not be asking them to meet just to meet, only if applications were ready for action.

6) OTHER BUSINESS (Any conceptual development proposal requesting to come before the Planning Board)

There was no other business.

7) ADJOURNMENT

A motion was made by Co-Chairman Perry O'Brien/ Commissioner Jami Clark to adjourn. All members present voted aye.



 Kimberly Golden, Secretary



 Date

Minutes approved by the Planning Board at its meeting on 02/03/2025.

Site Evaluation: _____
Building Application: _____
Drainage Plan: _____
Floodplain Information: _____

DA15981
Health District OSSF Permit# _____
City/County Building Permit# _____
Receipt Number# 3V166

 **E-MAILED**
1-16-25

CK 7206 06/04

**GALVESTON COUNTY HEALTH DISTRICT
ON-SITE SEWAGE FACILITY
APPLICATION AND INSPECTION REPORT**

NEW INSTALLATION
 RENOVATION

1. PROPERTY OWNER'S NAME: Garza Mariah J
(LAST) (FIRST) (MIDDLE)
2. PERMANENT MAILING ADDRESS: 8309 Quartz Ln Texas City, Tx 77591
(STREET/P.O. BOX) (CITY/STATE) (ZIP)
3. TELEPHONE NO. DURING DAY: (254) 251-0229
4. SITE ADDRESS: 7509 Wetzel Rd. Texas City, Texas 77539
(STREET) (CITY/STATE) (ZIP)
5. PROPERTY DESCRIPTION: Lot Pt1 & 2 Block 6 Sec. Subdivision: Beatys
Lot Size: 106 x 845 **PROPERTY SURVEY OR SIMILAR DOCUMENT SHOULD BE ATTACHED.**
6. SOURCE OF WATER: Private Well Public Water Supply
(NAME OF SUPPLIER)
7. SINGLE FAMILY RESIDENCE: No. Of Bedrooms 4 Living Area (sq. ft.) < 3500
8. ESTIMATED MAXIMUM DAILY WATER CONSUMPTION (gpd): 300
WATER-SAVING DEVICES PROVIDED: (CIRCLE ONE) YES NO
9. COMMERCIAL/INSTITUTIONAL (including multi-family residences) TYPE: —
NO. OF EMPLOYEES/OCCUPANTS/UNITS: — DAYS OCCUPIED PER WEEK: —
10. IS AN ORGANIZED SEWAGE COLLECTION WITHIN 300 FEET? YES NO
11. Professional design required: YES NO If yes, professional design attached: Yes No
DESIGNER: Garry Gana, R.S. REGISTRATION NO. 3207
PHONE NO. (281) 235-4201 (PE or RS)
12. INSTALLER: RJB Septic Robert Moody REGISTRATION NO. 31086
PHONE NO. (409) 939-6498

I. SEWER (House drain):
TYPE AND SIZE OF PIPE: sch 40 pvc SLOPE OF SEWER PIPE TO TANK: 1/8" per 1'

II. TREATMENT TANKS:
TANK #1 MAT'L concrete NO. OF COMPARTMENTS 4 TYPE ATU SIZE 600 gals
#2 _____
#3 _____
#4 _____

III. SITE EVALUATION
NOTE: Information worksheet must be attached for review to be completed.
Soil Class/Texture Class IV / Surface Application Load Rate 0.041
Performed By Garry Gana, R.S. Registration NO. OS0010343 Phone No(281) 235-4201

IV. DISPOSAL AREA
TYPE: Surface Application MINIMUM AREA REQUIRED 7317 sq ft / 7379^{ft2} design
EXCAVATION WIDTH — DISTANCE BETWEEN EXCAVATIONS —
TYPE/SIZE OF MEDIA — TYPE/DIAMETER OF PIPE 1 inch, sch 40 pvc purple.
TYPE OF BARRIER — EXCAVATION DEPTH —
LANDSCAPE PLAN see design

PROPOSED OSSF DESIGN

PROPERTY OWNER: Mariah J Garza

SITE ADDRESS: 7509 Wetzel Rd.
Texas City, Texas

LEGAL DESCRIPTION: Pt Lots 1 & 2 (1-2), Blk 6, Beattys Sub, 2.073 Acrs

DESIGN PERAMETERS:

Structure: 4 Bedroom, < 3500 ft² SFR w/WSD

Daily Flow: 300 gpd

Application Rate: 0.041 gal/ ft²/day

Area Required: 7317 ft²

Area Designed: 7379 ft²

SYSTEM COMPONENTS:

Pre-treatment Tank: built-in to treatment unit

Treatment Unit: NuWater B550

Pump Tank: 766 gallon

Pump: Myers 2 NFL or equal.

Sprinklers: 3 – Hunter Pro or equiv. @ r = 28 ft

Timer: **Required (2am – 4am)**

Disinfection: **Required**

IRRIGATION AREA:

The irrigation area shall be covered with grasses, evergreen shrubs, bushes or trees. Plants intended for human consumption shall not be grown inside the irrigation area. Grasses shall be cut as needed to prevent interfering with sprinkler operation. No surface improvements (buildings, sidewalks, driveways, patios, etc.) shall be constructed or placed inside the irrigation area. **Area shall be graded to promote positive drainage and surface water run-off.**

MAINTENANCE:

A maintenance contract shall be maintained for the life of the system. The property owner or occupant shall insure that the system is provided with electricity at all times and that the disinfection unit is supplied with disinfectant. Any suspected malfunction shall be reported to the maintenance company as soon as possible. The property owner or occupant shall operate the on-site sewerage facility according to the owner's manual.

GENERAL NOTES:

1. The Property Owner is responsible for installing ultra low flow plumbing fixtures in the home.
2. Garbage disposals should not be used in conjunction with any on-site sewerage facility.
3. Grease, cigarette butts, personal hygiene products, and other trash shall be disposed of in the garbage.
4. Water conservation measures should be taken to help ensure the proper operation of the on-site sewerage facility.
5. Electrical wiring shall be in accordance with the current edition of the National Electric Code.
6. **Pump and alarm shall be on separate circuits.**
7. **Pressure relief/sample valve shall be installed and directed downward inside the pump tank to provide agitation and help prevent extreme septic conditions inside the tank. Pressure relief will also serve to elevate flow for proper filter function.**

Special Notes for 100 Year Flood Plain Locations (If Required)

1. **All mechanical and electrical components, including risers, shall be elevated at least 18 inches above the 100 year flood elevation and/or waterproofed.**
2. All tank openings shall be sealed with RAM=NEK, or an equivalent sealant, to prevent contamination to flood waters.
3. **Septic and/or Aerobic treatment tanks shall be kept filled with sewage to prevent flotation. Pump tank is integral to the aerobic treatment unit and will not pose a floatation problem if the pretreatment and aerobic treatment tanks are kept full of fluid.**
4. This system, if installed and operated in accordance with this plan and State and Local rules and regulations, should not present a hazard to public health, or threaten adjacent water wells during flooding.

PUMP TANK DESCRIPTION:

766 Gallon Pump Tank

Volume:	766 gallons
Dimensions:	
depth below inlet	53.0"
gallons per inch	14.45 on average (sloped wall tank)
Static Volume:	181.0 gallons
Dosing Volume:	300.0 gallons
Reserve Capacity:	144.5 gallons
Float Settings (from bottom):	
pump off	13.00"
pump on	minimum tether, timer controlled
alarm on	43.00"

FRICITION LOSS CALCULATIONS

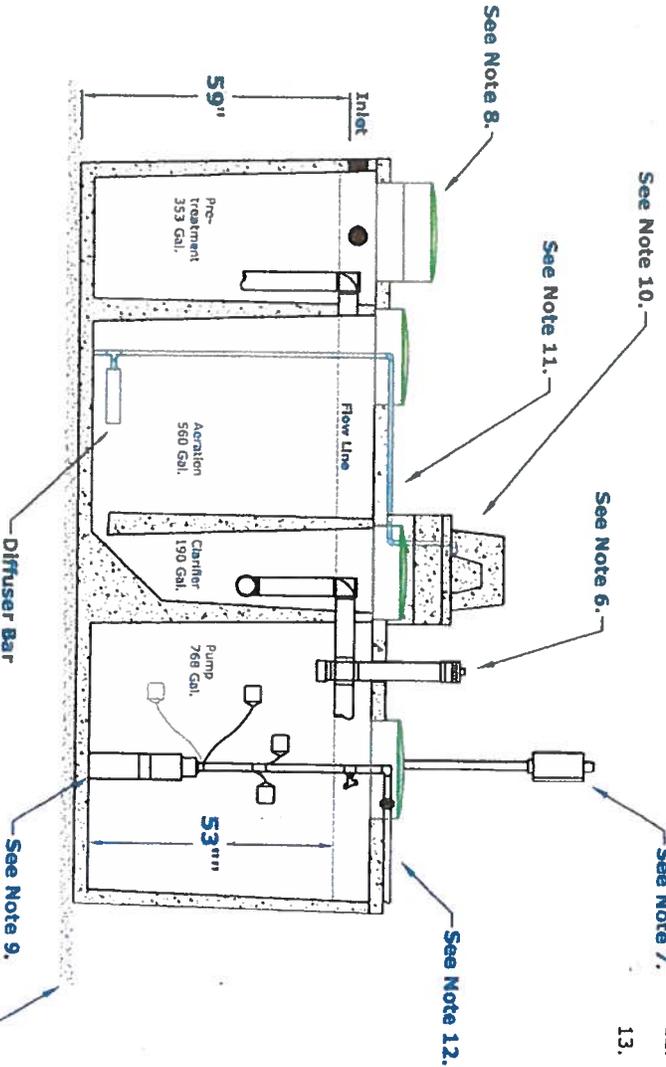
psi required to operate sprinkler heads	<u>40</u>
Total of 1-inch sch 40 PVC pipe	<u>300 ft. max</u>
Flow per Zone	<u>9.3 gpm</u>
Friction Loss due to pipe	<u>5.49 hd-ft./100 ft. = 16.5 hd-ft.</u>
Friction Loss including elbows & joints	<u>16.5 hd-ft. x 1.2 = 18.7 head-ft.</u>
Depth of tank	<u>7 feet</u>
Total Head Required	<u>25.7 feet @ 9.3 gpm</u>
Pump Required	<u>Myers 2 NFL or equal</u>

This system is designed to treat and dispose of up to **300** gallons/day. If the system is overloaded or not properly maintained, the designer is not responsible. Assumed loading rates are outlined on Calculation page, if these are exceeded; additional plant capacity, disposal area, etc. will need to be added by the owner at his expense. This system must be installed and maintained in accordance with all standards set by the Texas Commission on Environmental Quality and Local Authorities. This designer does not represent or warrant the material, installation, operation or proper performance of this system for any period of time. Every attempt has been made to accurately depict the location of lines, plant, tanks, sprinklers, etc. Construction realities may necessitate minor design changes. Any major changes will be submitted prior to construction.

Seal



Garry Gana
Garry Gana, R.S.
4-25-29



- GENERAL NOTES:**
1. Plant structure material to be precast concrete and steel.
 2. Maximum burial depth is 30" from slab top to grade.
 3. Weight = 14,900 lbs.
 4. Treatment capacity is 600 GPD.
 5. BOD Loading = 1.62 lbs. per day.
 6. Standard tablet chlorinator or Optional Liquid chlorinator. NSF approved chlorinators (tablet & liquid) available.
 7. NuWater B-550 Control Center w/ Timer for night spray application. Optional Micro Dose (mln/sec) timer available for drip applications. Electrical Requirement to be 115 Volts, 60 Hz, Single Phase, 30 AMP, Grounded Receptacle.
 8. 20" Ø access riser w/ lid (Typical 4). Optional extension risers available.
 9. 20 GPM 1/2 HP, high head effluent pump.
 10. HIBLOW Air Compressor w/ concrete housing.
 11. 1/2" Sch. 40 PVC Air Line (Max. 50 Lt from Plant).
 12. 1" Sch. 40 PVC pipe to distribution system provided by contractor.
 13. 4" mln. compacted sand or gravel pad by Contractor

DIMENSIONS:
 Outside Height: 67"
 Outside Width: 63"
 Outside Length: 164"

MINIMUM EXCAVATION DIMENSIONS:
 Width: 76"
 Length: 176"

NuWater B-550 (600 GPD) Aerobic Treatment Plant (Assembled)

Model: B-550-PC-400PT

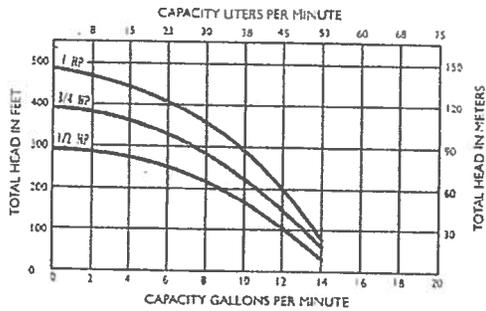
March, 2012
 By: A.S.

Scale:
 * All Dimensions subject to approved specification tolerance.

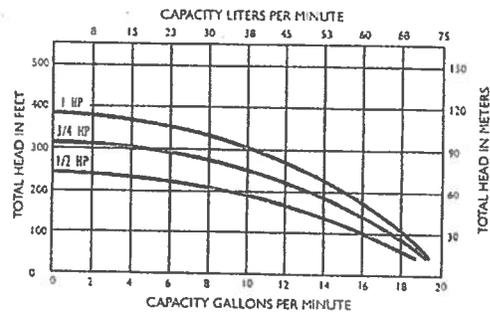
Dwg. #: NC-8550-3

2NFL AND J-BE SERIES PERFORMANCE

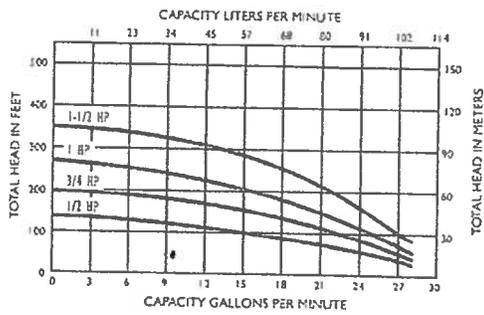
8 GPM



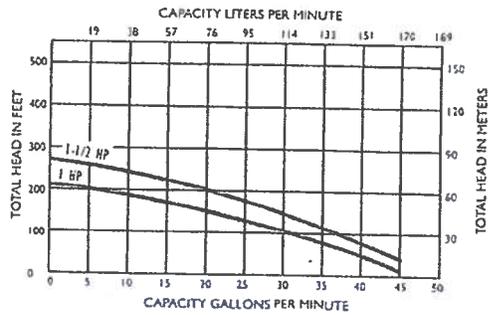
12 GPM



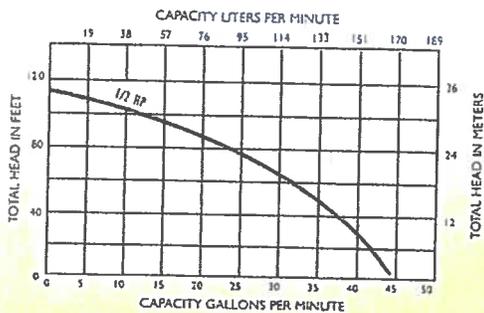
20 GPM



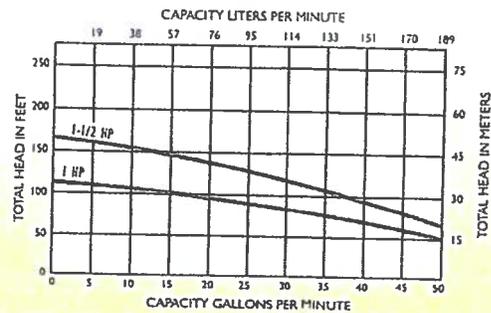
25 GPM



30 GPM



35 GPM



M90275SE

**K-RAIN PROPLUS MODEL 11003-RCW:
ADJUSTABLE ARC AND FULL-CIRCLE
GEAR DRIVEN SPRINKLER FOR
ONSITE WASTEWATER SYSTEMS**

The sprinkler shall be of the gear-driven, rotary type, capable of covering an area of 22' to 44' (6.71 to 13.41 M) radius at nozzle pressure of 30 to 70 PSI (2.0 to 5.0 bar) with a discharge rate of 1.5 to 8.6 GPM (5.67 to 32.51 LPM). The sprinkler shall come supplied with not less than four (4) numerically coded interchangeable nozzles. Sprinkler nozzle trajectory shall be 12°. The sprinkler shall have a stainless steel radius adjustment screw.

The sprinkler shall provide both part and full circle adjustment from 40° to 360°. Sprinkler coverage pattern shall be indicated by degree graduations and an arrow located on top of the sprinkler, which shall rotate to correspond with arc selected. True full circle operation by continuous forward rotation shall be achieved by alignment of the indication arrow with the "360°" position locator marked on the top cover. The sprinkler shall have a friction-clutch mechanism to allow for 360°+ forward or reverse movement of nozzle turret without damage to the internal gear components. The sprinkler shall incorporate an "arc memory clutch" feature to allow original arc pattern to be automatically resumed following disturbance of nozzle turret setting.

The sprinkler shall have a minimum of 5-inch (12.5 cm) pop-up stroke. The sprinkler shall have a 3/4-inch female thread inlet.

The sprinkler shall carry a two-year trade warranty against manufacturing defects.

MODELS

11003-RCW ProPlus Standard

EASY ARC SETTING

Arc Selection 40° to Continuous 360°



Adjust From Left Stop

SPECIFICATIONS

- Inlet: 3/4" Threaded NPT
- Arc Adjustment Range: 40° to Continuous 360°
- Flow Range: 1.5 - 8.6 GPM
- Pressure Rating: 7 - 70 PSI
- Precipitation Rate: .02 to 1.7 Inches Per Hour (Depending on Spacing and Nozzle Used)
- Overall Height (Popped Down): 7 1/2"
- Recommended Spacing: 22' to 40'
- Radius: 22' to 44'
- Low Angle Nozzle Trajectory: 12°
- Low Angle Nozzle: Installed 3 GPM
- Riser Height: 5'

PROPLUS RCW PERFORMANCE DATA

LOW ANGLE DATA

Nozzle	Pressure PSI	Radius Ft.	Flow GPM
#1	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

METRIC

Nozzle	Pressure kPa	Bars	Radius Meters	Flow Rate L/M	M ³ /H
#1	207	2.04	6.71	5.67	.34
	275	2.72	7.32	6.43	.39
	344	3.40	7.92	6.80	.41
	413	4.08	8.53	7.56	.46
#3	207	2.04	8.84	11.34	.68
	275	2.72	9.75	11.72	.71
	344	3.40	10.67	13.23	.80
	413	4.08	11.28	14.36	.87
#4	207	2.04	9.45	12.85	.78
	275	2.72	10.36	14.74	.89
	344	3.40	11.28	16.63	1.00
	413	4.08	11.58	17.77	1.07
#6	275	2.72	11.58	24.57	1.68
	344	3.40	12.19	27.59	1.66
	413	4.08	12.80	30.24	1.82
	482	4.76	13.41	32.51	1.96

Data represents test results in zero wind. Adjust for local conditions. Radius may be reduced with nozzle retention screw.

HOW TO SPECIFY

11003-RCW

Model



IRRIGATION SOLUTIONS WORLDWIDE™

K-Rain Manufacturing Corp.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
PH: 1-561-844-1002 FAX: 1-561-842-9493
1-800-735-7246
EMAIL: krain@k-rain.com
WEB: http://www.k-rain.com

Site Evaluation Form

Date: 4-25-24

Client: Garza

Address: 8309 Quartz Ln

Phone: _____

City, State Zip: TEXAS City TX 77591

Legal Description:

Site Address: 7509 Wetzel Rd

City/Area: Texas City

Subdivision: Beathys Sub

Sec: PART Lot: 1+2 Block: 6

Survey: W. K. Wilson Survey

Abstract No.: 208

Property Size: 106.25 x 845

Acres: 2.06

Existing or proposed structure to be served: 4 Bed < 3500 sq ft SFR

TOPOGRAPHY

Slope:

Flat: (under 2%) Slight: (Under 4%) _____ Severe: (Over 5%) _____

Vegetation:

Grass/Brush: Lightly Wooded: _____ Heavily Wooded: _____

Site Drainage:

Poor: _____ Adequate: Good: _____ Other: _____

Note: If slope is severe a Topo Survey with half foot contours should be provided with this form on the design. If site drainage is poor or slope is flat then a detailed drainage plan should be provided on the design.

FLOOD HAZARD

Property is located:

Outside 100 year flood plain:

In 100 year flood plain: _____

In 100 year flood plain and floodway: _____

Note: Attach a FEMA Flood Insurance Rate Map (FIRM) with property location identification or current survey with Flood Plain determination. Systems installed in flood plain must address tank floatation concerns.

SOIL EVALUATION

(Based on at least two soil borings or two backhoe pits at opposite ends of the soil absorption area)

Profile Depth	Texture(USDA)	Color
0-12"	IV	grey

(Minimum depth is two feet below proposed excavation)

Profile Depth	Texture(USDA)	Color
	same	

(Minimum depth is two feet below proposed excavation)

Normal Textures (USDA) course sand/gravel, loamy sand, sandy loam, loam, sandy clay, clay loam, silty clay, clay.
Note: Location of bore holes must be shown on design or on a separate sheet of paper.

EFFLUENT LOADING DETERMINATION

<u>Soil Class/Texture</u>		<u>Gallons per day per square foot</u>
Ia/Gravelly Soil >30% Gravel	Too great for consideration	>0.5
Ib/ Sandy soils with < 30% gravel		0.38
II/ Sandy loams/loams		0.25
III/ Sandy clay/clay loams		0.20
IV/ Clay/silty clays	Unsuitable	<u>0.10</u>

Indication of seasonal water table:

Depth per field evaluation: none

SOIL STRUCTURE

Class II & III soils must have soil structure analysis performed

Soil structure is:

Massive: X
 Blocky: _____
 Platy: _____
 % Gravel 0

Note: Massive and platy soils are considered unsuitable with respect to structure.

FINDINGS

Is soil suitable for standard subsurface disposal methods? (Circle one) Yes No

Wastewater application rate 0.041 Gal/day/sq. ft.

I, Garry Gana, a registered Site Evaluator

did personally conduct the site evaluation on 4-25-24
(Date)

I certify that these results are true and correct for the property evaluated.

[Signature]
 Site Evaluator
OS0010343
 Registration Number

TWO YEAR INITIAL SERVICE POLICY FOR AN ON SITE SEWAGE FACILITY TREATMENT SYSTEM

SYSTEM OWNER: Marlah Garza
7509 Wetzel Rd, Texas city, Texas BRAND: NUWATER B-550
SERIAL #

R&B Aerobic T.S. LLC will inspect and service your Nuwater Aerobic system every **4 Months** for a period of **Two Years** from the date this OSSF is first used at no additional charge, as required by state guidelines dated June 13, 2001. For a new single family dwelling, this date is the date of sale by the builder. For an existing single family dwelling, this date is the date of approval as issues by the permitting authority.

Before this initial two-year service policy expires, the owner of this OSSF is required to have a new maintenance contract signed. A copy of the new contract shall be submitted to the permitting authority at least (30) thirty days before the current contract expires. If the property owner or maintenance company desires to discontinue the maintenance contract, the maintenance company shall notify, in writing, the permitting authority at least (30) thirty days prior to the date service will cease. If the maintenance company discontinues business, the property owner shall, within (30) thirty days of the termination date, contract with another approved maintenance company and provide the permitting authority with a copy of the newly signed maintenance agreement.

TESTING AND REPORTING

R&B Aerobic T.S LLC shall test and report on this system as required by law on the following:

1. An inspection/ service call every 4 Months, which includes inspections, adjustments, and servicing of the mechanical and electrical component parts as necessary to insure proper function.
2. An effluent quality inspection every 4 Months, consisting of a visual check for color, turbidity, scum overflow and an examination for odors.
3. A sample shall be pulled from the aeration tank every 4 Months to determine if there is excess solids in the treatment plant. If the test results determine a need for removal, the user/owner will bear the cost and responsibility for doing so.
4. If an improper operation is observed, which cannot be corrected at the time, the user/owner shall be notified immediately in writing of the conditions and the estimated date of correction.
5. If required, a chlorine residual test will be taken at each visit (BOD and TSS annually on commercial only) If a grab test is required, the user/owner will be responsible for the cost of the grab test.

***The owner is responsible for keeping chlorine (Calcium Hypochlorite, properly labeled for wastewater disinfection) in the chlorinator, as well as the cost of the chlorine.**

Matthew R Moody, who has been certified by the manufacturer of your system, or his appointed agent, will be responsible for fulfilling the requirements of the maintenance contract, as well as responding to any complaints and /or addressing any concerns by the owner of this system. Concerns and/ or complaints will be addresses within **(72) seventy hours** of the initial contact. If problem is not covered by warranty a **\$100 service fee** may be charged. Upon expiration of this service policy, our firm will offer a continuing service policy, as mandated by State regulations.

Violation of Warranty: Includes shutting off the electrical current to the system , disconnecting the alarm system, restricting ventilation to the aerator or compressor, overloading the system above its rated capacity or introducing excessive amounts of harmful matter into the system, or any other form of abuse.

***This policy does not include pumping sludge from unit if necessary**

The service Company and the owner agree to abide by the service policy as stated above.

Maintenance Company: R&B Aerobic T.S. LLC- 7902 FM 646 R South Santa Fe TX 77510
Installation Company: R&B Aerobic T.S. LLC- Po Box 221 Santa Fe TX 77510 409-939-6494
Manufacturer/ Distributer: N.C. Pipe Inc. Po Box 507 Needville, TX 77461

Bob Moody
Matthew Robert Moody

Marlah Garza
System Owner

Affidavit to the Public

THE COUNTY OF GALVESTON §
STATE OF TEXAS §

AFFIDAVIT

According to Texas Commission on Environmental Quality Rules for On-Site Sewage (OSSFs) Facilities, this document is filed in the Deed Records of Galveston County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

Handwritten notes: 7509 Wetzel Rd Texas city, TX 77591 II PT Lots 1 & 2 (1 & 2) BIK 6, Beatty's Sub. 2.073 Acres

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (insert full legal description and full location address):

The property is owned by Mariah J Garza (insert owner's full name)

This OSSF shall be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally under the guidelines of the regulatory authority.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF may be obtained from the Galveston County Health District.

WITNESS BY HAND(S) ON THIS 15 DAY OF January, 2025. Mariah Garza (Owner(s) signature(s))

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 15 DAY OF January, 2025.

Notary Public, State of Texas
Notary's Printed Name:
My Commission Expires:



FILED AND RECORDED

Instrument Number: 2025002964

Recording Fee: 25.00

Number Of Pages: 2

Filing and Recording Date: 01/15/2025 2:26PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

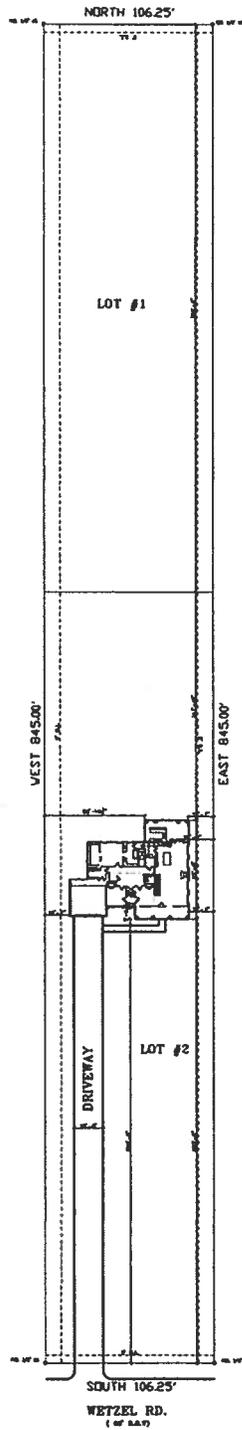
Dwight D. Sullivan, County Clerk
Galveston County, Texas

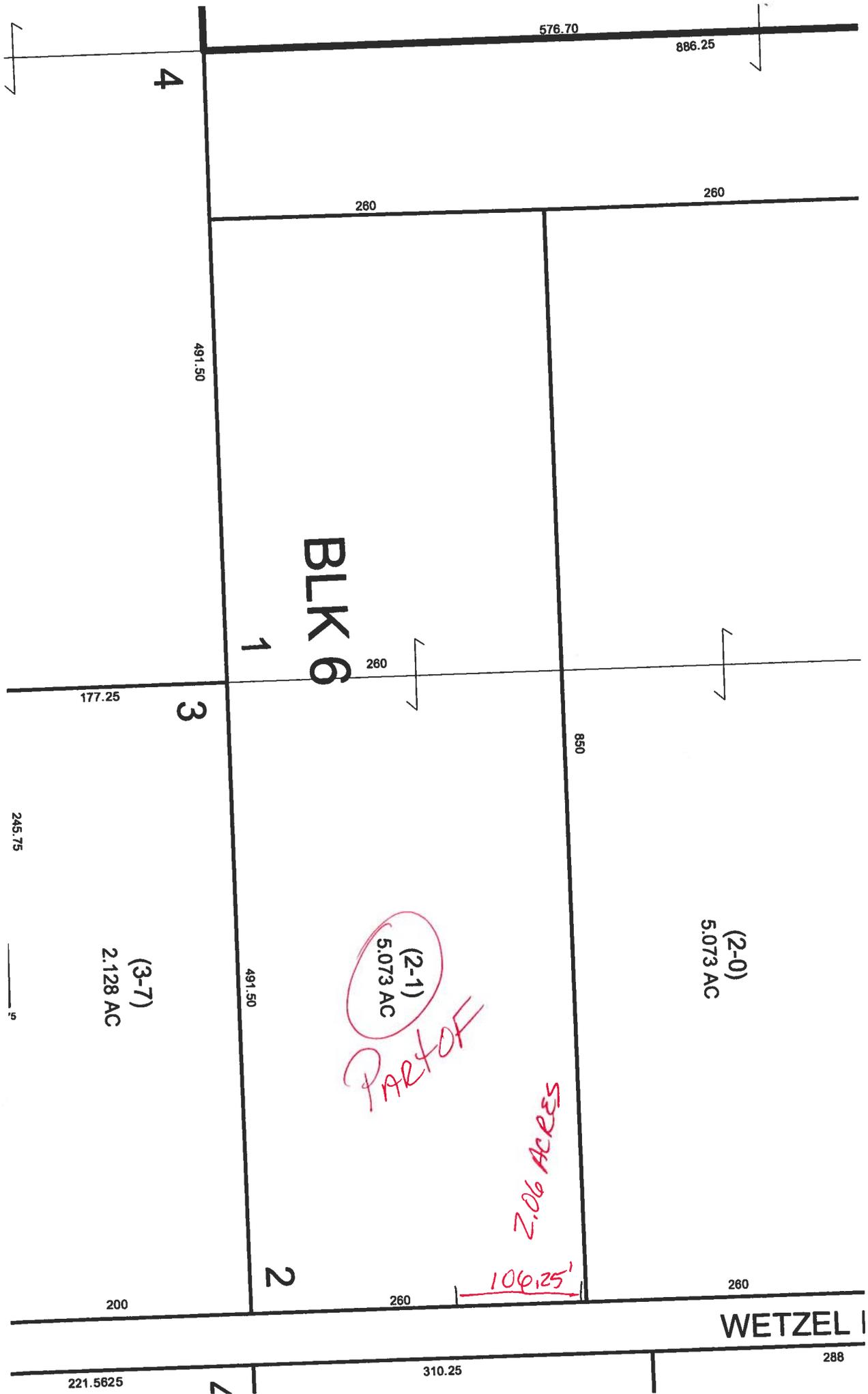
NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

SITE PLAN

SCALE: 1" = 80'	DATE: 04/22/24	DRAWN BY: TR
LOT 1 AND 2	SECTION: BLOCK 6	PLAN 791
ADDRESS:		





BLK 6

4

3

2

(2-1)
5.073 AC

(2-0)
5.073 AC

(3-7)
2.128 AC

PART OF

2.06 ACRES

106.25'

WETZEL I



221.5625

310.25

288

576.70

886.25

260

260

491.50

177.25

260

850

491.50

200

260

260

Map ID:	213-B	Mapsc0:
Legal Description:	ABST 208 W K WILSON SUR S 260 FT LOT 1 & 2 (2-1) BLK 6 BEATTYS SUB	
Abstract/Subdivision:	S1645 - Beatty	
Neighborhood:	0208	
Owner		
Owner ID:	564631	
Name:	MARTINEZ CHRISTIAN & YESENIA	
Agent:	ADVALOREMTAX.NET (60226)	
Mailing Address:	7001 WETZEL RD DICKINSON, TX 77539	
% Ownership:	100.0%	
Exemptions:	HS - Homestead For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$378,150 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$197,850 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$576,000 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$576,000 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$576,000
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: MARTINEZ CHRISTIAN & YESENIA **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
C31	TEXAS CITY	0.490000	\$576,000	\$460,800	\$2,257.92	
D02	DRAINAGE #2	0.044553	\$576,000	\$576,000	\$256.63	
GGA	GALVESTON COUNTY	0.334147	\$576,000	\$460,800	\$1,539.75	
J05	MAINLAND COLLEGE	0.268500	\$576,000	\$460,800	\$1,237.25	
RFL	CO ROAD & FLOOD	0.007753	\$576,000	\$457,800	\$35.49	

GA	GARAGE	B14		2021	441.00
MA	MAIN AREA	B14	BV	2021	2,557.00
OP	OPEN PORCH	B14		2021	131.00
OP	OPEN PORCH	B14		2021	322.00

Description: MISC IMPS Type: MISC IMP State Code: A1 Living Area: 0.00 sqft Value: \$348

Type	Description	Class CD		Year Built	SQFT
ST	STORAGE	*		2023	2,000.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RH	RH	5.0730	220,979.88	0.00	0.00	\$197,850	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$378,150	\$197,850	\$0	\$576,000	\$0	\$576,000
2023	\$378,150	\$197,850	\$0	\$576,000	\$0	\$576,000
2022	\$332,150	\$197,850	\$0	\$530,000	\$0	\$530,000
2021	\$0	\$149,990	\$0	\$149,990	\$0	\$149,990
2020	\$0	\$126,830	\$0	\$126,830	\$0	\$126,830
2019	\$0	\$40,580	\$0	\$40,580	\$0	\$40,580
2018	\$0	\$40,580	\$0	\$40,580	\$0	\$40,580
2017	\$0	\$40,580	\$0	\$40,580	\$0	\$40,580
2016	\$0	\$40,580	\$0	\$40,580	\$0	\$40,580
2015	\$0	\$40,580	\$0	\$40,580	\$0	\$40,580
2014	\$0	\$40,580	\$0	\$40,580	\$0	\$40,580
2013	\$0	\$38,550	\$0	\$38,550	\$0	\$38,550

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/16/2019	WV	WARRANTY DEED	DIENST MICHAEL & MELISSA DIENST	MARTINEZ CHRISTIAN & YESENIA	2019069858	2019069858	2019069858
1/3/2018	WD	WARRANTY DEED	MURRAY MARSH A	DIENST MICHAEL & MELISSA DIENST	2018000965	2018000965	2018000965
12/6/2017	DD	DEED	MURRAY MARSH ALLEN-BUYER	MURRAY MARSH A	2018000962	2018000962	2018000962
12/27/2005	CS	CONTRACT OF SALE	MORENO MARK E & LAURIE	MURRAY MARSH ALLEN-BUYER		2006001743	2006001743
11/7/2001	WV	WARRANTY DEED	PATTERSON LESLIE D & RITA M	MORENO MARK E & LAURIE	2001059720	016-25-1443	

ARB Data

Data will be available in October 2024.

ORDINANCE NO. 2025-18

A RESOLUTION APPROVING A REQUEST FOR VARIANCE FROM THE SUBDIVISION ORDINANCE SECTION 159.050 TO ALLOW CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE WITH LESS THAN THE MINIMUM 200FT WIDTH FRONT BUILD LINE AND FURTHER PROVIDING THEREWITH; DISPENSING WITH THE CHARTER REQUIREMENT FOR READING THIS ORDINANCE ON THREE (3) SEPARATE DAYS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Subdivision Ordinance Section 159.050(F) requires a property which does not have access to off-site sanitary sewer service to have a minimum lot size of two (2) acres at least 200 ft. wide; and

WHEREAS, Mariah Garza seeks a variance due to unique circumstances as her residential property located at 7509 Wetzel Drive which meets the two-acre minimum but is only 106.25 ft wide which does not meet the minimum width requirement of 200ft as stated in the ordinance; and

WHEREAS, in accordance with Section 159.050(F)(3)(a) the City Commission may authorize a variance from the 200ft width requirement for on-site sewer facilities upon finding the applicant meets certain requirements; and

WHEREAS, in accordance with the variance procedure set forth in 159.050(F)(3)(c) the Planning Board did consider the variance request at its special called meeting on January 13, 2025 and did make a recommendation to approve the variance request upon certain conditions, which conditions have been met; and

WHEREAS, the City Commission finds that the applicant meets the requirements for a variance, and approves a variance for Mariah Garza for her residential property located at 7509 Wetzel.

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, TX hereby approves a variance from the 200ft minimum requirement for Mariah Garza on her residential lot located at 7509 Wetzel Dr.

SECTION 2: As required by Section 159.070(3)(d) and upon recommendation from the Planning Board, the City Commission of the City of Texas City, Texas, expressly finds that:

1. There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his or her land;
2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

3. The granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area;
4. The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.
5. The County Health District has approved the on-site sanitary sewer facilities;
6. The applicant agrees and has provided a plat as required by city ordinance, which has been approved administratively as a minor plat and is available for recording in the County Deed Records;
7. The applicant has paid all property taxes and provided proof of such payment.
8. The property is in excess of one acre of undeveloped land area, excluding water bodies (ponds, lakes, streams and the like); and
9. Factors other than economic hardship exist that would prohibit the applicant from purchasing enough additional property to meet the requirements of this section.

SECTION 3: That the Charter requirement for reading this Ordinance on three (3) separate days is hereby waived by a majority vote of the City Commission.

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

PASSED AND ADOPTED this 5th day of November 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

STAFF REPORT

TO: Planning Board – for special called meeting on January 13, 2025
FROM: Kim Golden, P.E., City Engineer 
CC: Doug Kneupper, P.E., Consulting Engineer
DATE: January 7, 2025
RE: 7509 Wetzel Drive - Request for Variance to Subdivision Ordinance of the minimum 200ft width at the front building line for unsewered lot

Background: Applicant, Mariah Garza, purchased the vacant 2.073-acre lot on November 17, 2023 (Doc 2023054459) for the purpose of building a residence. The lot was created by a predecessor in interest by metes and bounds and without recording a subdivision plat in 2019 (Doc 2019004196). The underlying subdivision was recorded on May 19, 1893. The lot satisfies the 2-acre minimum requirement but is only 106.25ft wide.

Applicable ordinances and analysis: Texas City Code of Ordinances Section 159.050 (F) requires lots with on-site septic systems to be at least 2 acres and 200ft wide. Only the City Commission can approve a variance to these requirements. The specified variance procedure requires the Planning Board to review the request and make a written recommendation to the City Commission.

Section 159.050 (F)(3)(d) states the findings necessary to approve a variance as follows:

1. *There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his or her land; The lot is bounded on the north and east by public road. And on the south by an existing structure which is located too close to the property line to allow the applicant to acquire additional property to widen the lot. The applicant did not create the non-compliant lot width.*

2. *The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; The applicant will not be able to build upon the lot without a variance.*

3. *The granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; The lot exceeds the minimum acreage of 2 acres and is situated such that the septic system can be installed without detriment to the adjacent property or the existing water wells; and*

4. *The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter. This is the last undeveloped lot in the immediate area and will not prevent the orderly development of other land in the area.*

Section 159.050 (F)(3)(e) states the evidence and information to be provided to the City Commission:

"the place where COMMUNITY MATTERS"

1. *The County Health District has approved the on-site sanitary sewer facilities; Applicant provided a copy of the OSSF design and friction loss calculations stamped and signed by a licensed engineer. Have requested documentation of the Health District approval. **Approval of the variance should be conditioned upon approval of the on-site sanitary facilities by the Galveston County Health District.***

2. *The applicant agrees that if platting is required by state law or city ordinance, any granting of a variance is conditional on the property being platted, approved by the city and recorded in the County Deed Records; Applicant has provided all requested documentation and has not indicated any resistance to satisfying the requirements to obtain a variance. Agreement to plat the property should be a condition for approval of the variance.*

3. *The applicant has paid all property taxes; and if Proof of payment of taxes has been provided.*

4. *The property is in excess of one acre of undeveloped land area, excluding water bodies (ponds, lakes, streams and the like); and one of the following guidelines applies:*

a. *The subject property perimeter is bounded by undevelopable property which if it were combined with the subject property would cause it to exceed the minimum size requirement above. Undevelopable property includes natural bodies of water, highway, railway or other right-of-way, or other characteristics of the land that substantially prevent the property from being developed by any property owner; **Not applicable** or*

b. *Other factors (other than economic hardship) exist that would prohibit the applicant from purchasing enough additional property to meet the requirements of this section. There is no adjacent property available to increase the width of the lot due to existing residential structure on adjacent property and the property is bounded by public right of way on two sides.*

Previous variances: City Commission has approved variances for two similarly situated lots at 9501 Humble Camp Rd on 9/18/2002 and at 7505 Wetzell Drive on 6/20/2012. In both cases the lots exceeded the 2.0-acre minimum requirement but were too narrow. The applicants did not create the non-compliant lots, and no additional property was available to increase the width of the lot.

Recommendation: The Planning Board and the City Commission consistently express concern over not setting a precedent for variances to the requirements which encourage future subdivision of other land without adhering to the Subdivision Ordinance. In this instance, the application satisfies all of the requirements stated in the ordinance to support the granting of a variance. Approval of the requested variance would not be inconsistent with the applicable ordinances.

Staff has no objection to approval of the variance **conditioned upon the recording of a plat, the payment of taxes and the approval of the septic system by the Galveston County Health District.**



Texas City
EST. 1911

CITY OF TEXAS CITY

Engineering & Planning
7800 Emmett F. Lowry Expy
Texas City, Texas 77591
409.643.5936

**BOARD OF ADJUSTMENT VARIANCE OR APPEAL
APPLICATION**

APPLICANT & OWNER INFORMATION

Name of Applicant: Mariah Garza
(print or type)

Signature: [Signature] Company: _____

Address: 8309 Quartz Ln

City: Texas city State: TX Zip: 77591

E-mail: mariagarza84@gmail.com Ph: 254-251-0229 Fax: _____

Name of Property Owner: Mariah Garza
(print or type)

Signature: [Signature] Company: _____

Address: 8309 Quartz Ln

City: Texas city State: TX Zip: 77591

E-mail: mariagarza84@gmail.com Ph: 254-251-0229 Fax: _____

(The property owner may submit a notarized letter of authorization in lieu of a signed application)

SUBJECT SITE INFORMATION

Address of Subject Property: Property ID: 729193 (⁷⁵⁰⁹~~7505~~ Wetzel Dr.)

Legal Description (Lot, Block & Subdivision or Abstract):

ABST 208 W WILSON SUR PT 10TS 1 & 2 (1-2) BLK LeBeatty Sub 2.073 acres

Existing Use of the Property: (residential, commercial, vacant, etc.)

vacant

Note to Applicant: Please complete the attached Required Information form

For Department Use Only	
Date Received: <u>06/26/2024</u>	Fee Paid: \$ <u>100.00</u> <input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Accepted by: <u>[Signature]</u>	

2023054459

CITY OF TEXAS CITY



Engineering & Planning
7800 Emmett F. Lowry Expy
Texas City, Texas 77591
409.643.5936

BOARD OF ADJUSTMENT VARIANCE OR APPEAL
REQUIRED INFORMATION
(ATTACH TO BOARD OF ADJUSTMENT APPLICATION)

REQUIRED INFORMATION

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in processing this application. Additional pages may be attached if necessary.

Name: mariah gartza (print or type)

Address: PROPERTY ID: 729193

- 1. Have you applied for a building permit? Yes No
- 2. Have you filed an appeal or variance on this property before? Yes No

* 3. Completely describe the variance you are requesting:

Zoning variance regarding 159.050, requesting for ability to submit for a
an address for a single family residential. 159.050 states lots without sanitary sewer must
meet requirements of 2 acres & 200' width. The property I obtain is 2.013 acres
106 x 843, more than enough length but not width requirements.

* 4. Please give the reason for the hardship and justification for the variance:

The zoning ordinance under 159.050, section F "lots without access to sanitary sewer
service" indicates lots that do not meet min. width of 200' do not meet the zoning requirements to
acquire an address. requesting for a variance from the ordinance for: a) my lot is less than 200'
wide but has a large footprint with a length of 843' encompasses large surface area. B) there are overdeveloped
lots in the same neighborhood C) I already have a septic & water service plans developed by a licensed & experienced
contractor with no concerns for installing water & sewer lines. Plans included.

* 5. Do similar conditions exist in the area? If so, please explain.
yes, there are other lots in my neighborhood that have the same or similar dimensions/footprints as mine
and are already developed single family households in the same as I have plans to do. The following is from the galveston
county appraisal district plot map of the neighborhood is attached highlighting these same/similar lots that are developed
and with specific detailed printouts of these addresses indicating less than 200' wide dimensions & development.

6. Please submit reproducible drawings and photos to support the application.

7. Filing Fee: \$100.00

* = see attached

3) Completely describe the variance you are requesting:

The zoning variance regarding 159.050, requesting for ability to submit for an address for a single family residential and build on property. 159.050 states lots without sanitary sewer must meet requirements of 2 acres and 200' width. The property I obtained is 2.073 acres 106 x 843', more length than width but doesn't fit standard requirements. The property is vacant and zoned residential.

4) Please give the reason for the hardship and justification for the variance:

The zoning ordinance under 159.050, Section (F) - "Lots without access to sanitary sewer service", indicates lots that do not meet the minimum width of 200' do not meet the zoning requirements to acquire an address. Therefore, I'm requesting for a variance from the ordinance for the following reasons:

a) My lot is less than 200' wide but has a large footprint with a length of 845' that encompasses a large surface area;

b) There are other developed lots in the same neighborhood with the same or similar dimensions (see answer to #5 below);

c) I already have septic and water service plans developed for my lot by a licensed and experienced contractor with no concerns for installing water and sewer service there. I can provide the water and sewer plans as needed upon request.

5) Do similar conditions exist in the area? If so, please explain:

Yes, there are other lots in my neighborhood that have the same or similar dimensions / footprint as mine and are already developed with single family households the same as I have plans to do. These lots include but are not limited to the following property ID: 228379, 228383, 228382, 403407, 611762, 523332. A Galveston County Appraisal District plot map of the neighborhood is attached highlighting these same / similar lots that are developed and with specific detailed printouts of those addresses indicating the less than 200' wide dimensions and the development of those lots.

Search Google Maps



🍴 Restaurants

🏨 Hotels

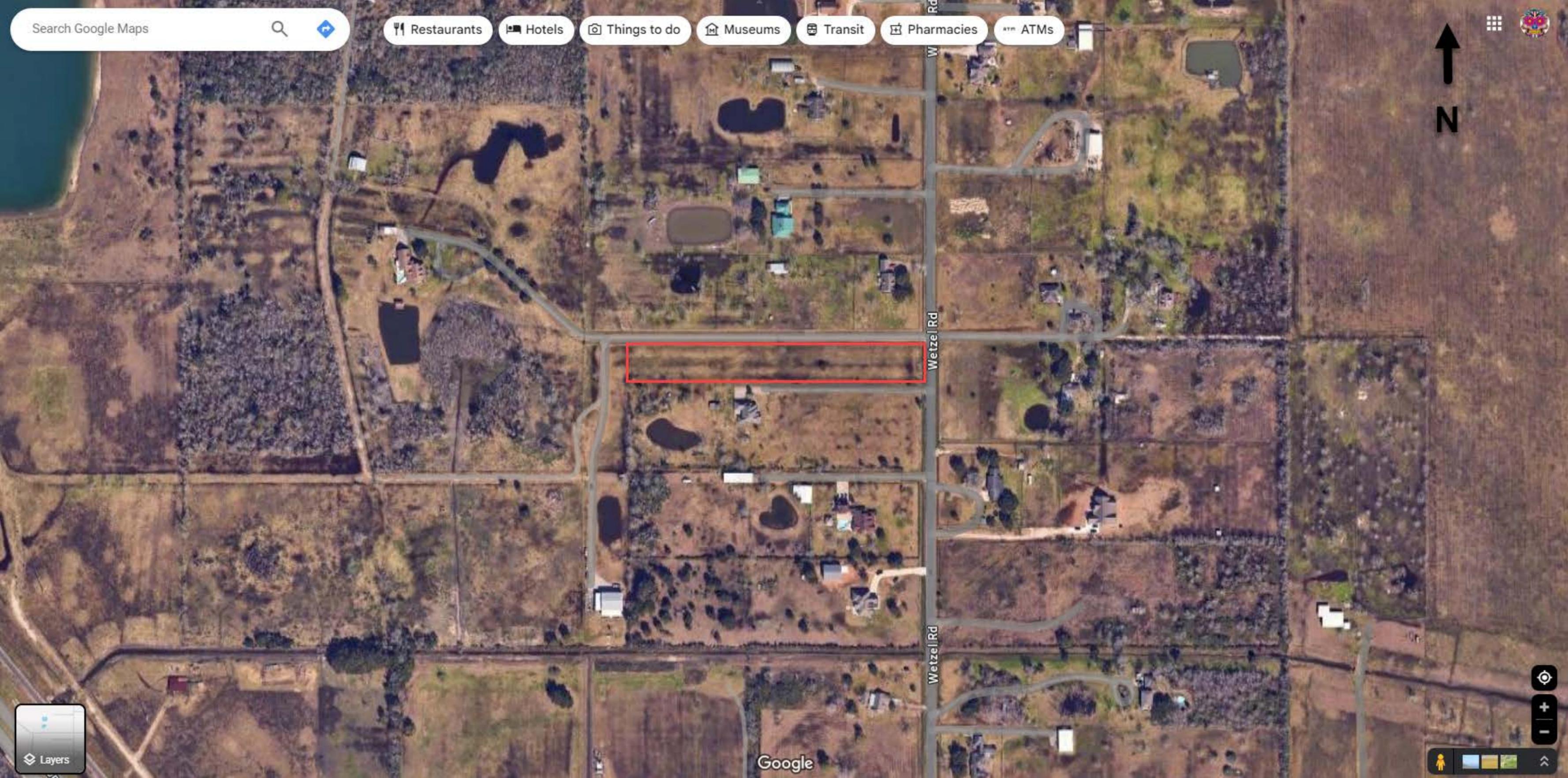
📷 Things to do

🏛️ Museums

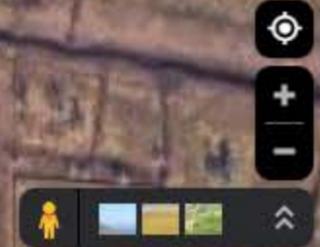
🚗 Transit

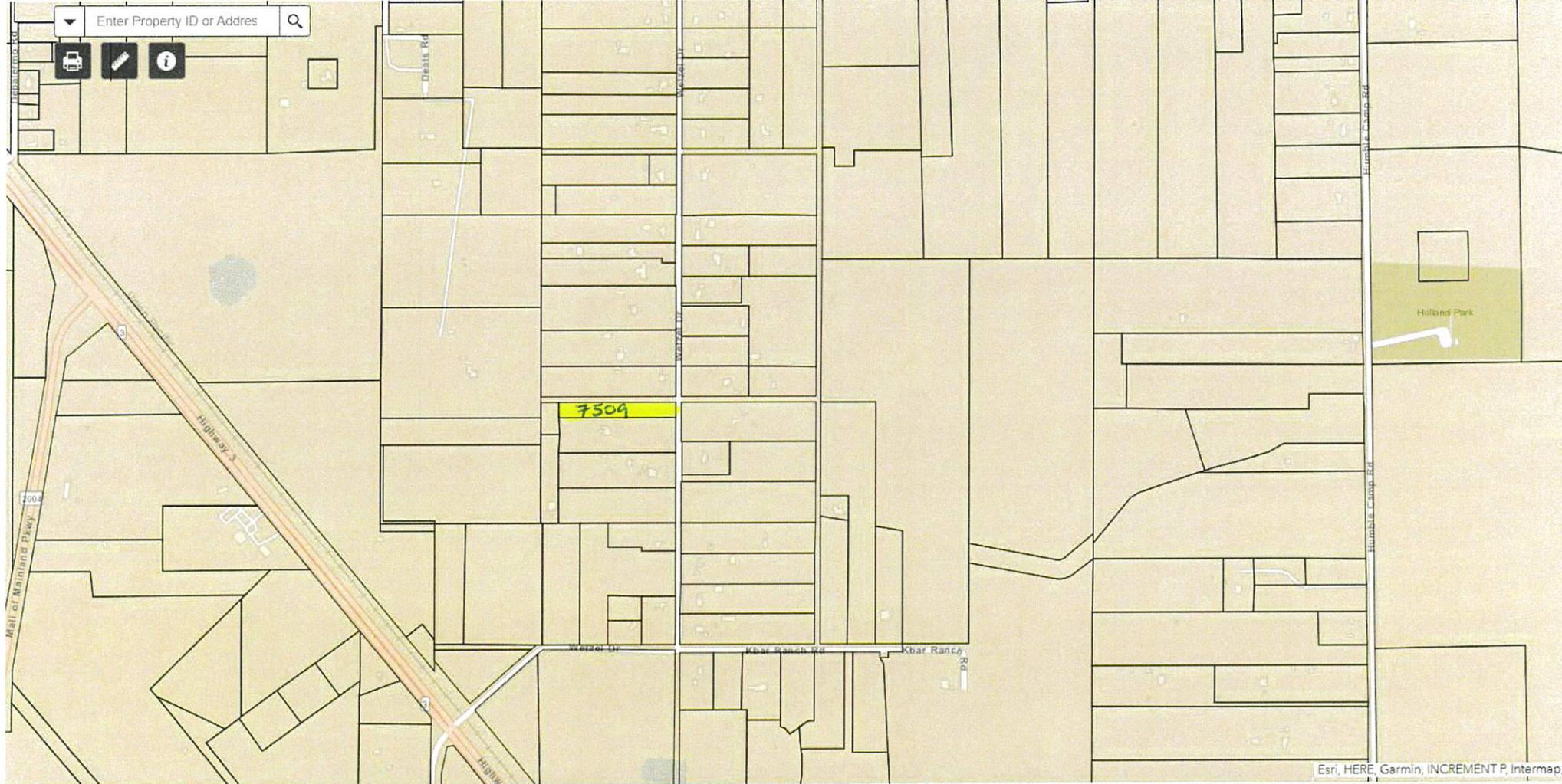
🏪 Pharmacies

🏧 ATMs



Google





June 18th, 2024

Re: Property: Proposed house for Mariah Garza
00 Wetzel Rd Texas City, Tx 77591 ABST 208 W WILSON SUR PT LOTS 1 & 2 (1-2) BLK 6 BEATTYS SUB
2.073ACRS
Owner: Mariah Garza 254-251-0229

To whom it may concern,

I need a variance due to the lot not meeting the zoning requirement stating that the lot should have 200' of frontage road when there is septic to be installed.

These circumstances are not imposed by the result of the client. The lot they purchased does meet Texas City's two acre minimum size required for a septic installation. The lot has 106' of frontage road on Wetzel.

The lot is incapable of meeting the 200' of frontage requirement. The lot did not advertise the zoning requirement in listing for purchase. In addition to this there is no neighboring lot available to purchase to expand to. If we were to follow the code requirements exactly, that would make the lot undevelopable unless the city brings sewer to the lot.

Granting this variance will allow the last undeveloped piece of land in the immediate area to be completed and built up to the surrounding area standards. There is still plenty of land for the septic as shown in the septic design and will not impact the health, safety, or welfare to public.

Respectfully submitted,
Chris Harrison
Build By Owner
281-932-0375
chris@buildbyowner.com

PROPOSED OSSF DESIGN

PROPERTY OWNER:

Mariah J Garza

SITE ADDRESS:

Wetzel Rd.
Texas City, Texas

LEGAL DESCRIPTION:

Pt Lots 1 & 2 (1-2), Blk 6, Beattys Sub, 2.073 Acrs

DESIGN PERAMETERS:

Structure:

4 Bedroom, < 3500 ft² SFR w/WSD

Daily Flow:

300 gpd

Application Rate:

0.041 gal/ ft²/day

Area Required:

7317 ft²

Area Designed:

7379 ft²

SYSTEM COMPONENTS:

Pre-treatment Tank:

built-in to treatment unit

Treatment Unit:

NuWater B550

Pump Tank:

766 gallon

Pump:

Myers 2 NFL or equal.

Sprinklers:

3 - Hunter Pro or equiv. @ r = 28 ft

Timer:

Required (2am - 4am)

Disinfection:

Required

IRRIGATION AREA:

The irrigation area shall be covered with grasses, evergreen shrubs, bushes or trees. Plants intended for human consumption shall not be grown inside the irrigation area. Grasses shall be cut as needed to prevent interfering with sprinkler operation. No surface improvements (buildings, sidewalks, driveways, patios, etc.) shall be constructed or placed inside the irrigation area. Area shall be graded to promote positive drainage and surface water run-off.

MAINTENANCE:

A maintenance contract shall be maintained for the life of the system. The property owner or occupant shall insure that the system is provided with electricity at all times and that the disinfection unit is supplied with disinfectant. Any suspected malfunction shall be reported to the maintenance company as soon as possible. The property owner or occupant shall operate the on-site sewerage facility according to the owner's manual.

FRICITION LOSS CALCULATIONS

psi required to operate sprinkler heads	<u>40</u>
Total of 1-inch sch 40 PVC pipe	<u>300 ft. max</u>
Flow per Zone	<u>9.3 gpm</u>
Friction Loss due to pipe	<u>5.49 hd-ft./100 ft. = 16.5 hd-ft.</u>
Friction Loss including elbows & joints	<u>16.5 hd-ft. x 1.2 = 18.7 head-ft.</u>
Depth of tank	<u>7 feet</u>
Total Head Required	<u>25.7 feet @ 9.3 gpm</u>
Pump Required	<u>Myers 2 NFL or equal</u>

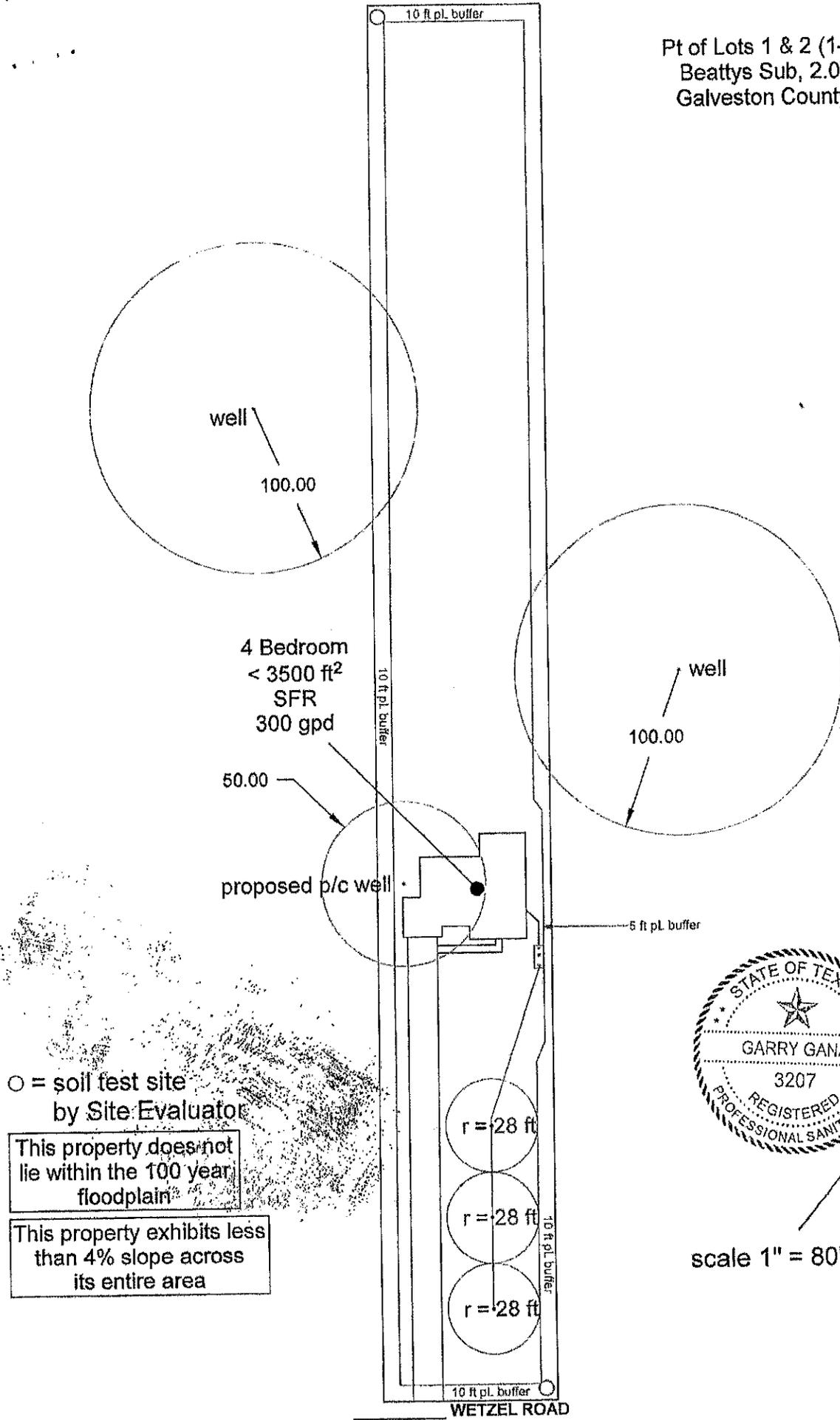
This system is designed to treat and dispose of up to 300 gallons/day. If the system is overloaded or not properly maintained, the designer is not responsible. Assumed loading rates are outlined on Calculation page, if these are exceeded; additional plant capacity, disposal area, etc. will need to be added by the owner at his expense. This system must be installed and maintained in accordance with all standards set by the Texas Commission on Environmental Quality and Local Authorities. This designer does not represent or warrant the material, installation, operation or proper performance of this system for any period of time. Every attempt has been made to accurately depict the location of lines, plant, tanks, sprinklers, etc. Construction realities may necessitate minor design changes. Any major changes will be submitted prior to construction.

Seal



Garry Gana
Garry Gana, R.S.
4-25-29

Pt of Lots 1 & 2 (1-2), Blk 6,
Beattys Sub, 2.073 Acrs
Galveston County, Texas



well
100.00

4 Bedroom
< 3500 ft²
SFR
300 gpd

50.00

proposed p/c well

well
100.00

5 ft p.l. buffer

r = 28 ft

r = 28 ft

r = 28 ft

10 ft p.l. buffer

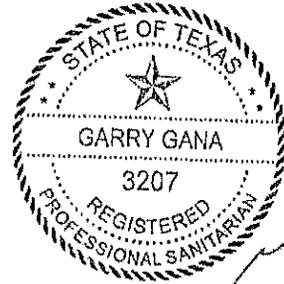
10 ft p.l. buffer

WETZEL ROAD

○ = soil test site
by Site Evaluator

This property does not
lie within the 100 year
floodplain

This property exhibits less
than 4% slope across
its entire area

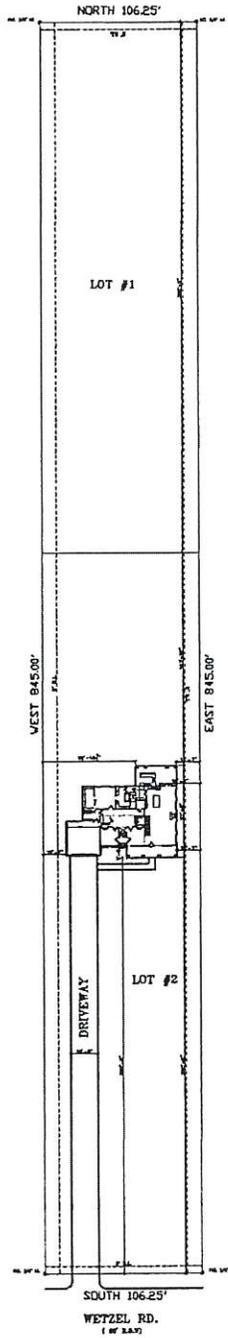


YRMS
4-25-24

scale 1" = 80'

SITE PLAN

SCALE: 1" = 80'	DATE: 04/22/24	DRAWN BY: TR
LOT 1 AND 2	BOOK 6	PLAT 341
ADDRESS:		



North

Your payment has been accepted

Confirmation # 1705772827

Payment Type Property Taxes

Account # 729193

Status ACCEPTED

Payment Date Jan 7, 2025 – 4:14:23 PM

Payment Method Savings Account *****7099

Payment Amount \$4,704.41

Service Fee \$0.50

Total Amount Charged \$4,704.91

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9
7508 Wetzel Dr

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: November 17, 2023

Grantor: Timothy Read and Julie Read, a married couple

Grantor's Mailing Address: 339 Northcliff Ridge Lane, Friendswood TX 77546

Grantee: Mariah Garza, a married woman

Grantee's Mailing Address: 8309 Quartz in Texas city, TX 77591

Consideration:

Cash and a note executed by Grantee and payable to the order of Texas First Bank (referred to herein as "Lender") in the principal amount of ONE HUNDRED SIXTEEN THOUSAND AND NO/100 DOLLARS (\$116,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust from Grantee to Thomas Anderson, Pat Doyle or Chris Doyle, Trustee.

Property (including any improvements):

Description of a 2.073 acre tract of land out of Lot 1 and Lot 2, in Block 6, or Beatty's Subdivision, a subdivision in Galveston County, Texas, according to the recorded map or plat thereof recorded in Volume 113 Page 32, in the Office of the County Clerk of Galveston County, Texas, being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

All valid easements, restrictions, covenants, mineral reservations and maintenance fund liens, if any, applicable to the above-described property as shown by the records of the county clerk of the county in which said real property is located; taxes for the current year, the payment of which Grantee assumes; and all zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

Warranty Deed with Vendor's Lien

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

Timothy Read
Timothy Read

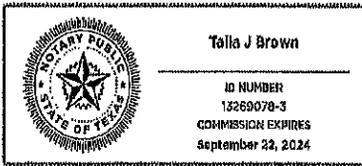
Julie Read
Julie Read

STATE OF TEXAS)

COUNTY OF Dallas)

Document: Warranty Deed with Vendor's Lien *JMB*

This instrument was acknowledged before me on November 16th, 2023, by Timothy Read and Julie Read, for the purposes stated herein.



Talla J Brown
Notary Public, State of Texas
Notarized online using audio-video communication

AFTER RECORDING RETURN TO
GRANTEE'S ADDRESS:

Mariah Garza
8309 Quaker Ln
Texas City, TX 77591

EXHIBIT "A"

Description of a 2.073 acre tract of land out of Lot 1 and Lot 2, in Block 6, or Beatty's Subdivision, a subdivision in Galveston County, Texas, according to the recorded map or plat thereof recorded in Volume 113 Page 32, in the Office of the County Clerk of Galveston County, Texas:

Beginning at the northeast corner in Lot 2, in Block 6, of Beatty's Subdivision, said point lying in the west right of way line of Wetzel Road, 40 foot right of way;

Thence from said Beginning point south, along the west right of way line of Wetzel Road and along the east line, of Lot 2, a distance of 106.25 feet to a point for corner;

Thence west, parallel to the north line of Lot 2 and Lot 1, at a distance of 491.50 feet cross the common line of Lot 2 and Lot 1, in all, a distance of 850.00 feet to a point for corner;

Thence north, parallel to the east line of Lot 1, a distance of 106.25 feet to a point for corner in the north line of Lot 1;

Thence east, along the north line or Lot 1 and Lot 2, at a distance or 358.50 feet pass the northeast corner of Lot 1, same being the northwest of Lot 2, in all, a distance of 850.00 feet to the Place of Beginning.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only

FILED AND RECORDED

Instrument Number: 2023054459

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 11/20/2023 8:18AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

General Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: January 23RD 2019

Grantor: John Stanford Jr. Family Living Trust, dated May 14, 2014, John Stanford, Jr., Trustee

Grantor's Mailing Address:

John Stanford
7507 Wetzel Rd
DICKINSON, TX 77539

Grantee: Timothy Read and Julie Read

Grantee's Mailing Address:

Timothy Read
7507 Wetzel Rd
DICKINSON, TX 77539

Julie Read
7507 Wetzel Rd
DICKINSON, TX 77539

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Description of a 2.073 acre tract of land out of Lot 1 and Lot 2, in Block 6, or Beatty's Subdivision, a subdivision in Galveston County, Texas, according to the recorded map or plat thereof recorded in Volume 113 Page 32, in the Office of the County Clerk of Galveston County, Texas:

Beginning at the northeast corner in Lot 2, in Block 6, of Beatty's Subdivision, said point lying in the west right of way line of Wetzel Road, 40 foot right of way;

Thence from said Beginning point south, along the west right of way line of Wetzel Road and along the east line, of Lot 2, a distance of 106.25 feet to a point for corner;

STEWART TITLE

342789/155/DP

Thence west, parallel to the north line of Lot 2 and Lot 1, at a distance of 491.50 feet cross the common line of Lot 2 and Lot 1, in all, a distance of 850.00 feet to a point for corner;

Thence north, parallel to the east line of Lot 1, a distance of 106.25 feet to a point for corner in the north line of Lot 1;

Thence east, along the north line of Lot 1 and Lot 2, at a distance of 358.50 feet pass the northeast corner of Lot 1, same being the northwest of Lot 2, in all, a distance of 850.00 feet to the Place of Beginning.

Reservations from Conveyance:

None.

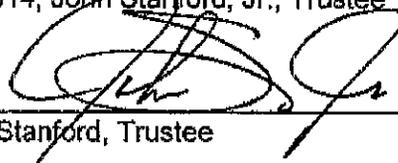
Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

John Stanford Jr. Family Living Trust, dated May
14, 2014, John Stanford, Jr., Trustee

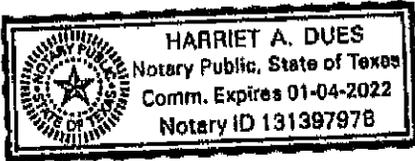


John Stanford, Trustee

STATE OF TEXAS §

COUNTY OF GALVESTON §

This instrument was acknowledged before me on January 23RD, 2019, by John Stanford as Trustee of the John Stanford Jr. Family Living Trust, dated May 14, 2014, John Stanford, Jr., Trustee.



Harriet A. Dues

Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

JIM SCHWEITZER, ATTORNEY
222 22ND STREET, SUITE 205
GALVESTON, TEXAS 77550
Tel: (409) 765_9632
Fax: (888)576-9427

AFTER RECORDING RETURN TO:

FILED AND RECORDED

Instrument Number: 2019004196

Recording Fee: 34.00

Number Of Pages:4

Filing and Recording Date: 01/25/2019 11:29AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

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🏨 Hotels

📷 Things to do

🏛️ Museums

🚗 Transit

🏪 Pharmacies

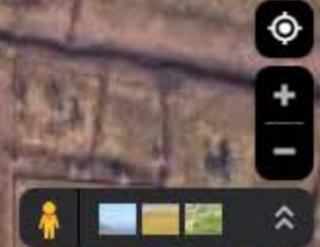
🏧 ATMs



Wetzel Rd

Wetzel Rd

Google



Your payment has been accepted

Confirmation # 1705772827

Payment Type Property Taxes

Account # 729193

Status ACCEPTED

Payment Date Jan 7, 2025 – 4:14:23 PM

Payment Method Savings Account *****7099

Payment Amount \$4,704.41

Service Fee \$0.50

Total Amount Charged \$4,704.91

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CITY COMMISSION REGULAR MTG

(8) (d)

Meeting Date: 11/05/2025

Rewire FM 2004 Water Well (Theft)

Submitted For: Dj Hutchinson, Public Works

Submitted By: Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

Commission approval to re-wire FM 2004 water well due to theft of wiring.

BACKGROUND (Brief Summary)

During the period from October 15th - October 18th of this year, thieves broke into the FM 2004 water-well site three different times and a large amount of wiring was stolen. The main supply wiring was stolen, and in the process, the large motor control centers that control the operation of the pumps sustained severe damage. Currently, the site is non-operational, and the wiring to connect an emergency standby generator was stolen as well. Crescent Electric evaluated the damages and estimated the cost of repairs to not exceed \$450,000.00. The cost of just the stolen wire is estimated at \$100,000.00.

\$450,000.00 is just an estimated price at this time and hopefully the actual cost will be less than estimated. Crescent is continuing to evaluate the damages and will provide a final proposal when completed.

RECOMMENDATION

The Utilities Department recommends approval of this agenda item and subsequent budget transfer.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: \$450,000

Source of Funds: FY26 Budget

Account #: 501705 55650

Fiscal Impact:

CITY COMMISSION REGULAR MTG

(8) (e)

Meeting Date: 11/05/2025

Municipal Complex CMAR (Construction Manager at Risk) Recommendation

Submitted For: Jack Haralson, Public Works **Submitted By:** Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

City Commission consideration and approval to select Spawglass Construction as the Construction Manager at Risk (CMAR) contractor for the new Municipal Complex.

BACKGROUND (Brief Summary)

The City received seven (7) proposals and interviewed four (4) qualified companies for the construction of the Texas City Municipal Complex building. The four interviewed companies were Anslow Bryant Construction, Durotech, Flintco Construction, and Spawglass. The City went through a thorough process in shortlisting and interviewing the potential CMAR candidates and is recommending a very qualified firm to move forward with.

For detailed scoring of responding contractors, please see Exhibit "A". Funding for the project will come from Bond Funding approved by the City Commission earlier this year.

RECOMMENDATION

It is the recommendation of the Public Works Department, PGAL Architects, and the Municipal Complex Committee Members that the City Commission approve Spawglass Construction as the CMAR.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: See Below

Source of Funds: Certificate of Obligation Bond Funds

Account #: 412-100-55010-CO253

Fiscal Impact:

Total price cannot be determined at this time. Exact amount will be a percentage of the final contract cost of the complex once that is determined.

Attachments

Exhibit A
Resolution



28 October 2025

Mr. Jack Haralson
Director of Public Works
City of Texas City
7800 Emmett F. Lowry Expressway
Texas City, Texas 77591

Re: Texas City Municipal Building
CMAR Recommendation

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
DENVER
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SALT LAKE CITY
SAN DIEGO

Dear Jack:

As you are aware, the City received seven proposals and interviewed four companies for the Texas City Municipal Building. The four interviewed companies were as follows:

- Anslow Bryant Construction
- Durotech
- Flintco Construction
- Spawglass

The committee reviewed and determined that Spawglass was the highest ranked and the best value to serve as Construction Manager at Risk (CMAR) for the Texas City Municipal Building project. The City went through a thorough process in shortlisting and interviewing the potential CMAR candidates and has selected a very qualified firm to move forward with. I recommend that the City enter into final negotiations with Spawglass for the Municipal Building.

Let me know if you have any questions or require further information.

Sincerely,
PGAL

Jeffrey P. Gerber, AIA
Chief Executive Officer

Evaluator: **D. JOHNSON, J. BRANSON,
C. RUSHING, J. TUMBLESON,
K. GOLDEN**
Reviewer:

EVALUATION OF RFP

Company	Criteria Number (See Below)							Total Points
	1	2	3	4	5	6	7	
Anslow Bryant Construction	9	21	14	10	3	13	12	82
Durotech	10	23	14	8	5	14	12	86
Flintco Construction	9	21	14	9	4	14	12	83
Gamma Construction	8	12	14	7	3	13	0	57
Pogue Construction Company	8	20	10	10	5	12	0	65
Sedalco Construction	7	20	14	7	4	7	0	59
Spawglass	9	23	15	8	4	12	16	87

CRITERIA #	MAX POINTS	EVALUATION CRITERIA	
1	10	General Company Information and History	
		Items to consider:	Age of Company. Experience of firm. Claims and Lawsuits. Volume of Work City Hall, EOC and Municipal Experience
2	25	Project Personnel and Experience	
		Items to consider:	Organizational Chart Key Personnel Resumes and Experience Organization and Key Personnel previous project experience with City of Texas City and PGAL City Hall, EOC and Municipal Experience Project Controls
3	15	Financial Information	
		Items to consider:	Financial Stability Financial Statement Insurance Coverage
4	10	Safety Program	
		Items to consider:	Safety Program - Is EMR Rating over 1.0? Above 1.0 is worse than industry average, below 1.0 is better than industry average. OSHA History
5	5	Project Narrative, Testimonials and References	
		Items to consider:	Project Approach and Understanding Testimonials References Remarks
6	15	Fee Quotation	
		Items to consider:	Preconstruction Fee Amount Construction Services Fee Percentage Contract Qualifications
7	20	Interview	
		Items to consider:	Overall Presentation Personalities of Team Ability to Answer Concerns

RESOLUTION NO. 2025-132

A RESOLUTION AWARDED RFP 2025-492 AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION MANAGER AT RISK SERVICES FOR THE MUNICIPAL COMPLEX; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the City received seven proposals for RFP 2025-492 Construction Manager at Risk services for the Municipal Complex; and

WHEREAS, the following four qualified companies were interviewed: Anslow Bryant Construction, Durotech, Flintco Construction, and Spawglass; and

WHEREAS, it is the recommendation of the Public Works Department, PGAL Architects, and the Municipal Complex Committee Members that the City Commission approve Spawglass Construction as the CMAR..

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

SECTION 1: That the successful proposal for RFP 2025-492 Construction Manager at Risk services for the Municipal Complex was submitted by Spawglass.

SECTION 2: That the Mayor is hereby authorized to enter a contract with Spawglass, as described and priced in **Exhibit "A"** attached hereto and made a part hereof for all intents and purposes.

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

PASSED AND ADOPTED this 5th day of November 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

