

CITY OF TEXAS CITY
REGULAR CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, DECEMBER 3, 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) Recognition of five citizens for their heroic and life-saving actions. (Police)
 - (b) Retirement

Tammy Odom	Municipal Court	11 years
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- (5) REPORTS
 - (a) Neighborhood Improvement Services Report (NIS-FD)
- (6) PUBLIC COMMENTS
- (7) CONSENT AGENDA
 - (a) Approve City Commission Minutes for the November 19, 2025 meeting. (City Secretary)

- (b) Consider and take action on Resolution No. 2025-148, approving action being taken on Amendment No. 2 to the agreement regarding the option to purchase treated wastewater effluent the City of Texas City and Valero Refining-Texas, L.P. (Engineering)
- (c) Consider and take action on Resolution No. 2025-149, authorizing a contract for Sludge Thickener Rebuild. (Public Works)
- (d) Consider and take action on Resolution No. 2025-150, suspending the December 19, 2025, effective date of the Company's (Texas New Mexico Power Company) TNMP's rate increase for the maximum period permitted by law to allow the City, working in conjunction with other cities served by TNMP, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine with further strategy, including settlement, to pursue. (Management Services)
- (e) Consider and take action on Resolution No. 2025-152, approving and awarding Commission Grant funds in the amount of \$2,500 to Communities in Schools Galveston County, Inc. (Mayor Dedrick D. Johnson)
- (8) REGULAR ITEMS
 - (a) Consider and take action on the third and final 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 Ordinance No. 2025-20, amending the fiscal year 2025-2026 budget to allow funds for three (3) Utilities Department Projects that were approved during FY25 to be carried over into FY26. (Public Works)
 - (c) Consider and take action on the second reading of Ordinance 2025-19, by amending the Texas City Code of Ordinances Title XV "Land Usage", Chapter 159 "Subdivisions" Section 159.025 Replats, and providing for publication and an effective date. (Engineering)
 - (d) Consider and take action on Resolution No. 2025-151, authorizing the purchase of various items from CDW. (Finance)
- (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 NOVEMBER 25, 2025, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

RHOMARI LEIGH
CITY SECRETARY

CITY COMMISSION REGULAR MTG

(4) (a)

Meeting Date: 12/03/2025

Citizen Recognition

Submitted For: James Patterson, Police Department

Submitted By: Rhomari Leigh, City Secretary

Department: Police Department

Information

ACTION REQUEST

Request the recognition of five citizens for heroic actions.

BACKGROUND (Brief Summary)

On November 5, 2025, members of the Texas City Police Department were dispatched to IH 45 regarding a major motor vehicle collision involving a motorcyclist. Upon officers' arrival, several citizens stopped traffic and waved responding officers through to the location of the motorcyclist, who was unresponsive. Their quick thinking and coordination saved irreplaceable seconds in getting to the victim.

Officers located the victim, who was unresponsive and not breathing and learned that an off-duty Registered Nurse was on scene and had begun CPR. The RN and officers then alternated chest compressions until the victim's pulse was restored, and the victim began to breathe. The victim was then transported to a local area Hospital in stable condition.

RECOMMENDATION

The Texas City Police Department recommends recognition of the following citizens;

Brandy Hockenbury, R.N.

Kellie Frank

Hely Salhi

Jenifer Vance

Ruth Oliver

Fiscal Impact

CITY COMMISSION REGULAR MTG

(4) (b)

Meeting Date: 12/03/2025

Retirement Reception

Submitted For: Jennifer Price, Human Resources

Submitted By: Susan Sensat, Human Resources

Department: Human Resources

Information

ACTION REQUEST

Retirement

Tammy Odom Municipal Court 11 years

BACKGROUND (Brief Summary)

Retirement reception for an employee who is retiring with the City.

RECOMMENDATION

Human Resources recommend approval of the December retirement reception.

Fiscal Impact

CITY COMMISSION REGULAR MTG

(5) (a)

Meeting Date: 12/03/2025

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Neighborhood Improvement Services Report (NIS-FD)

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

Staff Report

Neighborhood Improvement Services

“Community Matters”

Presented by: Texas City Fire Marshal's Office



Texas City
EST. 1911



Texas City
EST. 1911

Our Mission: Building Stronger Communities

Protect public health, safety, and quality of life. Ensuring compliance with city ordinances through fair, consistent and proactive code enforcement.

☰ Core Service Areas



Junk and Debris including Junk and Abandoned Vehicles

Assist the community in removing any junk and debris, as well as junk or abandoned vehicles that may be seen as an eye sore or safety issue to the community.



High Grass and Weeds

Ensure all lots, homes and businesses maintain all grass and weeds to prevent pests, fire hazards, and to keep the city of Texas City clean.



Substandard Structure

Identify unsafe, deteriorated, or hazardous buildings. Conduct fair inspections and work with property owners on repairs to bring the structure back to code.





Project Implementation Process

- **Community Assessment**

Conduct neighborhood surveys and identify priority needs through resident complaints

- **Strategic Planning**

Develop comprehensive improvement plans within our budget

- **Citizen Engagement**

Coordinate with residents, businesses, and community organizations to better understand the purpose of the Neighborhood improvement services

- **Project Execution**

Deploy qualified contractors to assist us in abatements safely and accurately

- **Quality Assurance**

Inspect completed work and ensure all projects meet city standards and resident expectations

Current Year Impact from January 1, 2025- November 25, 2025

High Grass and Weed Cases

555

Lots, businesses and homes

Junk and Debris Cases

58

Lots, Businesses, Homes

Substandard Structures

20

Businesses and homes





New Employees

Recently onboarded new staff to strengthen our capacity.

- Faster response times for inspections.
- Increased field coverage.
- More consistent enforcement citywide.

Before 6618 Woodrow St



Texas City
EST. 1911



After 6618 Woodrow



Junk and Debris 110 Oak St



Texas City
EST. 1911



After 110 Oak St



Substandard Structure 424 7th Ave Infinite Mint Apartments



Texas City
EST. 1911



424 7th Ave North Apartments

Inspection conducted on above complex noted, rotting roof, windows were sealed shut not operable, staircases not existent, no approved parking compliance, no heat or working ac and interior conditions deplorable, rodent infestation. Your Neighborhood Improvement Team was able to get compliance with the ownership to repair and remodel the entire complex a two-year endeavor that was finally completed and issued a Certificate of Occupancy this year.



Texas City
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Closing Statement

Neighborhood Improvement Services continues to deliver measurable results that directly improve quality of life.

Together, we are keeping Texas City Beautiful.



Texas City
EST. 1911

Questions?

CITY COMMISSION REGULAR MTG

(7) (a)

Meeting Date: 12/03/2025

Submitted By: Renee Edgar, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Approve City Commission Minutes for the November 19, 2025 meeting. (City Secretary)

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

Minutes

REGULAR CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, NOVEMBER 19, 2025 – 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, NOVEMBER 19, 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
Thelma Bowie, Commissioner At-Large, Mayor Pro Tem
Abel Garza, Jr. , Commissioner At-Large
DeAndre' Knoxson, Commissioner District 1
Chris Sharp, Commissioner District 3
Jami Clark, Commissioner District 4

Absent: Keith Love, Commissioner District 2

2. INVOCATION

Led by Matthew Brockman, Pastor at Peace Lutheran Church.

3. PLEDGE OF ALLEGIANCE

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

4. PROCLAMATIONS AND PRESENTATIONS

Dedrick D. Johnson, Mayor, recognized Ronnie Oliver for his exceptional leadership in American Legion Baseball. Ronnie was recognized during the City Commission meeting, but he was unable to attend.

a. Service Awards

Daniel Meyer	Waste Water Treatment Plant	11/20/2015	10 years
Gregory Spikes	Police	11/09/2015	10 years
Kristina Martin	Library	11/13/2000	25 years

b. Recognition of five citizens for their heroic and life-saving actions. (Police)

This item was pulled because the people being recognized could not attend this meeting; it will be brought back at a different time.

- c. Recognition of officers for passing Basic S.W.A.T. school. (Police)

Manual Johnson, Assistant Police Chief, recognized Officer Logan Kelley, Officer Zachary Bright, Officer Hunter McInerney, Officer Timothy Haynes, and Officer Hunter Stewart for their accomplishment of passing the Basic S.W.A.T. school.

5. REPORTS

- a. Emergency Management Annual Report

Joe Tumbleson, Emergency Management Director, gave a PowerPoint presentation.

- b. Quarterly Investment Report (Finance)

Cynthia Rushing, Chief Financial Officer, gave a PowerPoint presentation.

6. PUBLIC HEARING

- a. Public Hearing for comments on the zoning change of 917 8th Ave N Come & See Friends Men's Discipleship Program House from District "F" (Light Industrial) to District "S-p" (Site Plan)

Kim Golden, City Engineer, stated the City staff including the City Engineer, the Chief Building Official, and the Fire Marshal have reviewed the recommended Detailed Site Plan and offer no objection to the zoning change from District "F" (Light Industrial) to District "SP" (Site Plan) and proposed rezoning.

Terry Melancon and Weston Fulton, both from Come & See Friends Church, spoke in favor of the project. No one spoke in opposition to the project. See the recording for public comments.

- b. Public Hearing for comments on the zoning change of 1025 5th Ave N - Paks Food Store (Former Tiger Mart) from District "F" (Light Industrial) to District "D" (Neighborhood Service)

Kim Golden, City Engineer, stated staff also have no objection to the requested zoning change from District "F" (Light Industrial) to District "D" (Neighborhood Service), which is an improvement for the neighborhood and reduces the degree of incompatibility with the existing residential uses and zoning designation.

There were none.

- c. Public Hearing for comments on the zoning change of 601 4th St N, 607 4th St N, 410 6th Ave N & 416 6th Ave N from District "D-1" (Limited Service) to District "A" (Single Family Residential)

Kim Golden, City Engineer, stated that staff has no objection to the requested zoning change.

There were none.

Motion by Commissioner At-Large, Mayor Pro Tem Thelma Bowie, Seconded by Commissioner District 4 Jami Clark, to close Public Hearing.

Vote: 6 - 0 CARRIED

7. PRELIMINARY ZONING APPROVAL

a.

Consider and take action on Preliminary Zoning Approval for the zoning change of 917 8th Ave N Come & See Friends Men's Discipleship Program House from District "F" (Light Industrial) to District "S-P" (Site Plan)

Motion by Commissioner At-Large, Mayor Pro Tem Thelma Bowie, Seconded by Commissioner At-Large Abel Garza, Jr.

Vote: 6 - 0 CARRIED

b.

Consider and take action on Preliminary Zoning Approval for the zoning change of 1025 5th Ave N - Paks Food Store (Former Tiger Mart) from District "F" (Light Industrial) to District "D" (Neighborhood Service)

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

Vote: 6 - 0 CARRIED

c.

Consider and take action on Preliminary Zoning Approval for the zoning change of 601 4th St N, 607 4th St N, 410 6th Ave N & 416 6th Ave N from District "D-1" (Limited Service) to District "A" (Single Family Residential)

Motion by Commissioner District 1 DeAndre' Knoxson, Seconded by Commissioner District 3 Chris Sharp

Vote: 6 - 0 CARRIED

8. PUBLIC COMMENTS

The following members of the public requested to address the City Commission: Terry Melancon. Terry declined to speak at this time because he stated he had said everything he needed during the Public Hearing.

9. CONSENT AGENDA

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

Vote: 6 - 0 CARRIED

a. Approve City Commission Minutes for November 5, 2025 meeting. (City Secretary)

Vote: 6 - 0 CARRIED

- b. Consider and take action on Resolution No. 2025-136, authorizing the purchase of a Ditch Witch HX30A through BuyBoard No. 684-22. (Public Works-Utilities)

Vote: 6 - 0 CARRIED

- c. Consider and take action on Resolution No. 2025-137, supporting Southeast Texas Housing Finance Corporation's (SETH) issuance of bonds for Seville Place Apartments, located in La Porte, Texas. (Legal)

Vote: 6 - 0 CARRIED

- d. Consider and take action on Resolution No. 2025-138, adoption of the City of Texas City Hazard Mitigation Plan for 2025. (Emergency Management)

Vote: 6 - 0 CARRIED

- e. Consider and take action on Resolution No. 2025-139, authorizing a contract with ARKK Engineers for engineering and inspection services at Sanitary Sewer Lift Station(s) 6 and 33. (Public Works)

Vote: 6 - 0 CARRIED

- f. Consider and take action on Resolution No. 2025-140, authorizing the purchase of 475 Visa gift cards in the amount of \$50.00 each to be given to City employees (full-time and part-time) as an incentive for continued outstanding customer service and appreciation. (Human Resources)

Vote: 6 - 0 CARRIED

- g. Consider and take action on Resolution No. 2025-141, voting in the appointment of members of the Board of Directors of the Galveston Central Appraisal District. (City Secretary)

Vote: 6 - 0 CARRIED

- h. Consider and take action on Resolution No. 2025-142, a Resolution of Support pertaining to a Municipal Setting Designation (MSD) for the City of Galveston. (Public Works- Utilities)

Vote: 6 - 0 CARRIED

- i. Consider and take action on Resolution No. 2025-143, authorizing a contract with ARKK Engineers for engineering and inspection services for Phase 25 sewer rehab. (Public Works)

Vote: 6 - 0 CARRIED

- j. Consider and take action on Resolution No. 2025-144, amending the Keep Texas City Beautiful Committee By-Laws. (Community Development)

Vote: 6 - 0 CARRIED

- k. Consider and take action on Resolution No. 2025-145, authorizing a contract with ARKK Engineers for engineering and inspection services for Phase 23 Waterline Rehab. (Public Works)

Vote: 6 - 0 CARRIED

- l. Consider and take action on Resolution No. 2025-147, authorizing the purchase of police fleet vehicles and upfitting for FY26'. (Police)

Vote: 6 - 0 CARRIED

10. REGULAR ITEMS

- a. Consider and take action on the first reading of Ordinance No. 2025-19, by amending the Texas City Code of Ordinances Title XV "Land Usage" Section 159.025 Replats, Chapter 159 "Subdivisions", and providing for publication and an effective date. (Engineering)

Kim Golden, City Engineer, stated staff recommend approval of the amendment to Chapter 159 Subdivisions Section 159.025 to delegate the authority to approve minor replats in accordance with state law to the City Engineer/City Planner upon the same terms and conditions as previously approved for minor plats and minor amending plats.

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

Vote: 6 - 0 CARRIED

- b. Consider and take action on the second 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)

Kim Golden, City Engineer, stated 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.

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

Vote: 6 - 0 CARRIED

- c. Consider and take action on Resolution No. 2025-146, awarding ITB 2025-494 and entering into a contract to construct the Shelter Expansion at Carver Community Center. (Public Works)

Jack Haralson, Public Works Director, recommends that the Commission approve entering into a contract with Tegrity Contractors to complete the Shelter Expansion at Carver Community Center.

Motion by Commissioner District 1 DeAndre' Knoxson, Seconded by Commissioner At-Large, Mayor Pro Tem Thelma Bowie

Vote: 6 - 0 CARRIED

11. COMMISSIONERS' COMMENTS

12. 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.

13. ADJOURNMENT

Having no further business, DeAndre' Knoxson, Commissioner District 1 made a MOTION to ADJOURN at 5:57 p.m.; the motion was SECONDED by Commissioner At Large Able Garza. 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: 12/03/2025

Consider and take action on Amendment No. 2 to the Agreement regarding the Option to Purchase treated wastewater effluent between the City of Texas City and Valero Refining-Texas, L.P.

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 Amendment No. 2 to the Agreement regarding the Option to Purchase treated wastewater effluent between the City of Texas City and Valero Refining-Texas, L.P. to extend the term of the Agreement to February 20, 2026.

BACKGROUND (Brief Summary)

On June 8, 2020, the City of Texas entered into an agreement with Valero Refining - Texas, L.P. which granted Valero a five (5) year non-exclusive option to purchase treated wastewater effluent for various approved uses as specified in 30 TAC Chapter 210 such as cooling tower make-up water. Valero exercised the option by notice provided on August 29, 2024, and the parties have been working diligently to negotiate terms and draft a long-term agreement for the purchase of treated wastewater effluent and for the lease of property necessary to construct facilities to deliver the treated wastewater to the Valero refinery in Texas City. The option agreement expired by its terms on June 8, 2025, and was extended by Amendment to December 31, 2025. The parties have made significant progress in negotiation of the terms for the long term agreement and in the process of leasing the property needed for the project. The parties need additional time to complete the drafting and approval of the agreement and to complete the process for the leasing of the necessary property. An extension of the option agreement until February 20, 2026, is requested.

RECOMMENDATION

The City Engineer recommends approval of Amendment No. 2 to the existing Agreement for the Option to Purchase treated wastewater effluent between the City of Texas City and Valero Refining — Texas, L.P to extend the term of the existing option agreement to February 20, 2026, to allow the parties more time to complete the negotiation of terms and process for the long term leasing of property necessary to complete the project.

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 at this time.

Attachments

Amendment No. 2 signed by Valero

Resolution

Amendment #1 to Option Agreement.VLO Rev 4-22-2025

Optin Agreement - VLO 6.8.2020

**AMENDMENT #2 TO AGREEMENT REGARDING AN OPTION TO PURCHASE
TREATED WASTEWATER EFFLUENT BETWEEN
VALERO REFINING-TEXAS, L.P. AND CITY OF TEXAS CITY**

This Amendment #2 to Agreement Regarding an Option to Purchase Treated Wastewater Effluent Between Valero Refining-Texas, L.P. and City of Texas City (“Amendment”) is dated effective as of December 3, 2025 (“Effective Date”), and is entered into by and between Valero Refining-Texas, L.P. (“Valero”) and City of Texas City (“City”).

Valero and City entered into that certain Agreement Regarding an Option to Purchase Treated Wastewater Effluent Between Valero Refining-Texas, L.P. and City of Texas City between Valero and City dated effective June 8, 2020, as amended by Amendment #1 dated April 21, 2025 (the “Agreement”).

Valero and City now desire to amend the terms of the Agreement as more particularly set forth below:

1. The Agreement is hereby amended by extending the term of the Agreement to February 20, 2026.

2. Except as provided in this Amendment, all terms used in this Amendment that are not otherwise defined shall have the respective meanings ascribed to such terms in the Agreement.

3. This Amendment embodies the entire agreement between Valero and City with respect to the amendment of the Agreement. In the event of any conflict or inconsistency between the provisions of the Agreement and this Amendment, the provisions of this Amendment shall control and govern.

4. Except as specifically modified and amended herein, all of the terms, provisions, requirements and specifications contained in the Agreement remain in full force and effect. Except as otherwise expressly provided herein, the parties do not intend to, and the execution of this Amendment shall not, in any manner impair the Agreement, the purpose of this Amendment being simply to amend and ratify the Agreement, as hereby amended and ratified, and to confirm and carry forward the Agreement, as hereby amended, in full force and effect.

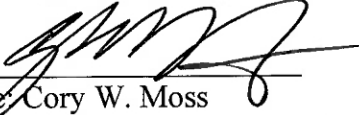
Signature Page Follows

IN WITNESS WHEREOF, Valero and City have executed and delivered this Amendment effective as of the Effective Date.

CITY OF TEXAS CITY

VALERO REFINING-TEXAS, L.P.
By Valero Tejas Company LLC, its
General Partner

By: _____
Name: _____
Title: _____

By: 
Name: Cory W. Moss
Title: Vice President & General Manager

RESOLUTION NO. 2025-148

A RESOLUTION APPROVING AMENDMENT NO. 2 TO THE AGREEMENT WITH VALERO REFINING-TEXAS, L.P., AND PROVIDING THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the Amendment Valero Agreement Amendment City Engineer recommends approval of Amendment No. 2 to the existing Agreement regarding the Option to Purchase treated wastewater effluent between the City of Texas City and Valero Refining-Texas, L.P. to extend the term of the Agreement to February 20, 2026, to allow the parties more time to complete the drafting of a purchase agreement and related documents; and

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

SECTION 1: The City Commission approves Amendment No. 2 to the Agreement with Valero Refining-Texas, L.P. for the option to purchase treated wastewater effluent from the City of Texas City.

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

PASSED AND ADOPTED this 3rd 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

**AMENDMENT #1 TO AGREEMENT REGARDING AN OPTION TO PRUCHASE
TREATED WASTEWATER EFFLUENT BETWEEN
VALERO REFINING-TEXAS, L.P. AND CITY OF TEXAS CITY**

This Amendment #1 to Agreement Regarding an Option to Purchase Treated Wastewater Effluent Between Valero Refining-Texas, L.P. and City of Texas City ("Amendment") is dated effective as of April 21, 2025 ("Effective Date"), and is entered into by and between Valero Refining-Texas, L.P. ("Valero") and City of Texas City ("City").

Valero and City entered into that certain Agreement Regarding an Option to Purchase Treated Wastewater Effluent Between Valero Refining-Texas, L.P. and City of Texas City between Valero and City dated effective June 8, 2020 (the "Agreement").

Valero and City now desire to amend the terms of the Agreement as more particularly set forth below:

1. The Agreement is hereby amended by extending the term of the Agreement to December 31, 2025.

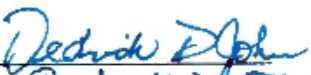
2. Except as provided in this Amendment, all terms used in this Amendment that are not otherwise defined shall have the respective meanings ascribed to such terms in the Agreement.

3. This Amendment embodies the entire agreement between Valero and City with respect to the amendment of the Agreement. In the event of any conflict or inconsistency between the provisions of the Agreement and this Amendment, the provisions of this Amendment shall control and govern.

4. Except as specifically modified and amended herein, all of the terms, provisions, requirements and specifications contained in the Agreement remain in full force and effect. Except as otherwise expressly provided herein, the parties do not intend to, and the execution of this Amendment shall not, in any manner impair the Agreement, the purpose of this Amendment being simply to amend and ratify the Agreement, as hereby amended and ratified, and to confirm and carry forward the Agreement, as hereby amended, in full force and effect.

IN WITNESS WHEREOF, Valero and City have executed and delivered this Amendment effective as of the Effective Date.

CITY OF TEXAS CITY

By: 
Name: Dedrick D. Johnson
Title: Mayor

VALERO REFINING-TEXAS, L.P.
By Valero Tejas Company LLC, its
General Partner

By: 
Name: Cory W. Moser
Title: Vice President & General Manager

RESOLUTION NO. 2025-043

A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE AGREEMENT WITH VALERO REFINING-TEXAS, L.P., AND PROVIDING THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.


WHEREAS, The City Engineer recommends approval of Amendment No. 1 to the existing Agreement for the option to purchase treated wastewater effluent between the City of Texas City and Valero Refining - Texas, L.P. This amendment will extend the term of the existing option agreement to December 31, 2025, to allow the parties more time to complete the drafting of a purchase agreement and related documents; and

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

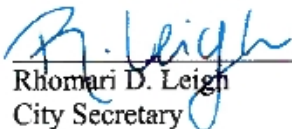
SECTION 1: The City Commission approves Amendment No. 1 to the Agreement with Valero Refining-Texas, L.P. for the option to purchase treated wastewater effluent from the City of Texas City.

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

PASSED AND ADOPTED this 7th day of May 2025.


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

ATTEST:


Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:


Kyle L. Dickson
City Attorney

**Agreement Regarding an Option to Purchase Treated Wastewater Effluent
Between
Valero Refining - Texas, L.P. and City of Texas City**

This Agreement Regarding Treated Wastewater Effluent (the "Agreement") is made by and between The City of Texas City (the "City") and Valero Refining - Texas, L.P. ("Valero"). (Valero and the City may hereinafter be referred to as a "Party" or collectively as the "Parties".)

WHEREAS, Valero operates a petroleum refinery located in Texas City, Texas;

WHEREAS, the City has received authorization from the Texas Commission on Environmental Quality for the use and delivery of treated wastewater effluent;

WHEREAS, Valero would like the option to purchase treated wastewater effluent from the City.

NOW, THEREFORE, for and in consideration of mutual covenants herein contained, and other good and valuable consideration, it is agreed by and between the Parties as follows:

I. Option

- A. *Term and Fee.* For and in consideration of payment in the amount of One Hundred Twenty Five Thousand Dollars (\$125,000.00) (the "Option Fee") to be paid within thirty (30) days of the City's approval of this Agreement, the City will give Valero the non-exclusive option to purchase and take delivery of up to 4.3 million gallons per day (mgd) of treated wastewater effluent from the Wallace Knox Wastewater Treatment Plant (TCWWTP) during the term of this Agreement. The option to purchase shall start on the Effective Date and expire five (5) years from the Effective Date.

In the event Valero wishes to exercise its option to purchase and take delivery of up to 4.3 million gallons per day (mgd) of treated wastewater effluent from the TCWWTP it shall provide written notice to the City of the quantity, duration and price it is willing to pay for treated wastewater effluent from the TCWWTP. The City shall have thirty (30) days in which to accept, reject or counter the offer from Valero. At the point in time when an agreement has been reached between the parties regarding the treated wastewater effluent from the TCWWTP, the agreement shall be reduced to writing as set forth herein.

During the term of this Agreement, if the City receives a bona fide offer from any other party, the City shall before entering into any other agreement for the purchase of up to 4.3 mgd of treated wastewater effluent from the TCWWTP, first give Valero the option to purchase the treated wastewater effluent from TCWWTP under the same terms and conditions as offered by the third party.

Upon receipt of written notice from the City of any such offers to purchase the treated wastewater effluent from the TCWWTP from a third party, Valero shall have up to thirty

(30) days to exercise its option to purchase the treated wastewater effluent from the TCWWTP by giving written notice thereof to the City.

In the event Valero does not exercise its option to purchase the treated wastewater effluent from the TCWWTP by providing notice within thirty (30) days of the receipt of the notice from the City, the City shall be entitled to enter into an agreement with such third party for the purchase of the treated wastewater effluent from the TCWWTP. This Agreement shall become absolutely null and void and neither party hereto shall have any other liability, obligation or duty herein under or pursuant to this Agreement, in the event a third party wishes to purchase all of the 4.3 mgd. However, in the event a third party wishes to purchase less than the 4.3 mgd and Valero believes there is still enough supply to warrant continuing the Agreement, then this Agreement will continue in full force and effect until it expires. If Valero determines that there is not enough supply to warrant continuing the Agreement, Valero will provide written notice within sixty days of receipt of the City's notice of a third-party offer to purchase treated wastewater. If this Agreement terminates prior to the second anniversary of the Effective Date, then the Option Fee is to be prorated and returned to Valero for the months remaining until the fifth anniversary of the Effective Date.

- B. *Effective Date.* The Effective Date of this Agreement is the date upon which it is approved by the City.
- C. *Termination.* The City may terminate this Agreement only in the event that Valero fails to timely pay the Option Fee and Valero has been provided written notice of this failure and thirty (30) days to cure.
- D. *Notices.* Any notice provided for in this Agreement and any other notice, demand or communication which any Party may wish to send to any other Party relating to the subject matter of this Agreement shall be in writing and either delivered by recognized national overnight courier delivery service such as Federal Express, UPS or DHL, hand-delivered, or sent by regular U.S. postage prepaid, and addressed to the Party for which such notice, demand, or communication is intended at such Party's address as provided below. Copies of all notices to Valero shall include a copy to:

If to Valero: Valero Refining - Texas, L.P.
1301 Loop 197 South
Texas City, TX 77590
Attn: Cory Moss
Telephone: 409-948-7482
Facsimile: 409-948-7598

If to the City: City of Texas City
1801 9th Avenue North
Texas City, TX 77592
Attn. Mayor Matthew T. Doyle
Telephone: 409-643-5901
Facsimile: 409-949-3090

Any Party may change its address for notice hereunder to any other address by giving written notice of such new address to the other Parties in accordance with this Section. Any notice, demand, or other communication shall be in English, and shall be deemed given and effective as of the date of delivery. The inability to deliver because of a changed address of which proper notice was not given, or rejection or other refusal to accept any notice, demand or other communication, shall be deemed to be the receipt of the applicable notice, demand or other communication as of the date of such inability to deliver or rejection or refusal to accept.

The date of notice shall be the date it is received by the addressee or the office of the addressee, whichever is earlier.

II. Agreement Terms

- A. In the event Valero exercises its option to purchase the treated wastewater effluent from the TCWWTP, the Parties will negotiate the terms of any such agreement in good faith. From the date Valero exercises its option, the Parties will have ninety (90) days to negotiate the terms of a recycled water agreement during which time the 4.3 mgd of water remains committed for purchase by Valero.

III. Miscellaneous Terms.

- A. *Complete Agreement.* This Agreement embodies the entire agreement between the Parties hereto relating to the subject matter hereof and supersedes and replaces in their entirety all prior understandings and agreements relating to the subject matter hereof.
- B. *Severability.* Should any provision of this Agreement or portion hereof be declared invalid, void or unenforceable, it shall not affect the validity or enforcement of the remaining provisions or portion hereof which shall remain in full force and effect as if the Agreement had been executed without such invalid, void or unenforceable provision or portion hereof having been included.
- C. *Assignment.* The City may not assign the Agreement without the written consent of Valero. Valero may assign the Agreement to any third party that is acquiring all or substantially all of the Valero Texas City Refinery.
- D. *Modification and Waiver.* This Agreement may not be modified or amended except by an instrument in writing duly executed by both Parties. Either party hereto may, by an instrument in writing, waive compliance with or breach of any term or provision of the Agreement by the other Party. The waiver by any Party hereto of compliance with or breach of any term or provision of the Agreement shall not be construed as a waiver of subsequent compliance or of any subsequent breach.
- E. *Authority.* Each person executing the Agreement represents that he or she has been duly authorized to do so by the Party on whose behalf he or she is signing, and that in so doing he or she shall bind such Party to all of the terms hereof.

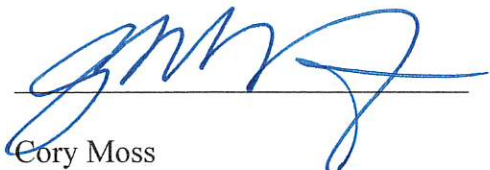
IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective upon approval by the City.

VALERO:

CITY:

VALERO REFINING - TEXAS, L.P.

CITY OF TEXAS CITY

By: 

By: _____
Name: Matthew T. Doyle

Name: Cory Moss
Title: Vice President & General Manager

Title: Mayor

Date: 6/8/2020

Date: _____

F. *Counterparts.* The Parties may execute the Agreement in identical multiple counterparts, each of which shall be deemed an original and all of which together shall constitute but a single instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective upon approval by the City.

VALERO:

CITY:

VALERO REFINING - TEXAS, L.P.

CITY OF TEXAS CITY

By: _____

By:  _____

Name: Cory Moss

Name: Matthew T. Doyle

Title: Vice President & General Manager

Title: Mayor

Date: _____

Date:  _____

CITY COMMISSION REGULAR MTG

(7) (c)

Meeting Date: 12/03/2025

Sludge Thickener Rebuild

Submitted For: Dj Hutchinson, Public Works

Submitted By: Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

Commission approval to enter into a contract with E12 to rebuild Evoqua (brand) gravity thickener that is part of the sludge treatment unit in the amount of \$105,260.00.

BACKGROUND (Brief Summary)

This will be a turnkey job, with E12 providing all parts, materials and fabrication required to complete the project. This is a budgeted item and this quote is within the budgeted amount (\$110,000). E12 is a sole source vendor for Evoqua. A letter is attached with the quote and description of the repair. For a detailed description of the process and Sole Source Letter, please (see Exhibit A)

RECOMMENDATION

It is the recommendation of the Utilities Department for Commission approval of a contract with E12.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: \$105,260.00

Source of Funds: FY26 Budget

Account #: 501703 55360

Fiscal Impact:

Attachments

Exhibit A
Resolution



To: Calvin Bremer
From: Environmental Improvements Inc.
Date: November 10, 2025

Project: City of Texas City (Budgetary Quote Thickener)

We are pleased to have the opportunity to offer you the following quotation.

EI2 Service will perform the following:

- Fabricate a new stilling well.
- Supply stilling well mounting brackets and hardware.
- Replace approximately up to 30 inches of the center pier top section.
- Supply required hardware for bolting gear drive to center pier.
- Replace approximately up to 36 inches of center cage top section.
- Supply required hardware for bolting center cage to gear drive.
- Sandblast and coat existing components that have repairs.
- New stilling well component is to be hot dipped galvanized.
- Disconnect and reconnect all existing electrical.
- Based on the clarifier being drained and inspected. If it is found that the center pier, center cage, concrete, anchoring, rakes, and sweep arms need any rehabilitation or replacement. **(The cost would be authorized under a separate proposal.)**
- Shoot elevation in eight quadrants around circumference of clarifier.
- Establish true-plane measurements and adjust rake/drive assembly, as necessary.

Inclusions/Exclusions

- Environmental Improvements will provide manpower, superintendence and crane for the removal and reinstallation.
- All hardware to facilitate installation is included.
- The quote is based on using existing controls.
- **(If any wiring or controls need to be replaced or repaired, it will be authorized under a separate proposal.)**
- The Gear-Drive is not a part of this quote. If it is found that the Gear-Drive needs to be repaired or replaced, it will be authorized under a separate proposal.
- De-watering and cleaning of clarifier by plant operator.
- Access to the site is guaranteed by the owner or assigned agent.
- Taxes and permits are **NOT** part of this scope.
- Environmental Improvements is **NOT** responsible for damages to soils, grass, pavement, underground electrical or piping of any kind due to moving in or out of heavy equipment.

Total Cost Summary:

\$105,260.00

If you wish to proceed with this quotation, please issue a purchase order and forward it to the following email addresses for processing: Luke@ei2water.com & Kimon@ei2water.com

Best Regards,

Luke Funk
Environmental Improvements, Inc. Houston
Service Manager
o: 713-228-7055 | c: 281-723-3430 | f: 713-228-6713



November 10, 2025

Evoqua Water Technologies, LLC
N19W23993 Ridgeview Pkwy, Suite 200
Waukesha, WI 53188

Mr Calvin Bremer
City of Texas City
Wallace R Know WWTP
3901 Bay St Ext,
Texas City, TX 77590

Re: Environmental Improvements, Inc.

This brief letter is to inform you that Environmental Improvements, Inc. is Evoqua's certified representative for Evoqua and Legacy Envirex products in the state of Texas.

EI2 is our exclusive and sole source rep for this product line and components. Additionally, Evoqua Water Technologies has trained and authorized Environmental Improvements, Inc. to service and repair this equipment.

Should you have any other questions or concerns, please feel free to contact me via the various means listed below.

Gina Alberti
Regional Sales Manager

Evoqua Water Technologies, LLC
N19W23993 Ridgeview Pkwy, Suite 200
Waukesha, WI 53188

Ph: 262-521-8511
Fx: 262-521-8249
E-mail: gina.alberti@evoqua.com

RESOLUTION NO. 2025-149

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR ALL PARTS, MATERIAL, AND FABRICATION, WITH EVOQUA, A SOLE-SOURCE PROVIDER; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, it is the recommendation of the Public Works Department that the City Commission approve a sole source contract with Evoqua. It is further requested that the Mayor be authorized to execute this contract on behalf of the City Commission.

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, approve a sole source contract with Evoqua.

SECTION 2: That the Mayor is hereby authorized to enter into a contract with Evoqua as noted 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 3rd 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

(7) (d)

Meeting Date: 12/03/2025

Resolution 2025 - 150 Suspending TNMP's December 19th, Request Rate Change

Submitted For: Jon Branson, Management Services

Submitted By: Jon Branson, Management Services

Department: Management Services

Information

ACTION REQUEST

Approval of Resolution 2025-150 suspending the December 19, 2025, effective date of the Company's (Texas New Mexico Power Company) TNMP's rate increase for the maximum period permitted by law to allow the City, working in conjunction with other cities served by TNMP, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine with further strategy, including settlement, to pursue.

BACKGROUND (Brief Summary)

On Friday, November 14th, Texas New Mexico Power (TNMP) Electric Company filed a rate case application with cities retaining original jurisdiction or legal authority over its rates. Simultaneously, they filed the rate request at the Public Utility Commission. In the application, TNMP is seeking to increase rates on a system-wide basis by \$34 million annually. Overall, this is a 5% increase to rates. If approved, an average residential customer will see a monthly increase of \$5.20 to their electric bill.

Approval of the proposed Resolution will do the following:

1. That the December 19, 2025, effective date of the rate request submitted by TNMP on or about November 14, 2025, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.
2. That the City is authorized to cooperate with other cities served by TNMP to coordinate efforts to protect the interests of the City and protect the interests of TNMP's end use customers residing and conducting business within Municipal limits.
3. Subject to the right to terminate employment at any time, the City of Texas City hereby authorizes the hiring of Jamie Mauldin of the law firm of Lloyd Gosselink and a consultant to negotiate with the Company, make recommendations regarding reasonable rates and to direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.
4. That the City's reasonable rate case expenses shall be reimbursed by TNMP.
5. That it is hereby officially found and determined that the meeting at which the Resolution is being considered is open to the public.
6. A copy of this Resolution shall be mailed and emailed to Jamie Mauldin, at Lloyd Gosselink Rochelle & Townsend. P.C.

RECOMMENDATION

Staff recommends approval of Resolution 2025–150, and associated action.

Fiscal Impact

Attachments

TNMP Rate Resolution

RESOLUTION NO. 2025-XXXX

RESOLUTION OF THE CITY OF TEXAS CITY, SUSPENDING THE DECEMBER 19, 2025 EFFECTIVE DATE OF TEXAS-NEW MEXICO POWER COMPANY'S (TNMP'S) REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH OTHER TNMP CITIES; HIRING LLOYD GOSSELINK ATTORNEYS AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, on or about November 14, 2025, Texas-New Mexico Power Company (TNMP), pursuant to PURA §§ 33.001 and 36.001 filed with the City of Texas City, a Statement of Intent to change electric delivery rates in all municipalities exercising original jurisdiction within its service area effective December 19, 2025; and

WHEREAS, the City of Texas City is a member of the coalition of TNMP Cities and will cooperate with the other similarly situated city members and other city participants in conducting a review of the Company's application and to hire and direct legal counsel and consultants to prepare a common response and to negotiate with the Company and direct any necessary litigation; and

WHEREAS, PURA § 36.108 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days after the date the rate change would otherwise be effective; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking activities are to be reimbursed by the regulated utility.

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

1. That the December 19, 2025 effective date of the rate request submitted by TNMP on or about November 14, 2025, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.
2. That the City is authorized to cooperate with other cities served by TNMP to coordinate efforts to protect the interests of the City and protect the interests of TNMP's end-use customers residing and conducting business within municipal limits.

3. Subject to the right to terminate employment at any time, the City of Texas City, hereby authorizes the hiring of Jamie Mauldin of the law firm of Lloyd Gosselink and consultants to negotiate with the Company, make recommendations regarding reasonable rates and to direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.

4. That the City's reasonable rate case expenses shall be reimbursed by TNMP.

5. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

6. A copy of this Resolution shall be sent to TNMP, care of Scott Seamster, Corporate Counsel, 577 N. Garden Ridge Boulevard, Lewisville, Texas 75067 and scott.seamster@txnmenergy.com and to Jamie Mauldin, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 and jmauldin@lglawfirm.com.

Mayor, City of Texas City

ATTEST:

CITY COMMISSION REGULAR MTG

(7) (e)

Meeting Date: 12/03/2025

Commissioner Grant

Submitted For: Patricia Mata, Community Development/ Grant Admin

Submitted By: Brianna Galicia, City Attorney Office

Department: City Attorney Office

Information

ACTION REQUEST

Consider and take action on Resolution No. 2025-152, approving and awarding Commission Grant funds in the amount of \$2,500 to Communities in Schools Galveston County, Inc. (Mayor Dedrick D. Johnson)

BACKGROUND (Brief Summary)

Communities in Schools Galveston County is a program that will help address issues of truancy, by promoting the importance of school attendance with incentives. Many students who participate in this program are deemed “at risk”. Without the intervention and assistance from CIS, these students could fall through the cracks and partake in deviant lifestyles that are not in sync with the progressive goals of Texas City. Helping students become successful will build stronger families. Strong families make strong communities. This little bit, in my opinion, will go a long way! As a former educator, this is important to me. Students can not learn in school, if they are not.... IN SCHOOL. Communities in Schools Galveston County receives no other consistent sources of outside funding. They rely heavily on an annual budget, supported by grants to manage routine operations as well as infrequent donations from supporters.

RECOMMENDATION

approving and awarding Commission Grant funds in the amount of \$2,500 to Communities in Schools Galveston County, Inc.

Fiscal Impact

Attachments

CIS Application

Resolution

attachment

attachment



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.*

Mayor Dedrick D. Johnson
Name of Sponsoring Commission Member

At-Large
District

Communities In Schools Galveston County, Inc.
Name of Benefitting Organization

76-0347164
Tax Exempt / 501c3 Nonprofit Status Number

Amount Requested: \$2,500

Date: 11.25.25

Statement of Purpose and benefit to the Citizens of Texas City: CIS - Galveston

County addresses issues of truancy by promoting the importance of school attendance w/ incentives.

CIS is requesting funds to help address these challenges with incentives, gift cards, rewards, etc.. for Blocker & TCHS

Other Sources of Funding This Organization is Currently Receiving: Rely on donations &

annual budget. No other sources to these schools at this time.

**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.*

Attention: Mayor of Texas City

My name is Stacie Lewis-Roberts and I am the Communities in Schools-Galveston County Student Support Specialist for Blocker Middle School.

Communities In Schools- GC (CIS) is a non-profit agency, which runs a program through community grants and donations. The overall purpose of the program is to improve the child's Academic, Social & Emotional skills by promoting the importance of school attendance. Vocational, social and personal skills are directly promoted on a one-on-one basis to enable each child to ultimately graduate from high school. CIS promotes and facilitates the coordinated and delivery of community social services, as well as health, educational, and other support services in the school setting for young people and their families living in at risk situations.

My primary focus currently is getting more incentives for our students here at Blocker Middle School as well as I would love to share with Texas City High School, even though I work at Blocker Middle School I would love to assist the CIS students that have come through Blocker.

Incentives for good behavior, improved attendance, no ISS, or OSS, as well as good grades. I feel that students would perform better with some type of incentive. With your donation I would purchase gift cards from Walmart, Sonic, McDonalds, Chic-Fil-A, I would also buy some footballs, basketballs, soccer balls, as well as snacks for the CIS students, bottled water, Gatorade, and more.

I'm sure these incentives may seem trivial and may not seem like much, but they go a long way with students who don't have anything. When I submitted my first letter (November 2022), I was new to Blocker but not Communities in Schools. I have been with CIS for 22 years, 4 of them have been here at Blocker; and the students that we work with don't have much and need lots of motivation and encouragement to just come to school. That's where the incentives come in. Incentives help with attendance, as well as behavior issues. The \$ 1,500.00 that Texas City awarded me for my Blocker went a long way; but because I want to also share with Texas City High School, if the City could increase that to \$2,500 that could help both of our schools, as well as our CIS students and the entire student body.

Thank you for your time,

Sincerely,

Stacie Lewis-Roberts
Student Support Specialist
Blocker Middle School
409-916-0700 Ext. 1742
Communities In Schools – GC

MISSION STATEMENT

"To champion the connection of needed community resources with schools to help young people stay in school, successfully learn, and prepare for life."

RESOLUTION NO. 2025-152

A RESOLUTION APPROVING THE RELEASE OF COMMISSION GRANT FUNDS AVAILABLE ON BEHALF OF MAYOR DEDRICK D. JOHNSON, IN THE AMOUNT OF \$2,500.00 TO COMMUNITIES IN SCHOOLS GALVESTON COUNTY, INC.; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Mayor Dedrick D. Johnson has requested that \$2,500.00 of his Fiscal Year 2025 grant funds be awarded to a local nonprofit, Communities in Schools Galveston County, Inc. The organization is committed to addressing the issue of truancy by promoting the importance of school.

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 Communities in Schools Galveston County, Inc.

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

PASSED AND ADOPTED this 3rd 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) (a)

Meeting Date: 12/03/2025

Third and final 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 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 Third and Final 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. Insurance 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 both 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

Funds Available Y/N: N/A

Amount Requested: N/A

Source of Funds: N/A

Account #: N/A

Fiscal Impact:

No fiscal impact

Attachments

Draft Ordinance 2025-07

Ordinance

ORDINANCE NO. 2025-07

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; 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, 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

ORDINANCE NO. 2025-07

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; 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, 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: 12/03/2025

Utilities Department Budget Amendments

Submitted For: Corbin Ballast, Utilities

Submitted By: Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

Approval of the following three Budget Amendments allowing funds for the Utilities Department Projects listed below that were approved during FY25 to be carried over into FY26:

- (1) Rehabilitation of District 14 Water Well in the amount of \$150,000.00. Account No. 501705 55650
- (2) Rehabilitation of Waste Water Treatment Liquid Chlorine and Sodium Bisulfite Building in the amount of \$650,000.00 Account No. 501703 55360
- (3) Replacement of aging discharge lines at Sanitary Lift Station(s) 10 and 30 in the amount of \$450,000.00 Account No. 501706 55685

BACKGROUND (Brief Summary)

- (1) The District 14 Water Well Project began in FY2025. Plans and specifications are in the process of completion at this time, which will be followed by bidding and award of contract with project completion during FY26.
- (2) The Waste Water Liquid Chlorine and Bisulfite Project began in FY25. Plans and specifications are completed and is moving to the bidding process at this time.
- (3) The Lift Station Discharge Line Replacement Project has been awarded. The Contractor has mobilized and is currently making these repairs. Currently, the only PO issued for this project to date is for engineering/plans/specifications.

RECOMMENDATION

It is the recommendation of the Utilities Department to amend the budget for the stated amounts to be paid in FY26 for these three projects.

Fiscal Impact

Funds Available Y/N: Yes

Amount Requested: \$150,000.00

Source of Funds: FY25 Budget

Account #: 501705-55650

Fiscal Impact:

To be used in FY26

Funds Available Y/N: Yes

Amount Requested: \$650,000.00

Source of Funds: FY25 Budget

Account #: 501703 55360

Fiscal Impact:

To be used in FY26

Funds Available Y/N: Yes

Amount Requested: \$450,000.00

Source of Funds: FY25 Budget

Account #: 501706 55685

Fiscal Impact:

To be used in FY26

Attachments

Ordinance

ORDINANCE NO. 2025-20

AN ORDINANCE AMENDING THE FISCAL YEAR 2025/2026 BUDGET TO APPROPRIATE FUNDS TO CARRY OVER THREE FY2025 UTILITY DEPARTMENT PROJECTS INTO FY2026; DISPENSING WITH THE REQUIREMENT FOR READING THIS ORDINANCE ON THREE (3) SEPARATE DAYS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, by Ordinance No. 2025-17, the City Commission of the City of Texas City, Texas, adopted its budget for Fiscal Year 2025-2026; and

WHEREAS, a budget amendment is needed to appropriate funds for the carry over of three (3) Utilities Department projects; and

WHEREAS, funds are available in FY 2024/2025 accounts 501705-55650, 501703 55360, and 501706 55685.

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

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

SECTION 2: That the budget for Fiscal Year 2025-2026 of the City of Texas City, Texas, is hereby amended as follows:

1. Rehabilitation of District 14 Water Well in the amount of \$150,000.00 from Account No. 501705 55650
2. Rehabilitation of Waste Water Treatment Liquid Chlorine and Sodium Bisulfite Building in the amount of \$650,000.00 from Account No. 501703 55360
3. Replacement of aging discharge lines at Sanitary Lift Station(s) 10 and 30 in the amount of \$450,000.00 from Account No. 501706 55685

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

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

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

PASSED AND ADOPTED this 3rd day of 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) (c)

Meeting Date: 12/03/2025

second reading of Ordinance 2025-19, by amending the Texas City Code of Ordinances Title XV "Land Usage", Chapter 159 "Subdivisions" Section 159.025 Replats, and providing for publication and an effective date.

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 second reading of Ordinance 2025-19, amending the Texas City Code of Ordinances Title XV "Land Usage" Section 159.025 Replats, Chapter 159 "Subdivisions", to provide in accordance with state law for the administrative approval of certain minor replats upon the same terms and conditions as the Texas City Commission has allowed for the administrative approval of minor plats and minor amending plats.

BACKGROUND (Brief Summary)

Texas Local Government Code Section 212.0065 allows cities to delegate to one or more officers or employees of the city the authority to approve administratively (1) amending plats described in section 212.016, and (2) minor plats or replats involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities. In 2008 the City adopted Ordinance 08-29 which made this delegation for amending plats (Section 159.026) and for minor plats (159.027), but did not include the same delegation for minor replats (159.025). The platting activities of Texas City are vigorous, and applications for minor replats are frequently received. The minor replats follow the same review process as minor plats, amending plats, final plats, preliminary plats, master subdivision plans, development plans, and rezoning applications. The administrative approval delegated for amending plats and minor plats increases the efficient use of the time and resources of the Planning Board. It also allows a quicker and more efficient response time for the applicants. The delegation of authority allowed by state law specifically excludes the authority to deny a minor plat or amending plat. This exclusion of authority would also apply to any delegation of authority for a minor replat. The delegation to allow administrative approval of minor plats and amending plats has been effective since its adoption in 2008. It is unknown why the delegation in 2008 did not include minor replats at the time. It may have been thought that minor replats could be considered amending plats and handled administratively as such. However, because the state law refers to replats separately from amending plats, staff recommend amending Chapter 159 to specifically provide for the administrative approval of minor replats to avoid any question about the effectiveness of an administrative approval. The Planning Board considered the proposed amendment at its regular meeting on November 3, 2025 and voted 5-0 to recommend the amendment to the City Commission.

RECOMMENDATION

Staff recommend approval of the amendment to Chapter 159 Subdivisions Section 159.025 to delegate the authority to approve minor replats administratively in accordance with state law to the City Engineer/City Planner upon the same terms and conditions as previously approved for minor plats and minor amending plats. The Planning Board considered the proposed amendment at its regular meeting on November 3, 2025 and voted 5-0 to recommend the amendment to the City Commission.

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

Ordinance

Staff memo re minor replats

Ordinance (a)

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 159 “SUBDIVISIONS” 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 159 SUBDIVISIONS Section 159.025 Replats to delegate authority for the administrative approval of minor replats upon certain designated conditions as allowed by the Texas Local Government Code and as currently allowed in the Texas City Code of Ordinances for amending plats (Section 159.026) and minor plats (Section 159.027).

WHEREAS, the Planning Board reviewed the proposed amendment to the Texas City Code of Ordinance Title XV Entitled “Land Usage,” Chapter 159 SUBDIVISIONS Section 159.025 Replats at its meeting on November 3, 2025 and voted to recommend delegation of the authority for the administrative approval of minor replats upon certain designated conditions as allowed by the Texas Local Government Code to improve the efficient and effective administration of the subdivision platting processes for the benefit of the citizens of Texas 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 159 Entitled “SUBDIVISIONS” is hereby amended as follows:

“Section 159.025 **REPLAT**

(B) *Content, review, and decision making process*

ADD:

(4) In accordance with Tex. Local Gov’t Code Section 212.0065, the city delegates to the City Planner and the City Engineer the authority to approve minor replats administratively, which:

- (a) Involve four or fewer lots
- (b) front onto an existing street; and

(c) do not require the creation of any new street or the extension of municipal facilities.

(5) The City Planner and City Engineer may, for any reason, elect to present the minor replat to the Planning Board for approval.

(6) The City Planner and City Engineer shall not disapprove the minor replat and shall be required to refer any minor replat application which he or she refuses to approve administratively to the Planning Board for consideration.

(7) If the replat is approved by the City Planner and City Engineer, the signature block and signature of the Chairperson of the Planning Board shall not be required. The following signature shall, however, appear on the administratively approved minor replat

On the ___ day of _____, 20__ this minor replat was administratively approved by the City Planner and City Engineer of the City of Texas City.

Signed _____
City Planner/City Engineer of the City of Texas City “

Section 3. 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 4. 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 5. That this Ordinance shall be read on three (3) separate days and shall become effective upon its final reading, passage, and adoption.

Section 6. 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 December, 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:

Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

Kyle L. Dickson
City Attorney



Texas City

EST. 1911

ENGINEERING & PLANNING

TO: Planning Board – Regular Meeting November 3, 2025

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

DATE: October 25, 2025

RE: Amendment to the Ch 159 Subdivision Ordinance to provide for administrative approval of minor replats.

Background: Texas Local Government Code Section 212.0065 allows cities to delegate to one or more officers or employees of the city the ability to approve (1) amending plats described in section 212.016, (2) minor plats or replats involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities.

In 2008, the City adopted Ordinance 08-29, which made this delegation for amending plats and for minor plats, but did not include the same delegation for minor replats.

The platting activities of Texas City are vigorous, and applications for minor replats are frequently received. The minor replats follow the same review process as minor plats, amending plats, final plats, preliminary plats, master subdivision plans, development plans, and rezoning applications.

The administrative approval delegated for amending plats and minor plats increases the efficient use of the time and resources of the Planning Board. It also allows a quicker and more efficient response time to the applicants. The delegation of authority specifically excludes the authority to deny a minor plat or an amending plat. This exclusion of authority would also apply to any delegation of authority for a minor replat.

The delegation to allow administrative approval of minor plats and amending plats has been effective since its adoption in 2008. It is unknown why the delegation did not include minor replats at the time. It may have been thought that minor replats could be considered amending plats and handled administratively as such.

Staff recommends amending Chapter 159 to provide for the administrative approval of minor replats as provided for amending plats and minor plats and as allowed by state law.

Kim Golden, P.E.
City Engineering

"the place where COMMUNITY MATTERS"

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

(409) 948-3111 * www.texascitytx.gov

ORDINANCE NO. 2025-19

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 159 “SUBDIVISIONS” 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 159 SUBDIVISIONS Section 159.025 Replats to delegate authority for the administrative approval of minor replats upon certain designated conditions as allowed by the Texas Local Government Code and as currently allowed in the Texas City Code of Ordinances for amending plats (Section 159.026) and minor plats (Section 159.027).

WHEREAS, the Planning Board reviewed the proposed amendment to the Texas City Code of Ordinance Title XV Entitled “Land Usage,” Chapter 159 SUBDIVISIONS Section 159.025 Replats at its meeting on November 3, 2025 and voted to recommend delegation of the authority for the administrative approval of minor replats upon certain designated conditions as allowed by the Texas Local Government Code to improve the efficient and effective administration of the subdivision platting processes for the benefit of the citizens of Texas 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 159 Entitled “SUBDIVISIONS” is hereby amended as follows:

“Section 159.025 REPLAT

(B) Content, review, and decision making process

ADD:

(4) In accordance with Tex. Local Gov’t Code Section 212.0065, the city delegates to the City Planner and the City Engineer the authority to approve minor replats administratively, which:

- (a) Involve four or fewer lots
- (b) front onto an existing street; and

(c) do not require the creation of any new street or the extension of municipal facilities.

(5) The City Planner and City Engineer may, for any reason, elect to present the minor replat to the Planning Board for approval.

(6) The City Planner and City Engineer shall not disapprove the minor replat and shall be required to refer any minor replat application which he or she refuses to approve administratively to the Planning Board for consideration.

(7) If the replat is approved by the City Planner and City Engineer, the signature block and signature of the Chairperson of the Planning Board shall not be required. The following signature shall, however, appear on the administratively approved minor replat

On the ___ day of _____, 20__ this minor replat was administratively approved by the City Planner and City Engineer of the City of Texas City. Signed _____ City Planner/City Engineer of the City of Texas City”

SECTION 3. 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 4. 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 5. That this Ordinance shall be read on three (3) separate days and shall become effective upon its final reading, passage, and adoption.

SECTION 6. 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 December, 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:

Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(8) (d)

Meeting Date: 12/03/2025

TAKE ACTION:APPROVE THE- \$604K PURCHASE TO CDW FOR VARIOUS ITEMS

Submitted For: Finance Department, Finance

Submitted By: Finance Department, Finance

Department: Finance

Information

ACTION REQUEST

Consider and take action on Resolution No. 2025-151 for approval to purchase various items from CDW

BACKGROUND (Brief Summary)

CDW is an American multi-brand provider of information technology (IT) solutions and services for businesses, government, education, and healthcare customers. We purchase several IT items from CDW annually. FY26 the spend with CDW is \$604,353 for the following items:

ITEMS	AMOUNT
Adobe Pro / Creative Cloud (PDF editing and creative software suite)	\$ 8,877.20
Adobe Sign (Electronic document signing and workflow management)	\$ 6,662.60
BlueBeam (Engineering, Fire, and Building Plan Review software)	\$ 1,915.12
CrowdStrike (Endpoint management, antivirus, and cybersecurity protection)	\$ 42,829.62
HPE Aruba (Network switch, access point management, and security updates)	\$ 6,347.25
Meraki (Network access point management and data collection)	\$ 2,440.55
Microsoft 365 (Email, OneDrive, Word, Excel, and other Microsoft productivity tools) (Year 2 of 3yr Microsoft contract originally approved on 05-07-2025)	\$ 198,677.70
Mimecast (Email security, archiving, and cybersecurity training)	\$ 69,427.02
NinjaOne (Helpdesk ticketing and remote support platform)	\$ 13,318.80
Palo Alto (Citywide firewall and internet gateway annual licensing)	\$ 110,216.14
Wasabi (Offsite data backup and retention storage)	\$ 13,641.00
Additional Software, Hardware and Back-up Server Capacity	\$ 130,000.00
TOTAL	\$ 604,353.00

RECOMMENDATION

Staff recommend approval to purchase the IT items from CDW in the amount of \$604,353.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: \$604,353

Source of Funds:

Account #:
Fiscal Impact:

Attachments

Resolution

RESOLUTION NO. 2025-151

A RESOLUTION AUTHORIZING THE PURCHASE OF VARIOUS ITEMS FROM CDW; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, CDW is an American multi-brand provider of information technology (IT) solutions and services for businesses, government, education, and healthcare customers; and

WHEREAS, the software and information technology expense is allocated in the FY 2026 budget.

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

SECTION 1: That the City Commission authorizes a payment for \$604,353.00 to CDW for the purchase of software.

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

PASSED AND ADOPTED this 3rd 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