

CITY OF TEXAS CITY
REGULAR CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, AUGUST 5, 2026- 5:00 P.M.
DOYLE CONVENTION CENTER
2010 5th Ave. N.
Texas City, TX 77590

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

- (1) ROLL CALL
- (2) INVOCATION
- (3) PLEDGE OF ALLEGIANCE
- (4) REPORTS
 - (a) Live Streaming Update (Innovation Technology)
- (5) PUBLIC COMMENTS
- (6) CONSENT AGENDA
 - (a) Approve City Commission Minutes for the July 15, 2026 meeting. (City Secretary)
 - (b) Consider and take action on Resolution No. 2026-083, approving ITB No. 2026-023 City Wide Pavement Striping Services and authorizing the City to enter into an agreement with Semper Striping, LLC. (Public Works)
 - (c) Consider and take action on Resolution No. 2026-084, authorizing the Mayor to execute an Agency Agreement with DYAMXION PARTNERS LLC. (Administration)
 - (d) Consider and take action on Resolution No. 2026-085, extending the Independent Contractor Agreement between the City of Texas City and Laura Boyd to continue providing Interim Financial Services. (Administration)

- (e) Consider and take action on Resolution No. 2026-086, approving the Program Year (PY) 2026 Community Development Block Grant (CDBG) Annual Action Plan and authorization to submit the plan and all required certifications and supporting documentation to the U.S. Department of Housing and Urban Development (HUD). (Community Development)
- (f) Consider and take action on Resolution No. 2026-087, appointing Janice Johnston to the Texas City Housing Authority. (City Secretary)
- (g) Consider and take action on Resolution No. 2026-088, designating a representative, an alternate, and a proxy for the Gulf Coast Transit District's board. (City Secretary)
- (h) Consider and take action on Resolution No. 2026-091, appointing a member to the Civil Service Commission to fill a vacancy. (City Secretary)

(7) REGULAR ITEMS

- (a) Discussion and Possible action on Resolution No. 2026-089, directing the Zoning Commission to conduct an analysis of Ordinance §160.041(H) and report its findings to the Engineering Department. (Submitted by Commissioner Barbie Tucker and Commissioner At-Large Wade Johnson)
- (b) Consider and take action on Resolution No. 2026-090, approving ITB 2026-022 City Wide Gasoline and Diesel Fuel Contract and authorizing the City to enter into a contract with Sun Coast Resources, LLC. (Public Works)

(8) EXECUTIVE (CLOSED) SESSION

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

§551.074 - Personnel Matters; Closed Meeting: (1) or (2)

(9) RECONVENE FROM EXECUTIVE (CLOSED) SESSION

(10) COMMISSIONERS' COMMENTS

(11) MAYOR'S COMMENTS

(12) STAFF UPDATES

(13) ADJOURNMENT

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

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

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON JULY 30, 2026, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 3 BUSINESS DAYS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

RHOMARI LEIGH
CITY SECRETARY

CITY COMMISSION REGULAR MTG

(6) (a)

Meeting Date: 08/05/2026

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Approve City Commission Minutes for the July 15, 2026 meeting. (City Secretary)

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

Minutes

REGULAR CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, JULY 15, 2026 – 5:00 P.M.

DOYLE CONVENTION CENTER

A Regular Called Meeting of the City Commission was held on Wednesday, July 15, 2026, at 5:00 P.M. in the Doyle Convention Center, Texas City, Texas. A quorum having been met, the meeting was called to order at 5:07 p.m. by Mayor Abel Garza, Jr

1. ROLL CALL

Present: Abel Garza, Jr., Mayor , Mayor
Brian Goetschius, Commissioner At-Large, Mayor Pro Tem
Wade Johnson, Commissioner At-Large
DeAndre' Knoxson, Commissioner District 1
Barbie Tucker, Commissioner District 2
Chris Sharp, Commissioner District 3
Jason Delgado, Commissioner District 4

2. INVOCATION

Led by Pastor Bradley Hale from Fellowship Baptist Church.

3. PLEDGE OF ALLEGIANCE

Led by Brian Goetschius, Commissioner At-Large, Mayor Pro Tem.

4. PROCLAMATIONS AND PRESENTATIONS

a.	Service Awards	Departments	Hire Date	Milestone
	Amanda Rubach	Public Works	07/06/2016	10 years
	Connie Hayley	Municipal Court	07/14/2006	20 years

b. Receive information for consideration regarding an Appeal from the Planning Board denial of the Mister Car Wash Development Plan

Doug Kneupper, Interim City Engineer, and Ashley Aster, Mister Car Wash, addressed the Commission regarding their appeal of the Planning Board's decision to deny approval of the Mister Car Wash Development Plan.

5. REPORTS

- a. Moore Memorial Library Report (Library)

Cheryl Loewen, Director of the Moore Memorial Public Library, presented an overview of the Library's progress during the current fiscal year. She highlighted the success of recent programs and events, announced upcoming summer activities, and discussed future initiatives, emphasizing the Library's continued commitment to community engagement.

****Public Comments were conducted prior to Consent Agenda or Regular Agenda items****

The following members of the public requested to address the City Commission: Joseph Lowry, Chris Walters, Tim Culp, Good Citizen, Jose Boix, Chris O'Kelly, Ronnie Williams, Drew Goan, Barbara White, Sean Younus, and Reva Rodriguez.

6. CONSENT AGENDA

Commissioner District 3, Chris Sharp, made a motion to approve Consent Agenda items a, b, c, d, e, and f. The motion was seconded by Commissioner District 2, Barbie Tucker.

- a. Approve City Commission Minutes for the July 1, 2026 meeting. (City Secretary)

Vote: 7 - 0 CARRIED

- b. Consider and take action on Resolution No. 2026-077, submitting a resolution of support to Southeast Texas Housing Finance Corporation (SETH) for the single-family mortgage orientation program through the Texas Bond Review Board. (Legal)

Vote: 7 - 0 CARRIED

- c. Consider and take action on Resolution No. 2026-078, authorizing the purchase of 25 new solar light fixtures from Wholesale Electric Supply (BuyBoard Contract 756-24) for the Texas City Dike. (Public Works)

Vote: 7 - 0 CARRIED

- d. Consider and take action on Resolution No. 2026-080, appointing Matt Doyle to the Texas City Economic Development Corporation Board of Directors. (City Secretary)

Vote: 7 - 0 CARRIED

- e. Consider and take action on Resolution No. 2026-081, appointing Tim Culp to the Planning Board. (City Secretary)

Vote: 7 - 0 CARRIED

- f. Consider and take action on Resolution No. 2026-082, appointing Commissioner Chris Sharp to the Zoning Commission. (City Secretary)

Vote: 7 - 0 CARRIED

7. REGULAR ITEMS

0. Consider and take action on Ordinance No. 2026-25, amending Ordinance No. 2023-43, Section 1, §90.012, Use of Unimproved/Unopened Right-of-Way. (Submitted by Commissioner Barbie Tucker and Commissioner Chris Sharp)

Doug Kneupper, Interim City Engineer, spoke on the history of the road and how it is now annexed and supported amending the Ordinance.

Barbie Tucker, Commissioner District 2, also spoke about the property and the importance of amending the ordinance.

Motion by Commissioner District 2 Barbie Tucker, Seconded by Commissioner District 3 Chris Sharp

Vote: 7 - 0 CARRIED

- a. Consider and take action on Resolution No. 2026-079, determining whether to affirm or reverse the Planning Board's decision on the Development Plan for Mister Car Wash. (Engineering)

Commissioner DeAndre' Knoxson, District 1, asked Doug Kneupper, Interim City Engineer, for his perspective on the proposed standalone Mister Car Wash and whether the development aligns with the intent of the Planned Unit Development (PUD).

Commissioner Knoxson also inquired about a previous development proposal with a similar site plan that had been denied by the Planning Board and did not proceed. He asked why that proposal remained denied while the Mister Car Wash proposal differed. Mr. Kneupper explained that, unlike the previous applicant, the applicant for the earlier proposal did not appeal the Planning Board's decision, whereas Mister Car Wash exercised its right to appeal the denial.

Motion by Commissioner District 2 Barbie Tucker, Seconded by Commissioner At-Large, Mayor Pro Tem Brian Goetschius

Vote: 7 - 0 CARRIED

8. COMMISSIONERS' COMMENTS

9. MAYOR'S COMMENTS

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

10. ADJOURNMENT

Having no further business, DeAndre' Knoxson, Commissioner District 1 made a MOTION to ADJOURN at 6:28 p.m.; the motion was SECONDED by Brian Goetschius, Commissioner At-Large, Mayor Pro Tem. All present voted AYE. MOTION CARRIED.

Abel Garza Jr., MAYOR

ATTEST:

Rhomari Leigh, City Secretary
Date Approved:

CITY COMMISSION REGULAR MTG**(6) (b)****Meeting Date:** 08/05/2026

ITB 2026-023 2026 City Wide Pavement Striping

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

Information**ACTION REQUEST**

The Public Works Department is seeking Commission approval to enter into contract with Semper Striping, LLC. for pavement striping as shown in the bid documents (See Exhibit A) in the amount of \$150,326.56.

BACKGROUND (Brief Summary)

Two bids for this project were received and opened publicly on Wednesday, July 8th at 11:00am. (See Bid Tab Exhibit B) Both bids were reviewed for accuracy and were found to be complete and covered the scope of work as provided in the bid documents. Semper Striping, LLC. was the apparent low bidder with the cost for their service being \$150,326.56.

RECOMMENDATION

The Public Works Department recommends that Semper Striping, LLC. be awarded this pavement striping project. The City of Texas City has used Semper Striping, LLC on several other striping projects over the past 10 years with satisfactory results every time. We are comfortable with their past performance.

Fiscal Impact**Funds Available Y/N:** Yes**Amount Requested:** \$150,326.56**Source of Funds:** FY26 Budget**Account #:** 101301-53240**Fiscal Impact:**

Attachments

Exhibit B

Exhibit A

ITB 2026-023

City Wide Pavement Striping Services

Wednesday, July 8, 2026

Bids Opened By: T. CHUKWUMERIJE

Witnessed By: T. HAMPTON, DJ HUTCHINSON

[illegible]



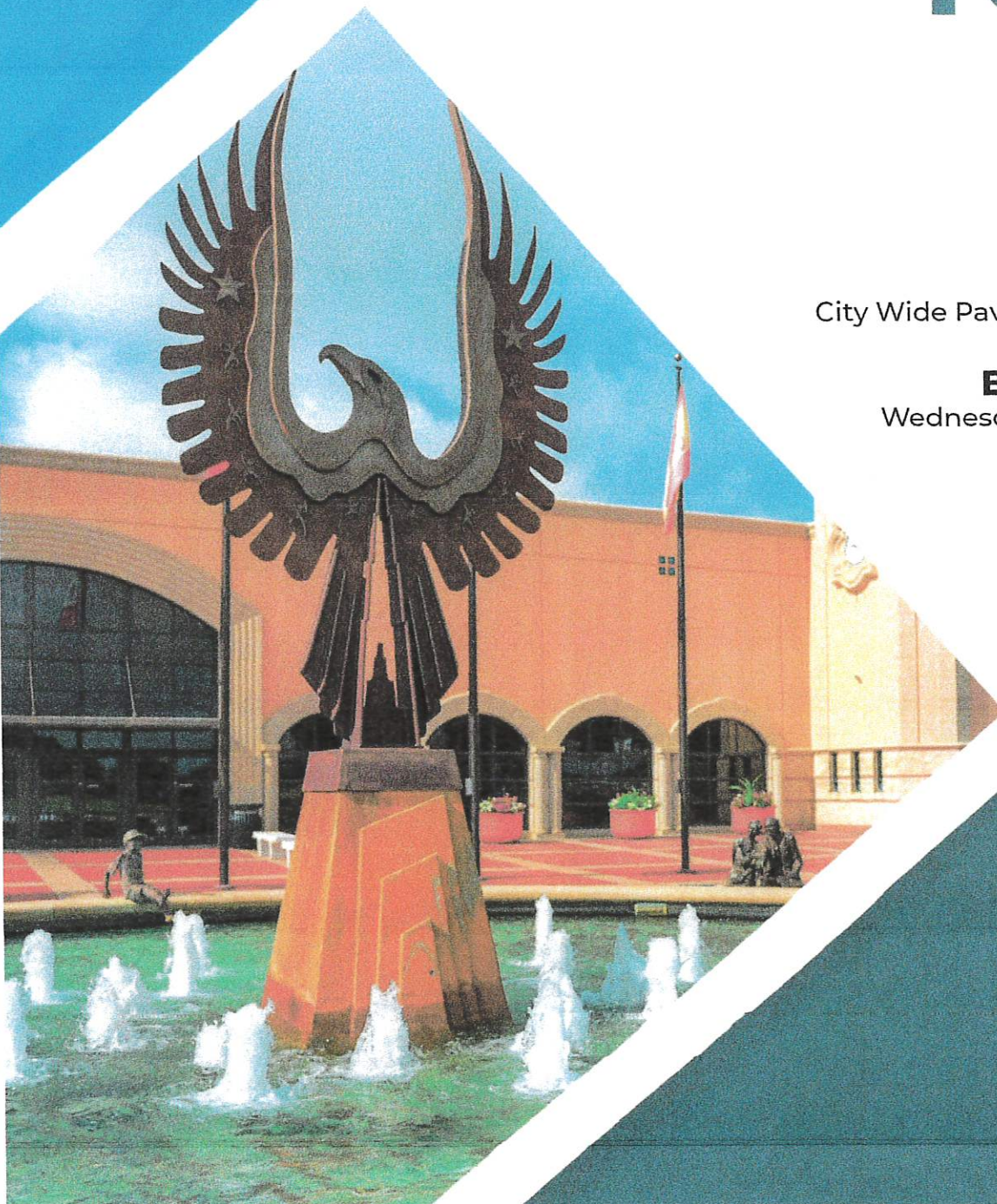
Texas City
EST. 1911

INVITATION TO BID

BID NUMBER:
2026-023

PROJECT TITLE:
City Wide Pavement Striping Services

BID CLOSING DATE:
Wednesday, July 8, 2026, 11:00am





Appendix A – Bid Document

Submittal Checklist: (To determine validity of Bid)

☒ Appendix A must be included in the submittal.

☒ Appendix B – G all forms must be complete and included in the submittal.

By checking the below box(es), you are acknowledging the contents of the document(s) relating to the listed appendices, and agreeing to their terms:

☒ Appendix B – Conflict of Interest

☒ Appendix C – House Bill 13, 19, 89
Verification

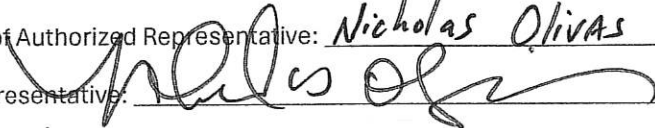
☒ Appendix D – Property Tax Statement

☒ Appendix E – Nepotism Statement

☒ Appendix F – Non-Collusion Statement

☒ Appendix G – Certification Regarding
Debarment

☒ Appendix H – No Intent to Bid Form

All Bids delivered to the City of Texas City shall include this page with the submittal.			
ITB Number:	2026- 023		
Project Title:	City Wide Pavement Striping		
Submittal Deadline:	Wednesday, July 8, 2026, at 11:00 a.m.		
Bidder Information:			
Bidder's Legal Name:	Semper Striping LLC		
Address:	15435 EAST Fwy STED Channelview Tx 77530		
City, State & Zip			
Federal Employers Identification Number #	83-1058659		
Phone Number:	832 908 7830	Fax Number:	
E-Mail Address:	Nick @ Semper Striping .com		
Bidder Authorization			
I, the undersigned, have the authority to execute this Bid in its entirety as submitted and enter into an agreement on behalf of the Bidder.			
Printed Name and Position of Authorized Representative: Nicholas Olivas Managing Member			
Signature of Authorized Representative: 			
Signed this 7 th (day) of July (month), 2026 (year)			

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE.



Appendix B – Form CIQ

INFORMATION REGARDING VENDOR CONFLICT OF INTEREST QUESTIONNAIRE

WHO: The following persons must file a Conflict of Interest Questionnaire with the City if the person has an employment or business relationship with an officer of the City that results in taxable income exceeding \$2,500 during the preceding twelve – month period, or an officer or a member of the officer’s family has accepted gifts with an aggregate value of more than \$250 during the previous twelve – month period and the person engages in any of the following actions:

1. contracts or seeks to contract for the sale or purchase of property, goods or services with the City, including any of the following:
 - a. written and implied contracts, utility purchases, purchase orders, credit card purchases and any purchase of goods and services by the City;
 - b. contracts for the purchase or sale of real property, personal property including an auction of property;
 - c. tax abatement and economic development agreements;
2. submits a bid to sell goods or services, or responds to a request for bid for services;
3. enters into negotiations with the City for a contract; or
4. applies for a tax abatement and/or economic development incentive that will result in a contract with the City

THE FOLLOWING ARE CONSIDERED OFFICERS OF THE CITY:

1. Mayor and City Commission Members;
2. Board and Commission members and appointed members by the Mayor and City Commission;
3. Directors of 4A and 4B development corporations;
4. The executive directors or managers of 4A and 4B development corporations; and
5. Directors of the City of Texas City who have authority to sign contracts on behalf of the City.

EXCLUSIONS: A questionnaire statement need not be filed if the money paid to a local government official was a political contribution, a gift to a member of the officer’s family from a family member; a contract or purchase of less than \$2,500 or a transaction at a price and subject to terms available to the public; a payment for food, lodging, transportation or entertainment; or a transaction subject to rate or fee regulation by a governmental entity or agency.

WHAT: A person or business that contracts with the City or who seeks to contract with the City must file a “Conflict of Interest Questionnaire” (FORM CIQ) which is available online at www.ethics.state.tx.us and a copy of which is attached to this guideline. The form contains mandatory disclosures regarding “employment or business relationships” with a municipal officer. Officials may be asked to clarify or interpret various portions of the questionnaire.

WHEN: The person or business must file:

1. the questionnaire – no later than seven days after the date the person or business begins contract discussions or negotiations with the municipality, or submits an application, responds to a request for Bids or bids, correspondence, or other writing related to a potential contract or agreement with the City; and
2. an updated questionnaire – within seven days after the date of an event that would make a filed questionnaire incomplete or inaccurate.

It does not matter if the submittal of a bid or Bids results in a contract. The statute requires a vendor to file a FORM CIQ at the time a bid or Bids is submitted, or negotiations commence.

WHERE: The vendor or potential vendor must mail or deliver a completed questionnaire to the Finance Department. ***The Finance Department is required by law to post the statements on the City’s website.***

ENFORCEMENT: Failure to file a questionnaire is a Class C misdemeanor punishable by a fine not to exceed \$500. It is an exception to prosecution that the person files a FORM CIQ not later than seven business days after the person receives notice of a violation.

NOTE: The City does not have a duty to ensure that a person files a Conflict-of-Interest Questionnaire.

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.

A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

**OFFICE
USE
ONLY**

Date
Received

1. Name of person who has a business relationship with local governmental entity.

Nicholas Olivas

2. ☐ Check this box if you are filing an update to a previously filed questionnaire.

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3. Name of local government officer with whom filer has employment or business relationship.

N/A
Name of Officer

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?
☐ Yes ☒ No

B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?
☐ Yes ☒ No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?
☐ Yes ☒ No

D. Describe each employment or business relationship with the local government officer named in this section.

4. *Nicholas Olivas*
Signature of person doing business with the governmental entity

7/7/2024
Date

Adopted 06-29-2007

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE



Appendix C - House Bills 13, 19 & 89 Verification

Pursuant to Senate Bill 13 of the 87th regular Texas Legislature session:

Verification Regarding Boycotting Energy Companies – Pursuant to Chapter 2274, Texas Government Code, Contractor verifies (1) it does not boycott energy companies, and (2) it will not boycott energy companies during the term of this Agreement. Contractor acknowledges this Agreement may be terminated and payment withheld if this verification is inaccurate. (Note: This provision only applies in a contract that (1) has a value of \$100,000 or more that is to be paid wholly or partly from public funds and (2) is with a for-profit entity, not including a sole proprietorship, that has ten (10) or more full-time employees.)

Pursuant to Senate Bill 19 of the 87th regular Texas Legislature session:

Discrimination Against Firearm Entities – In accordance with Texas Government Code Chapter 2274, Contractor verifies that it does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and will not discriminate during the term of the contract against a firearm entity or firearm trade association. This section only applies if: (i) Contractor has ten (10) or more full-time employees and (ii) this Agreement has a value of \$100,000 or more to be paid under the terms of this Agreement; and does not apply: (i) if Contractor is a sole proprietor, a non-profit entity, or a governmental entity; (ii) to a contract with a sole-source provider; or (iii) to a contract for which none of the bids from a company were able to provide the required certification.

Pursuant to Sections 2270.001, 2270.002, 808.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and
2. "Company" has the meaning assigned by Section 808.001, except that the term does not include a sole proprietorship.
3. Section only applies to a contract that is between a governmental entity and a company with 10 or more full-time employees; and has a value of \$100,000 or more that is to be paid wholly or partly from public funds of the governmental entity.

I, Nicholas Olivas (Person name), the undersigned representative of (Company or

Business Name) Semper Striping LLC (hereinafter referred to as Company) being an adult over the age of eighteen (18) years of age, do hereby depose and verify under oath that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270; depose and verify under oath that the Company, under the provisions of Subtitle A, Title 8, Government Code, is amended by adding Chapter 809; do hereby depose and verify under oath that the Company, under the provisions of Subtitle F, Title 10, Government Code, is amended by adding Chapter 2274 will not discriminate and/or boycott any of these provisions outlined and defined in House Bills 13, 19 and 89.

7/7/2026
DATE

Nicholas Olivas
SIGNATURE OF COMPANY REPRESENTATIVE

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Appendix D – Property Tax Statement

The City of Texas City, Texas has adopted the following policy:

The City of Texas City will not do business with any person or business that owes delinquent property taxes to the City.

Please indicate whether you or your company owe delinquent property taxes to the City whether an assumed name, partnership, corporation, or any other legal form.

☒ I do not owe the City property taxes that are delinquent.

☐ I owe City property taxes that are delinquent on property located at

NICHOLAS OLIVAS

Bidder's Printed or Typed Name

Bidder's Signature

7/7/2026

Date

THIS DOCUMENT MUST BE COMPLETED, SIGNED, AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE



Appendix E – Nepotism Statement

The Bidder or Proposer or any officer, if the Bidder or Proposer is other than an individual, shall state whether Bidder or Proposer has a relationship, either by blood or marriage, with any official or employee of the City of Texas City by completing the following:

If the Bidder or Proposer is an individual:

☒ I am not related by blood or marriage to any official or employee of the City of Texas City

☐ I am related by blood or marriage to the following official(s) or employee(s) of the City of Texas City

Name and title of City Official

Or employee: _____

Relationship: _____

If the Bidder or Proposer is **NOT** an individual:

☒ The officers of the company submitting this bid or proposal are not related by blood or marriage to any official or employee of the City of Texas City.

☐ The officers of the company submitting this bid or proposal are related by blood or marriage to the following official(s) or employee(s) of the City of Texas City.

Name and title of officer: Nicholas OLIVAS Managing Member

Employee and title of City Official or Employee: N/A

Relationship: N/A

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Appendix F – Non-Collusion Statement

THE UNDERSIGNED AFFIRM THAT THEY ARE DULY AUTHORIZED TO EXECUTE THIS CONTRACT, THAT THIS COMPANY, FIRM, PARTNERSHIP OR INDIVIDUAL HAS NOT PREPARED THIS BID IN COLLUSION WITH ANY OTHER BIDDER, AND THAT THE CONTENTS OF THIS BID AS TO PRICES, TERMS OR CONDITIONS OF SAID BID HAVE NOT BEEN COMMUNICATED BY THE UNDERSIGNED NOR BY ANY EMPLOYEE OR AGENT TO ANY OTHER PERSON ENGAGED IN THIS TYPE OF BUSINESS PRIOR TO THE OFFICIAL OPENING OF THIS BID.

Bidder SEMPER Striping LLC

Address 15435 EAST FWY STE D
CHANNELVIEW TX 77530

Phone 832-908-7830

Fax _____

Bidder (Signature) Nicholas Olivas

Bidder (Printed Name) NICHOLAS OLIVAS

Position With Company Managing Member

Signature Of Company Official
Authorizing This Bid Nicholas Olivas

Company Official
(Printed Name) NICHOLAS OLIVAS

Official Position Managing Member

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Appendix G – Document 00435

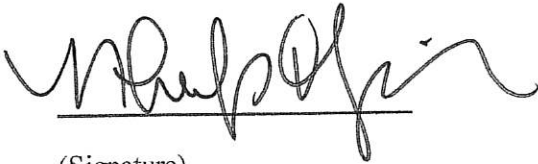
BIDDER'S CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION (49 CFR PART 29)

The undersigned certifies, by submission of this proposal or acceptance of this contract, that neither Contractor nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency. Proposer agrees that by submitting this proposal that Proposer will include this clause without modification in all lower tier transactions, solicitations, proposals, contracts, and subcontracts. Where the Proposer or any lower tier participant is unable to certify to this statement, that participant shall attach an explanation to this document.

Certification-the above information is true and complete to the best of my knowledge and belief.

NICHOLAS OLIVAS

(Printed or typed Name of Signatory)



(Signature)

7/7/2016

(Date)

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001

END OF DOCUMENT 00435-FAA

THIS DOCUMENT MUST BE COMPLETED, SIGNED, AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE



Appendix H – No Intent to Submit Form

If your firm has chosen not to submit a Bids for this procurement, please complete this form and submit to:

City of Texas City
Purchasing Department
Attn: Gwynetheia Shabazz Pope
Texas City, Texas 77590

N/A

Please check all items that apply:

- | | |
|---|---|
| ☐ Do not sell the item(s) required | ☐ Cannot provide Insurance required |
| ☐ Cannot be competitive | ☐ Cannot provide Bonding required |
| ☐ Cannot meet specifications highlighted in the attached request | ☐ Cannot comply with Indemnification requirement |
| ☐ Job too large | ☐ Job too small |
| ☐ Do not wish to do business with the City of Galveston | ☐ Other: _____ |
| ☐ Cannot submit electronically | |

COMPANY NAME (Please print): _____

Authorized Officer Name (Please print): _____

Telephone: (____) _____ **Fax:** (____) _____

You may also email this form to: purchasing@texascitytx.gov



SECTION 6 BIDDER'S QUESTIONNAIRE

Bids must include responses to the questions contained in this bidder's General Questionnaire. Bidder should reference the item number and repeat the question in its response. In cases where a question does not apply, or if unable to respond, bidder should refer to the item number, repeat the question, and indicate N/A (Not Applicable) or N/R (No Response), as appropriate. Bidder will explain the reason when responding N/A or N/R.

Bidder Profile

Legal name of bidder Company:

SEMPER Striping LLC

Centralized Master Bidders List registration number: N/A

Prime contractor HUB / MWBE registration number: _____

An individual bidder acting as a sole proprietor must also enter the bidder's

Social Security Number: # XXX - XX - _____.

Universal Entity Identifier (UEI) number _____

Number of years in Business: 9

State of incorporation: TEXAS

Number of Employees: 15

Annual Revenues Volume: 3,000,000.00

Name of Parent Corporation, if any N/A

NOTE: FOR PUBLIC WORKS - If Bidder is a subsidiary, CoTC prefers to enter into an agreement or agreement with the Parent Corporation or to receive assurances of performance from the Parent Corporation.

1. Bidder will provide a copy of its financial statements for the past two (2) years.
2. Bidder will provide a financial rating of the bidder's entity and any related documentation (such as a Dunn and Bradstreet analysis) that indicates the financial stability of bidder.
3. Bidder will state whether or not bidder is currently for sale or involved in any transaction to expand or to become acquired by another business entity. If yes, bidder will explain the expected impact, both in organizational and directional terms.
4. Bidder will provide any details of all past or pending litigation or claims filed against bidder that would affect its performance under an Agreement with CoTC
5. Bidder will state whether or not bidder is currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity. If yes, bidder will specify the pertinent date(s), details, circumstances, and describe the current prospects for resolution.
6. Bidder will state whether or not any relationship exists (whether by family kinship, business association, capital funding agreement, or any other such relationship) between bidder and any employee of CoTC. If yes, bidder will explain

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE



SECTION 3 **BID PRICING**

3.1 Bid Pricing for Services Offered

See below CoTC Pricing Sheet (Ref. 3.5). It must be filled out completely and returned.

3.2 CoTC's Payment Terms

CoTC's standard payment terms for services are "Net 30 days." Upon completion of the requested work and acceptance by the City.

3.3 Price Increases Upon Extension

Any contract resulting from this ITB shall be effective for three (3) years; and two (2) 12-month renewal options. Upon execution by the City of Texas City. Proposed pricing referenced in 3.5 Pricing Sheet shall be firm for each year provided.

Should market conditions prevail which dictate an increase, the successful contractor may submit documentation requesting permission to increase pricing no later than 30 days after receiving notice from manufacturer

3.4 Cooperative Governmental Purchasing Notice

Other governmental entities maintaining inter-local agreements with CoTC may desire, but are not obligated, to purchase goods and services defined in this ITB from the successful Bidder. All purchases by governmental entities, other than CoTC, will be billed directly to and paid by that governmental entity. CoTC will not be responsible for another governmental entity's debts. Each governmental entity will place their own orders with the successful Bidder and be responsible for ensuring full compliance with the ITB specifications. Prior to other governmental entities placing orders, CoTC will notify the successful Bidder of their intent.

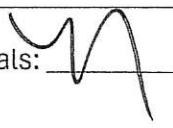
Please indicate below if you will permit other governmental entities to purchase from your agreement with CoTC.

☐ Yes, Others can purchase ☒ No, Only the CoTC can purchase.

The remainder of this page intentionally left blank

3.5 Bid Pricing Sheets

1. ADDRESS: 23rd St. N. from Palmer Hwy to 38th Ave. N				
BID ITEM DESCRIPTION	ESTIMATED QUANTITIES	UNIT	UNIT PRICE	LINE TOTAL
ELIMINATE EXISTING ITEMS:				
4"(W/Y) (Sld/Brk) Thermoplastic	7,364	LF	.20	1472.80
8" (W) (Sld) Thermoplastic	60	LF	.50	30.00
12" (W) (Sld) Thermoplastic	0	LF	.80	0.00
24" (W/Y) (Sld) Thermoplastic	132	LF	1.00	132.00
Word "ONLY" (W) Thermoplastic	2	EA	30.00	60.00
"ARROWS" (W) Thermoplastic	2	EA	30.00	60.00
SURFACE, PREP, SEALER, & LAYOUT				
4"(W/Y) (Sld/Brk) Thermoplastic	7,364	LF	.10	736.40
8" (W) (Sld) Thermoplastic	60	LF	.15	9.00
12" (W) (Sld) Thermoplastic	0	LF	.20	0.00
24" (W/Y) (Sld) Thermoplastic	132	LF	.30	39.60
Word "ONLY" (W) Thermoplastic	2	EA	15.00	30.00
"ARROWS" (W) Thermoplastic	2	EA	15.00	30.00
REFL THERMOPLASTIC PAV MRK				
4"(W/Y) (Sld/Brk) Thermoplastic	7,364	LF	.46	3387.44
8" (W) (Sld) Thermoplastic	60	LF	.75	45.00
12" (W) (Sld) Thermoplastic	0	LF	4.00	0.00
24" (W/Y) (Sld) Thermoplastic	132	LF	7.00	924.00
Word "ONLY" (W) Thermoplastic	2	EA	200.00	400.00
"ARROWS" (W) Thermoplastic	2	EA	180.00	360.00
TOTAL: 7716.24				

Bidder's Initials: 

2. ADDRESS: 14TH Ave. N. from 6th St. N. to Bay St

BID ITEM DESCRIPTION	ESTIMATED QUANTITIES	UNIT	UNIT PRICE	LINE TOTAL
ELIMINATE EXISTING ITEMS:				
4"(W/Y) (Sld/Brk) Thermoplastic	7,684	LF	.20	1536.80
8" (W) (Sld) Thermoplastic	0	LF	.50	0.00
12" (W) (Sld) Thermoplastic	795	LF	.80	636.00
16" (W) (Sld) Thermoplastic	0	LF	1.00	0.00
24" (W/Y) (Sld) Thermoplastic	484	LF	1.00	484.00
Word "ONLY" (W) Thermoplastic	0	EA	30.00	0.00
"ARROWS" (W) Thermoplastic	0	EA	30.00	0.00
SURFACE, PREP, SEALER, & LAYOUT				
4"(W/Y) (Sld/Brk)	7,684	LF	.10	768.40
8" (W) (Sld)	0	LF	.15	0.00
12" (W) (Sld)	795	LF	.20	159.00
16" (Sld)	0	LF	.20	0.00
24" (Sld)	484	LF	.30	145.20
Word "ONLY" (W)	0	EA	15.00	0.00
"ARROWS" (W)	0	EA	15.00	0.00
REFL THERMOPLASTIC PAV MRK				
4"(W/Y) (Sld/Brk) Thermoplastic	7,684	LF	.46	3534.64
8" (W) (Sld) Thermoplastic	0	LF	.75	0.00
12" (W) (Sld) Thermoplastic	795	LF	4	3180.00
16" (W) (Sld) Thermoplastic	0	LF	7.00	0.00
24" (W/Y) (Sld) Thermoplastic	484	LF	7.00	3388.00
Word "ONLY" (W) Thermoplastic	0	EA	200.00	0.00
"ARROWS" (W) Thermoplastic	0	EA	186.00	0.00
TOTAL: 13,832.04				

Bidder's Initials: M

3. ADDRESS: 14TH Ave. N. from 9th Ave. N. to Texas Ave

BID ITEM DESCRIPTION	ESTIMATED QUANTITIES	UNIT	UNIT PRICE	LINE TOTAL
ELIMINATE EXISTING ITEMS:				
4"(W/Y) (Sld/Brk) Thermoplastic	4,800	LF	.20	960.00
8" (W) (Sld) Thermoplastic	400	LF	.50	200.00
12" (W) (Sld) Thermoplastic	400	LF	.80	320.00
24" (W/Y) (Sld) Thermoplastic	110	LF	1.00	110.00
Word "ONLY" (W) Thermoplastic	6	EA	30.00	180.00
"ARROWS" (W) Thermoplastic	8	EA	30.00	240.00
SURFACE, PREP, SEALER, & LAYOUT				
4"(W/Y) (Sld/Brk)	4,800	LF	.10	480.00
8" (W) (Sld)	400	LF	.15	60.00
12" (W) (Sld)	400	LF	.20	80.00
24" (Sld)	110	LF	.30	33.00
Word "ONLY"	6	EA	15.00	90.00
"ARROWS"	8	EA	15.00	120.00
REFL THERMOPLASTIC PAV MRK				
4"(W/Y) (Sld/Brk) Thermoplastic	4,800	LF	.46	2208.00
8" (W) (Sld) Thermoplastic	400	LF	.75	300.00
12" (W) (Sld) Thermoplastic	400	LF	4.00	1600.00
24" (W/Y) (Sld) Thermoplastic	110	LF	7.00	770.00
Word "ONLY" (W) Thermoplastic	6	EA	200.00	1200.00
"ARROWS" (W) Thermoplastic	8	EA	180.00	1440.00
TOTAL: 10,391.00				

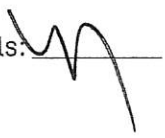
Bidder's Initials: W

4. ADDRESS: Dike Rd. from Bay St. to Skyline Dr.				
BID ITEM DESCRIPTION	ESTIMATED QUANTITIES	UNIT	UNIT PRICE	LINE TOTAL
ELIMINATE EXISTING ITEMS:				
4"(W/Y) (Sld/Brk) Thermoplastic	6,508	LF	.20	1301.60
8" (W) (Sld) Thermoplastic	90	LF	.50	45.00
12" (W) (Sld) Thermoplastic	0	LF	.80	0.00
24" (W/Y) (Sld) Thermoplastic	384	LF	1.00	384.00
Word "ONLY" (W) Thermoplastic	1	EA	30.00	30.00
"ARROWS" (W) Thermoplastic	1	EA	30.00	30.00
SURFACE, PREP, SEALER, & LAYOUT				
4"(W/Y) (Sld/Brk) Thermoplastic	6,508	LF	.10	650.80
8" (W) (Sid) Thermoplastic	90	LF	.15	13.50
12" (W) (Sld) Thermoplastic	0	LF	.20	0.00
24" (W/Y) (Sid) Thermoplastic	384	LF	.30	115.20
Word "ONLY" (W) Thermoplastic	1	EA	15.00	15.00
"ARROWS" (W) Thermoplastic	1	EA	15.00	15.00
REFL THERMOPLASTIC PAV MRK				
4"(W/Y) (Sld/Brk) Thermoplastic	6,508	LF	.46	2993.68
8" (W) (Sld) Thermoplastic	90	LF	.75	67.50
12" (W) (Sld) Thermoplastic	0	LF	4.00	0.00
24" (W/Y) (Sld) Thermoplastic	384	LF	7.00	2688.00
Word "ONLY" (W) Thermoplastic	1	EA	200.00	200.00
"ARROWS" (W) Thermoplastic	1	EA	180.00	180.00
TOTAL: 8729.28				

Bidder's Initials: M

5. ADDRESS: 25th St. N. from Palmer Hwy to Quaker Dr.

BID ITEM DESCRIPTION	ESTIMATED QUANTITIES	UNIT	UNIT PRICE	LINE TOTAL
ELIMINATE EXISTING ITEMS:				
4"(W/Y) (Sld/Brk) Thermoplastic	26,000	LF	.20	5200.00
8" (W) (Sld) Thermoplastic	400	LF	.50	200.00
12" (W) (Sld) Thermoplastic	3,060	LF	.80	2448.00
16" (W) (Sld) Thermoplastic	0	LF	1.00	0.00
24" (W/Y) (Sld) Thermoplastic	1,400	LF	1.00	1400.00
Word "ONLY" (W) Thermoplastic	10	EA	30.00	300.00
"ARROWS" (W) Thermoplastic	39	EA	30.00	1170.00
SURFACE, PREP, SEALER, & LAYOUT				
4"(Sld/Brk)	26,000	LF	.10	2600.00
8" (Sld)	400	LF	.15	60.00
12" (Sld)	3,060	LF	.20	612.00
16" (Sld)	0		.20	0.00
24" (Sld)	1,400	LF	.30	420.00
Word "ONLY"	10	EA	15.00	150.00
"ARROWS"	39	EA	15.00	585.00
REFL THERMOPLASTIC PAV MRK				
4"(W/Y) (Sld/Brk) Thermoplastic	26,000	LF	.40	10400.00
8" (W) (Sld) Thermoplastic	400	LF	.75	300.00
12" (W) (Sld) Thermoplastic	3,060	LF	3.00	9180.00
16" (W) (Sld) Thermoplastic	0	LF	7.00	0.00
24" (W/Y) (Sld) Thermoplastic	1,400	LF	7.00	9800.00
Word "ONLY" (W) Thermoplastic	10	EA	200.00	2000.00
"ARROWS" (W) Thermoplastic	39	EA	180.00	7020.00
TOTAL: 53,845.00				

Bidder's Initials: 

6. ADDRESS: 5th Ave. N. from 6th St. N. to 21st St. N

BID ITEM DESCRIPTION	ESTIMATED QUANTITIES	UNIT	UNIT PRICE	LINE TOTAL
ELIMINATE EXISTING ITEMS:				
4"(W/Y) (Sld/Brk) Thermoplastic	6,200	LF	.20	1240.00
8" (W) (Sld) Thermoplastic	830	LF	.50	415.00
12" (W) (Sld) Thermoplastic	1,800	LF	.80	1440.00
16" (W) (Sld) Thermoplastic	0	LF	.80	0.00
24" (W/Y) (Sld) Thermoplastic	620	LF	1.00	620.00
Word "ONLY" (W) Thermoplastic	4	EA	30.00	120.00
"ARROWS" (W) Thermoplastic	4	EA	30.00	120.00
4"(W/Y) (Sld/Brk) Thermoplastic Parking Stalls	250	LF	.20	50.00
SURFACE, PREP, SEALER, & LAYOUT				
4"(Sld/Brk)	6,200	LF	.10	620.00
8" (Sid)	830	LF	.15	124.50
12" (Sld)	1,800	LF	.20	360.00
16" (Sld)	0		.20	0.00
24" (Sid)	620	LF	.30	186.00
Word "ONLY"	4	EA	15.00	60.00
"ARROWS"	4	EA	15.00	60.00
4"(W/Y) (Sld/Brk) Thermoplastic Parking Stalls	250	LF	.10	25.00
REFL THERMOPLASTIC PAV MRK				
4"(W/Y) (Sld/Brk) Thermoplastic	6200	LF	.46	2852.00
8" (W) (Sld) Thermoplastic	830	LF	.75	622.50
12" (W) (Sld) Thermoplastic	1800	LF	4.00	7200.00
16" (W) (Sld) Thermoplastic	0	LF	7.00	0.00
24" (W /Y) (Sld) Thermoplastic	384	LF	7.00	2688.00
Word "ONLY" (W) Thermoplastic	1	EA	200.00	200.00
"ARROWS" (W) Thermoplastic	1	EA	180.00	180.00
4"(W/Y) (Sld/Brk) Thermoplastic Parking Stalls	250	LF	.46	115.00
TOTAL: 19,298.00				

Bidder's Initials: 

7. ADDRESS: Loop 197 N. from Hwy 146 to 19th Ave N. (Stop Bars & Markings ONLY)

BID ITEM DESCRIPTION	ESTIMATED QUANTITIES	UNIT	UNIT PRICE	LINE TOTAL
ELIMINATE EXISTING ITEMS:				
12" (W) (SI) Thermoplastic	5,000	LF	.80	4000.00
8" (W) (Sld) Thermoplastic	0	LF	.50	0.00
12" (W) (Sld) Thermoplastic	0	LF	.80	0.00
16" (W) (Sld) Thermoplastic	0	LF	.80	0.00
24" (W/Y) (Sld) Thermoplastic	1,700	LF	1.00	1700.00
Word "ONLY" (W) Thermoplastic (at Traffic Signals)	21	EA	30.00	630.00
"ARROWS" (W) Thermoplastic (at Traffic Signals)	31	EA	30.00	930.00
SURFACE, PREP, SEALER, & LAYOUT				
4"(Sld/Brk)	5,000	LF	.10	500.00
8" (Sid)	0	LF	.15	0.00
12" (Sld)	0	LF	.20	0.00
16" (Sld)	0		.20	0.00
24" (Sid)	1,700	LF	.30	510.00
Word "ONLY" (at Traffic Signals)	21	EA	15.00	315.00
"ARROWS" (at Traffic Signals)	31	EA	15.00	465.00
REFL THERMOPLASTIC PAV MRK				
4"(W/Y) (Sld/Brk) Thermoplastic	5,000	LF	.46	2300.00
8" (W) (Sld) Thermoplastic	0	LF	.75	0.00
12" (W) (Sld) Thermoplastic	0	LF	4.00	0.00
16" (W) (Sld) Thermoplastic	0	LF	7.00	0.00
24" (W/Y) (Sld) Thermoplastic	1,700	LF	7.00	11900.00
Word "ONLY" (W) Thermoplastic (at Traffic Signals)	21	EA	200.00	4200.00
"ARROWS" (W) Thermoplastic (at Traffic Signals)	31	EA	180.00	5580.00
TOTAL: 33,030.00				

Bidder's Initials: W

8. REMOVE EXISTING AND INSTALL NEW SOLAR MARKERS ON 6TH STREET N.

BID ITEM DESCRIPTION	ESTIMATED QUANTITIES	UNIT	UNIT PRICE	LINE TOTAL
3 rd Ave. N. @ 6 th Street N. (Median)- Remove/install 2-way Yellow Solar Markers	10	LF	42.50	425.00
4 th Ave. N. @ 6 th Street N. (Median)- Remove/install 2-way Yellow Solar Markers	12	LF	42.50	510.00
4 th Ave. N. @ 6 th Street N. (Median)- Remove/install 1-way Yellow Solar Markers	10	LF	42.50	425.00
5 th Ave. N. @ 6 th Street N. (SW Corner)- Remove/install 1-way Yellow Solar Markers	5	LF	42.50	212.50
5 th Ave. N. @ 6 th Street N. (NE Corner)- Remove/install 1-way Yellow Solar Markers	5	LF	42.50	212.50
6 th Ave. N. @ 6 th Street N. (SW Corner)- Remove/install 1-way Yellow Solar Markers	5	EA	42.50	212.50
6 th Ave. N. @ 6 th Street N. (NE Corner)- Remove/install 1-way Yellow Solar Markers	5	EA	42.50	212.50
7 th Ave. N. @ 6 th Street N. (SW Corner)- Remove/install 1-way Yellow Solar Markers	10	LF	42.50	425.00
7 th Ave. N. @ 6 th Street N. (Median)- Remove/install 2-way Yellow Solar Markers	10	LF	42.50	425.00
8 th Ave. N. @ 6 th Street N. (Median)- Remove/install 2-way Yellow Solar Markers	10	LF	42.50	425.00
TOTAL: 3485.00				

Bidder's Initials: W

GRAND TOTAL: \$ 150,326.56
(Sum of Sheets 1-8)

Respectfully Submitted,
Bidder:

By: Nicholas Olivas

(Authorized Signature by Bidder)

Name: Nicholas Olivas

Title: Managing Member

Date: 7/8/2024



SECTION 5
REFERENCES

Bidder shall provide four (4) references where the Bidder has performed similar to or the same type of services as described herein. Bidder shall provide references not affiliated with the City of Texas City, or any of its employees.

Reference #1:

Client / Company Name:	
Contact Name:	Contact Title:
Phone:	Email:
Date and Scope of Services Provided:	

Reference #2:

Client / Company Name:	
Contact Name:	Contact Title:
Phone:	Email:
Date and Scope of Services Provided:	

Reference #3:

Client / Company Name:	
Contact Name:	Contact Title:
Phone:	Email:
Date and Scope of Services Provided:	

Reference #4:

Client / Company Name:	
Contact Name:	Contact Title:
Phone:	Email:
Date and Scope of Services Provided:	

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE

Semper Striping, LLC

832-908-7830

15435 East FWY STE D Channelview TX 77530

Nick @semperstriping.com

References:

Robert Carter

Carter Construction LLC

713-410-2770

Lowbidrc12@gmail.com

Michael Boenig

Allgood Construction

832-847-4071

michael@allgoodconstruction.com

Jerry "Chip" Lawson

DECO Contractors

713-630-9434

Clawson@decoinc.net

George Chapa

City of League City

281-554-1092

George.chapa@leaguecitytx.gov

DJ Hutchinson

City of Texas City

409-750-2035

djhutchinson@texascitytx.gov

Zach Vogler P.E.

Chambers County

409-267-2708

zsvogler@chamberstx.gov

CITY COMMISSION REGULAR MTG

(6) (c)

Meeting Date: 08/05/2026

Submitted For: Rhomari Leigh, City Secretary

Submitted By: Rhomari Leigh, City Secretary

Department: Administration

Information

ACTION REQUEST

AUTHORIZING THE MAYOR TO EXECUTE AN AGENCY AGREEMENT WITH DYAMXION PARTNERS LLC ("DYMATION") TO ADVISE AND ASSIST TEXAS CITY, TEXAS ("CITY") IN IDENTIFYING, TESTING OF LAND AND WATER FOR, RESPONDING TO, AND RECOVERING DAMAGES AND AVAILABLE FUNDING RELATING TO AFF/PFAS, MICROPLASTICS, AND 1,4-DIOXANE CONTAMINATION

BACKGROUND (Brief Summary)

This resolution ratifies an agency agreement between the City and Dymaxion Partners LLC ("Dymaxion"). The agreement authorizes Dymaxion to act as the City's agent in pursuing recovery of funds related to PFAS (per- and polyfluoroalkyl substances), AFFF firefighting foam, microplastics, and 1,4-dioxane contamination, including participation in a national PFAS drinking water settlement claims process.

Mayor Garza executed the Master Subrogation Agency Agreement with Dymaxion on July 21, 2026, under Section 10 ("Commission Approval Contingency"), which allows the City to enter into the agreement before formal Commission action due to a filing deadline described below. The Commission's action on August 5 is to consider Resolution No. 26-078, which would formally ratify the Mayor's execution of the agreement.

PFAS are a class of manmade chemicals sometimes called "forever chemicals" because they persist in the environment and the human body. They have been used for decades in firefighting foam (AFFF), non-stick and water-resistant products, and various industrial processes. Municipalities like Texas City are commonly exposed through fire department training and response activities, drinking water and wastewater systems, stormwater systems, and general municipal equipment and facilities. The draft resolution frames the City's potential exposure similarly: contamination affecting land, water, equipment, gear, and operations across multiple City departments, including fire services and water and wastewater systems.

3M and DuPont each reached large nationwide settlements to resolve PFAS-related drinking water claims. Participating water systems were divided into two groups.

- Phase 1 covers water systems that detected PFAS in their drinking water before the end of June 2023.
- Phase 2 covers water systems that detected PFAS after that date (and, for the 3M settlement, that also serve more than 3,300 people).

According to a February 2026 National League of Cities article on the settlements, the presiding court recently revised the Phase 2 deadline schedule. Municipalities have until March 31, 2026, to submit Phase 2 testing cost reimbursement claims, and separately, all documentation for the primary Phase 2 Action Fund claim, the main claims submission

covering the bulk of available Phase 2 funding, is due by July 31, 2026.

It further cautions that municipalities eligible for Phase 2 that do not submit claims by these dates will not receive settlement funds and will forfeit their right to pursue future lawsuits against 3M and DuPont over PFAS drinking water contamination.

Scope of Work

Dymaxion is engaged to identify, investigate, coordinate, prepare, submit, and pursue recoveries related to PFAS, AFFF, microplastics, and 1,4-dioxane contamination, including the Phase 2 Action Fund claim, other settlement or grant programs, and potential damages claims for affected equipment, gear, and facilities. Dymaxion may retain laboratories, engineers, consultants, and other experts as needed. Any attorney representing the City must be engaged by the City directly or, with the City Attorney's prior written approval, by Dymaxion and remains subject to the City's oversight of litigation and settlement strategy.

Compensation

Dymaxion's fee is contingent: twenty-five percent (25%) of the gross amount recovered, or the maximum permitted by law if lower. The City owes no upfront fees, retainers, or costs, and owes nothing if no recovery is obtained. All consultants, experts, and other service providers are paid from Dymaxion's contingent fee and do not reduce the City's share. On this fee structure, the City's anticipated net recovery is approximately seventy-five percent (75%) of amounts recovered.

Term and Termination

The agreement runs for two years or until the Phase 2 Action Fund claims process concludes, whichever occurs first. The City may terminate for convenience with thirty (30) days' written notice; in that case, Dymaxion retains its fee only on recoveries already received or subject to a binding settlement, judgment, or award as of termination.

Liability and Governing Law

Dymaxion is an independent contractor with no authority to bind the City beyond what the agreement authorizes. Liability for indirect or consequential damages is limited except in cases of willful misconduct or gross negligence. The agreement is governed by Texas law, with venue in Galveston County.

RECOMMENDATION

Staff recommends that the Commission review the signed agreement and draft resolution in advance of the August 5 meeting, and direct any questions regarding legal terms to the City Attorney.

Fiscal Impact

Funds Available Y/N:

Amount Requested:

Source of Funds:

Account #:

Fiscal Impact:

To be added...?

Attachments

Resolution



RESOLUTION NO. 26-XXX

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGENCY AGREEMENT WITH DYMAXION PARTNERS LLC (“DYMATION”) TO ADVISE AND ASSIST TEXAS CITY, TEXAS (“CITY”) IN IDENTIFYING, TESTING OF LAND AND WATER FOR, RESPONDING TO, AND RECOVERING DAMAGES AND AVAILABLE FUNDING RELATING TO AFFF/PFAS, MICROPLASTICS, AND 1,4-DIOXANE CONTAMINATION, WHICH HAS IMPACTED THE CITY’S DEPARTMENTS WITH AFFECTED GEAR, EQUIPMENT, FACILITIES AND OPERATIONS.

WHEREAS, City of Texas City, Texas has been informed of potential environmental and public health concerns associated with contamination of land, water and equipment from AFFF and Per- and Polyfluoroalkyl Substances (“PFAS”), microplastics, and 1,4-Dioxane; and

WHEREAS, such contaminants may be present in or impact drinking water sources, groundwater, wastewater systems, stormwater systems, public lands, airport operations, fire training activities, fire departments and their gear and equipment and other municipal operations and facilities; and

WHEREAS, the Contaminants have been associated with significant environmental, operational, regulatory, remediation, and public health concerns; and

WHEREAS, the City may be eligible for grants, settlement proceeds, reimbursement programs, insurance recoveries, litigation recoveries, and other forms of funding or recoveries relating to contamination, remediation, monitoring, testing, infrastructure improvements, operational disruption, and related damages; and

WHEREAS, the City has been advised that funding and recovery opportunities may be available through various actions, settlement funds such as the national PFAS water settlement program, state and federal grant programs, and other public or private sources; and

WHEREAS, the City may also have claims for damages relating to contamination or remediation costs and for replacement of impacted gear and equipment and supplies as well as disposal costs associated with its operations and facilities, public water system, wastewater system, fire department activities, airport operations, fire departments and training facilities, land use, infrastructure, and other municipal functions; and

WHEREAS, Dymaxion represents that it is willing to provide advisory, coordination, testing, funding assistance, grant support, expert engagement, claims administration, and other related services to the City on a contingent fee or success-fee basis with no upfront cost to the City; and

WHEREAS, Dymaxion has further represented that it is willing to advance, at its own risk and expense, the costs associated with engaging laboratories, engineers, consultants, testing providers, environmental professionals, attorneys, and other experts and professionals necessary to assist the City in evaluating and pursuing available claims, funding, and recovery opportunities; and

WHEREAS, the City desires to retain Dymaxion as its agent to assist in evaluating contamination risks, conducting or coordinating testing, identifying potential claims and funding opportunities, preparing applications, and pursuing recovery from all available sources; and

WHEREAS, the City Commission finds that entering into such an agreement is in the best interests of the City and its residents because it will allow the City to investigate potential contamination, preserve legal rights, pursue available funding, and address potential public health and environmental concerns without requiring upfront expenditures by the City; and

WHEREAS, the City Commission further finds that certain settlement programs, grant opportunities, litigation deadlines, and regulatory requirements may impose time-sensitive obligations upon the City, making prompt action necessary;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Texas City, Texas, as follows:

Section 1. The Mayor is hereby authorized to negotiate and execute, on behalf of the City of Texas City, Texas (“City”), an agency agreement with Dymaxion to provide advisory, coordination, testing, funding, grant, claims administration, and related support services concerning PFAS, microplastics, and 1,4-Dioxane, and related contamination issues.

Section 2. Such agreement may authorize Dymaxion to:

- (a) Coordinate and arrange for environmental testing, laboratory services, engineering reviews, and expert analysis in support of recovering or accessing funding from a variety of sources;
- (b) Assist in identifying, applying for, and securing grants, settlements, awards, reimbursement funds, and other available funding sources;
- (c) Assist in identifying, investigating, preserving, and pursuing claims for damages or other relief relating to contamination and related harms;
- (d) Engage consultants, engineers, laboratories, environmental professionals, and other service providers as necessary; provided, that any attorney retained to represent the City shall be engaged only with the prior written approval of the City Attorney;
- (e) Advance the costs of such services subject to the terms of the agreement; and
- (f) Within the bounds of the requirements for the funding opportunities Dymaxion will perform required additional services as may be necessary to assist the City in responding to the at issue concerns and maximizing available recoveries.

Section 3. The agreement shall provide that the City shall have no obligation to pay

upfront fees and that compensation to Dymaxion shall be contingent upon or otherwise tied to successful recovery, funding, reimbursement, settlement proceeds, or other monies obtained on behalf of the City, as more fully set forth in the agreement.

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 Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution 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 Resolution, since the same would have been enacted by the City Commission without incorporation in this Resolution of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 5. All rights and privileges of the City of Texas City are expressly saved as to any and all violations of the provisions of any Resolution affecting land use or development, which have accrued at the time of the effective date of this Resolution; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Resolution, same shall not be affected by this Resolution but may be prosecuted until final disposition by the courts.

Section 6. This Resolution shall be effective immediately upon the passage, approval, and publication as required by law.

PASSED AND APPROVED this the ____ day of _____, 2026.

By: _____
Abel Garza, Jr., Mayor

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG**(6) (d)****Meeting Date:** 08/05/2026

Resolution No. 2026-079 to extend the Independent Contractor Agreement between the City of Texas City and Laura Boyd to continue providing Interim Financial Services.

Submitted For: Jennifer Price, Human Resources**Submitted By:** Jennifer Price, Human Resources**Department:** Human Resources

Information**ACTION REQUEST**

Consider and take action on Resolution No. 2026-079 to extend the Independent Contractor Agreement between the City of Texas City and Laura Boyd to continue providing Interim Financial Services.

BACKGROUND (Brief Summary)

The Independent Contractor Agreement between the City of Texas City and Laura Boyd for Interim Financial Services was authorized on May 21, 2026. Staff recommends extending the agreement and requests funding not to exceed \$130,000 through approximately December 31, 2026. Should actual costs be lower than the authorized amount, funds will be returned to the General Fund.

RECOMMENDATION

Staff recommends extending the agreement and requests funding not to exceed \$130,000 through approximately December 31, 2026. Should actual costs be lower than the authorized amount, funds will be returned to the General Fund.

Fiscal Impact**Funds Available Y/N:****Amount Requested:** 130,000.00**Source of Funds:****Account #:****Fiscal Impact:**

Attachments

Independent Contractor Agreement - Laura Boyd



INDEPENDENT CONTRACTOR AGREEMENT

This Independent Contractor Agreement ("Agreement") is by and between the City of Texas City, Texas, a home-rule municipality, ("City") and Laura Boyd ("Consultant") referred to collectively as the "Parties."

WHEREAS the Consultant desires to provide certain Consultant services set out in this Agreement, and the City desires to retain the Consultant to provide such services.

IN CONSIDERATION of the mutual promises made in this Agreement, and for other good and valuable consideration, the Parties agree as follows:

1. Scope of Work. The City engages the Consultant to furnish the work described in Exhibit "A" attached to this Agreement (the "Work") at the times specified in Exhibit "A" and the Consultant agrees to furnish the Work as specified.

2. Price and Payment. The City agrees to pay the Consultant per the terms set out in Exhibit "A", and the Consultant agrees to accept such amounts as full payment for all work performed for the City, and to sign affidavits and/or receipts as the City may request to acknowledge payment.

3. Consultant Relationship. The Consultant is a consultant and is not an employee, servant, agent, partner, or joint venturer of the City. The City shall determine the Work to be done by the Consultant, but the Consultant shall determine the legal means by which the Work is accomplished. The Consultant agrees to comply with all applicable laws, statutes, and regulations relating to providing the Work, including but not limited to environmental laws, employment laws, safety regulations, and any other applicable laws, statutes, or regulations.

4. Taxes and Benefits. The Consultant shall be responsible to pay all taxes as required by law. The City is not responsible to withhold, and shall not withhold, taxes of any kind from any payments due to the Consultant. Neither the Consultant (nor the Consultant's employees, if any) shall be entitled to receive any benefits from the City, including but not limited to worker's compensation, unemployment compensation, medical insurance, life insurance, paid vacations, paid holidays, pension, profit sharing or Social Security.

5. Risk. The Consultant shall perform the Work at Consultant's own risk.

6. Assignment. The Consultant may not assign any or all of its rights or duties under this Agreement at any time without the advance written consent of the City.

7. Term and Termination. This Agreement is effective on the date the Agreement is signed by the City (unless an Effective Date is specified in Exhibit "A") and shall continue on a month-to-month basis until terminated by either Party upon written notice to the other. Any such termination shall not affect the City's obligation to pay the Consultant for Work performed before the date of termination.

8. Entire Agreement. This Agreement is the entire agreement between the Parties and supersedes all prior negotiations, discussions, or communications regarding the subject matter of the Agreement. Neither Party is relying on any representation or promise not expressly stated in this Agreement. This Agreement may not be supplemented, amended, or revised unless in writing and signed by the Parties.

9. Severability. If any part of this Agreement is determined to be unenforceable by a court or tribunal of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect.

10. Choice of Law. This Agreement is made and shall be enforced under the laws of the State of Texas, without regard to its provisions concerning the choice of law.

11. Attorney's Fees. If any legal action arises under this Agreement or because of any alleged breach of it, the prevailing party shall be entitled to recover all costs and expenses, including reasonable attorney's fees incurred in enforcing or attempting to enforce any of the terms, covenants, or conditions, including costs incurred before the commencement of legal action, and all costs and expenses, including reasonable attorney's fees, incurred in any appeal from an action brought to enforce any of the terms, covenants, or conditions. For purposes of this section, "Prevailing party" includes without limitation a party who agrees to dismiss a suit or proceeding upon the other's payment or performance of substantially the relief sought.

12. Notices. All notices permitted or required under this Agreement shall be sent by electronic mail or Certified Mail to the addresses set forth in the Agreement. Either Party may change the address for notice by providing written notice of such change per this paragraph to the other Party.

13. Indemnity. Consultant hereby agrees to defend, release, indemnify, and hold harmless City, from all losses, costs, expenses, and causes of action (including attorney's fees and court costs) for loss or damage to property, and for injuries or illness to persons and death arising out of, incident to, or in connection with, any and all operations and activities under this Agreement and which are asserted by or arise in favor of consultant, whether or not such losses, costs, expenses, injuries, death, or causes of action are caused or contributed to by the negligence, omission, strict liability or contractual liability, or fault of any member of the client group and whether or not caused by a pre-existing condition.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed on their behalf as of the day of the year first above written.

Dated this 21st day of May 2026.

City of Texas City, Texas

Laura Boyd

By: Abel Garza
Printed Name: Abel Garza
Title: Mayor
Date: 5-21-26

By: Laura R. Boyd
Printed Name: LAURA R. BOYD
Date: 5/21/2026

EXHIBIT "A"

Scope of Work:	1. Consultant shall provide: Interim Financial Services
Price:	1. The City shall pay the Consultant as follows for Work performed under this Agreement as follows: <i>An amount not to exceed \$49,999 at an hourly rate of \$130 per hour of work performed as directed by the Mayor of the City of Texas City.</i> 2. Invoice to be submitted bi-weekly and to be paid within fourteen (14) days upon submittal.
Effective Date:	May 21, 2026

CITY COMMISSION REGULAR MTG

(6) (e)

Meeting Date: 08/05/2026

Program Year 2026 CDBG Annual Action Plan and Authorization to Submit Plan to HUD

Submitted For: Patricia Mata, Community Development/ Grant Admin

Submitted By: Patricia Mata, Community Development/ Grant Admin

Department: Community Development/ Grant Admin

Information

ACTION REQUEST

Consideration and approval of the Program Year (PY) 2026 Community Development Block Grant (CDBG) Annual Action Plan and authorization to submit the plan and all required certifications and supporting documentation to the U.S. Department of Housing and Urban Development (HUD).

BACKGROUND (Brief Summary)

The Program Year (PY) 2026 Annual Action Plan outlines the City's proposed use of Community Development Block Grant (CDBG) entitlement funds in accordance with the priorities and objectives established in the City's 2025–2029 Consolidated Plan. The Annual Action Plan serves as HUD's required annual implementation document and identifies the activities the City proposes to undertake during the program year to address local community development and housing needs. For PY 2026, the City has been allocated **\$475,757.00** in CDBG funding. The proposed funding recommendations have been developed in compliance with HUD regulations and statutory expenditure limitations, including the 15 percent cap for public service activities and the 20 percent cap for administration and planning activities.

The proposed PY 2026 activities are intended to further the national objectives of the CDBG Program by benefiting low- and moderate-income residents through investments in public services, housing rehabilitation, neighborhood improvements, and program administration. The proposed funding allocations include:

Integrated Community Services and Assistance Program (\$32,400.00)

Prior year and this year's funding will support eligible public service activities, including nonprofit grant programs, Navigation Day services, legal assistance, youth services, and mental health services provided at the Sanders Center and Moore Memorial Public Library. These activities are intended to expand access to supportive services, improve community well-being, and strengthen coordination among service providers serving low- and moderate-income residents.

Neighborhood and Public Facilities Improvements (\$18,357.00)

Prior year and this year's funding will support eligible public infrastructure and neighborhood enhancement projects, including broadband expansion, neighborhood way finding signage, park improvements, tree planning, and streetscape improvements within qualifying low- and moderate-income areas. These investments are intended to improve accessibility, connectivity, neighborhood identity, and public spaces.

Housing Rehabilitation and Repair Program (\$385,000.00)

Funding will provide rehabilitation assistance for approximately 15 owner-occupied homes,

including lead-based paint risk assessments and remediation, as needed. The program is designed to preserve affordable housing, improve housing quality, eliminate health and safety hazards, and promote long-term housing stability for eligible homeowners.

Administration and Planning (\$40,000.00)

Funding, together with eligible prior-year administrative funds, will support the administration and oversight of the CDBG Program, including grant management software, professional services, legal notices, staff training, fair housing activities, and other eligible planning and compliance functions necessary to ensure effective program administration and compliance with HUD requirements.

Approval of the Annual Action Plan will allow the City to submit the required plan to HUD and continue implementation of its Community Development Block Grant Program for Program Year 2026.

RECOMMENDATION

Staff recommends approval of the Program Year 2026 Community Development Block Grant (CDBG) Annual Action Plan and authorization for the Mayor to submit the Plan and all required certifications and supporting documentation to the U.S. Department of Housing and Urban Development (HUD).

Fiscal Impact

Funds Available Y/N:

Amount Requested:

Source of Funds:

Account #:

Fiscal Impact:

Approval of this item authorizes the expenditure of the City's \$475,757.00 Program Year 2026 Community Development Block Grant allocation. All proposed activities will be funded entirely through federal CDBG entitlement funds and administered in accordance with HUD regulations, applicable federal requirements, and the City's adopted 2025–2029 Consolidated Plan.

Attachments

Cover Sheet

PY 26 AAP Draft

Public Comments

GDN 26 AAP Proof ESP

GDN 26 AAP Proof ENG



ANNUAL ACTION PLAN

Program Year 2026

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Executive Summary

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

1. Introduction

The PY 2026 Annual Action Plan outlines the City's proposed use of Community Development Block Grant (CDBG) funds in alignment with the priorities and objectives established in the 2025–2029 Consolidated Plan. The PY 2026 allocation is \$475,757.00. The allocation will be distributed among the proposed activities, which are designed to address identified community needs through investments in public services, housing rehabilitation, public infrastructure, and program administration. Consistent with the goals of the Consolidated Plan, the City will focus on improving the quality of life for low- and moderate-income residents by expanding access to essential services, supporting safe and standard housing, promoting community development, and strengthening public facilities and infrastructure.

The Annual Action Plan identifies activities that are expected to provide measurable community benefit while meeting applicable HUD national objectives and regulatory requirements. Funding allocations have been developed in accordance with CDBG program expenditure limitations, including the statutory caps for public services, administration, and planning activities.

2. Summarize the objectives and outcomes identified in the Plan

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

The PY 2026 Annual Action Plan supports the City's strategic objectives of providing decent housing, creating suitable living environments, and expanding economic and community opportunities for low- and moderate-income persons. Proposed activities are intended to produce both immediate and long-term community impacts through coordinated public service delivery, housing investment, infrastructure improvements, and program oversight.

Integrated Community Services and Assistance Program \$32,400.00

Public service activities, funded within the allowable 15 percent cap, are intended to strengthen community support systems and improve access to critical services for vulnerable populations. Funding will support nonprofit grant activities, Navigation Day services, legal assistance, youth services, and mental health services provided at Sanders Center and Moore Memorial Public Library locations.

These activities are expected to:

- Increase access to supportive services for low- and moderate-income residents;
- Improve access to legal guidance, mental health resources, and service navigation assistance;
- Support community stability and individual well-being; and
- Enhance coordination between community organizations and residents in need of services.

Neighborhood and Public Facilities Improvements \$18,357

Public facilities and infrastructure funding will support broadband extension improvements, neighborhood wayfinding signage, park improvements, and beautification activities within eligible low- and moderate-income areas. Planned improvements are intended to enhance community connectivity, improve neighborhood identity, increase accessibility to public spaces and resources, and promote safer environments for residents. Beautification activities may include enhancements to streetscapes, parks, public spaces, landscaping, and related community appearance improvements that contribute to neighborhood revitalization efforts.

Expected outcomes include:

- Expanded broadband accessibility for residents and communities;
- Improved public infrastructure and neighborhood connectivity;
- Enhanced accessibility and navigation through the installation of wayfinding signage;
- Improved public parks and recreational amenities serving low- and moderate-income neighborhoods

Housing Rehabilitation and Repair \$385,000

The housing rehabilitation program will provide funding for the rehabilitation of approximately 15 owner-occupied homes, with an estimated investment of \$20,000 per home, lead-based paint risk assessment inspections with remediation as needed, and inspection services. The program is intended to preserve the existing affordable housing stock and assist low- and moderate-income homeowners in maintaining safe and habitable living conditions.

Expected outcomes:

- Improvement of housing quality and safety conditions;
- Preservation of affordable owner-occupied housing;
- Reduction of health and safety hazards within assisted homes; and
- Increased housing stability for eligible households.

Administration and Planning \$ 40,000.00

Administration and planning activities, funded within the allowable 20 percent cap, will support effective management, oversight, and compliance of the CDBG program. Funding will include software systems, professional services, legal notices and postings, staff training, and fair housing activities.

These activities are expected to ensure compliance with HUD regulations and federal requirements, support staff professional development, and promote fair housing awareness and equal access to housing opportunities.

3. Evaluation of past performance

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

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

The City's PY 2026 Annual Action Plan was developed based on identified community priorities, ongoing needs assessments through consultation with multidisciplinary organizations, the accomplishments and performance outcomes documented in the Texas City 2024 Consolidated Annual Performance and Evaluation Report (CAPER), and on going programming for PY 2025. The 2024 CAPER demonstrated continued demand for housing assistance, public services, and community-based support activities serving low- and moderate-income residents throughout the City.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Texas City Citizen Participation Plan requires two public hearings for the Annual Action Plan. The first hearing for the PY' 26 Action Plan was held on June 3, 2026, as a part of the City Commission meeting agenda. The second hearing will be held on July 1, 2026, as part of the City Commission meeting agenda, as part of the development phase. Citizens will have access to the draft version of the PY'26 Annual Action Plan on the City of Texas City's website, as well as hard copies made available in the Moore Memorial Public Library and City Hall Annex buildings. The CDBG Citizen Advisory Committee received an electronic copy of PY' 26 APP.

5. Summary of public comments

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

Ongoing process.

Comments collected voiced concerns over the visibility of the program. Recommendations and concerns were not regarding the proposed core projects and goals.

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

All comments and views were accepted.

7. Summary

The CDD will take the comments received into consideration to improve the visibility of the actions planned and accomplished. The overall draft and program plans were received by the public, the Citizens Advisory Committee, and the city administration.

DRAFT

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

Attn: Community Development Director

Address: 928 5th Avenue North, Texas City, TX 77590

Phone: (409) 643-5731

Email: communitydevelopment@texascitytx.gov

Website: <https://www.texascitytx.gov>

DRAFT

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Texas City Community Development Department has continued to strengthen collaborative partnerships and engage with a broad network of agencies, organizations, and community stakeholders while expanding its participation in regional coalitions and coordinated service efforts. In preparation for the PY 2026 Annual Action Plan, the City conducted comprehensive citizen participation activities that included stakeholder working group meetings, interviews with City staff, outreach to residents of the Texas City Housing Authority, and consultation with health, mental health, and social service providers. Consistent with the City's citizen participation process, at least two public meetings are conducted annually during the development of the Annual Action Plan. Input and recommendations received from residents, civic organizations, public agencies, service providers, and community stakeholders played a significant role in shaping the priorities, strategies, and funding recommendations included in the PY 2026 Annual Action Plan. Coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies provides insight into services and practices currently in place, identifies gaps in services, and prevents duplication of services.

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

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

- **Gulf Coast Center:** The Department works closely with this organization to identify and address the specific needs of homeless individuals and families within Texas City. This includes a focus on chronically homeless individuals, families with children, veterans, and unaccompanied youth. The Coordinated Entry system plays a vital role in this collaboration, streamlining the referral process and ensuring efficient access to appropriate housing and support services as the county's local Continuum of Care.
- **Texas City Housing Authority:** The Department works with the Texas City Housing Authority to identify the needs and potential solutions to provide affordable housing for low and moderate income residents. The two organizations exchange data, refer clients, and find ways to align goals to improve access to stable and secure housing for LMI residents.

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

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

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

The City does not receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Craving For A Change
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and Craving for a Change staff met to discuss the needs of the agency's low-income clients and identified gaps in mental health services for youth and adults in the City of Texas City. Areas of improver coordination were in mental health promotion, especially in strengthening public service projects and activities in the next Program Year.
2	Agency/Group/Organization	Endeavors Inc
	Agency/Group/Organization Type	Services-homeless Services-Health Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and Endeavors staff met to discuss services provided, opportunities for partnerships, and strategies for homelessness prevention among veterans and LMI residents. It is anticipated that the two organizations will continue to exchange strategies and resources to prevent homelessness and promote Fair Housing especially among underserved residents in the upcoming Program Year.

3	Agency/Group/Organization	The Gulf Coast Center
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and Gulf Coast Center staff met as a local Continuum of Care consultation, specifically regarding the homelessness prevention strategy, current needs and gaps, trends leading to homelessness, and circumstances leading to homelessness for clientele. It is anticipated that from this, the Community Development department will strengthen anti-homelessness strategies and initiatives.
4	Agency/Group/Organization	Texas City Economic Development Corporation
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and Economic Development staff met to align needs and priorities of both departments to boost neighborhood revitalization and beautification efforts to promote business low-to-moderate income areas. It is anticipated that the two organizations will continue to discuss strategies to improve the economic prosperity and promote low-to-moderate income areas and business owners in Texas City.

5	Agency/Group/Organization	Everybody's Place
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and Everybody's Place staff met to address needs for families fleeing domestic violence and for unaccompanied youth experiencing homelessness. It is anticipated that the two organizations will exchange information to develop initiatives and programming to improve the lives of these populations, who are often low-to-moderate income.
6	Agency/Group/Organization	Moore Memorial Public Library
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Education Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and Moore Memorial Public Library staff met to discuss the centrality of the library for many low-to-moderate income residents and initiatives that could support these populations. It is anticipated that the two departments will partner to develop sustainable programming and services aimed at improving LMI residents' access to broadband, accessibility, mental health services, legal services, and more.
7	Agency/Group/Organization	City of Texas City, Dept. of Emergency Management
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Emergency Management for LMI residents
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and Emergency Management staff met to discuss potential initiatives to aid in emergencies and the effect of emergencies on homeless populations. It is anticipated that the two departments will exchange information to develop initiatives and programming to improve the lives of these populations.
8	Agency/Group/Organization	Dept. of Recreation & Tourism
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and Recreation & Tourism staff met to address needs for LMI youth and families and seniors in Texas City. It is anticipated that the two departments will partner to develop initiatives aimed at beautification of LMAs and improving LMI residents' access to wellness, accessibility, mental health services, and more.
9	Agency/Group/Organization	City of Texas City - Information Technology Department
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and Information and Technology staff met to address the needs of narrowing the digital divide for LMI and homeless Texas City residents. It is anticipated that the two departments will partner to further discuss and develop services aimed at increasing access to broadband internet in LMAs through Xfinity Internet provider.
10	Agency/Group/Organization	Texas City Public Works Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Management of public streets, land, and water
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff and Public Works staff met to address the public improvements and infrastructure gaps in LMAs. It is anticipated that the two departments will partner to create projects that improve the public infrastructure in LMAs around Texas City.

11	Agency/Group/Organization	Texas City Housing Authority
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Department and the TCHA Executive Director discussed current disparities in housing and initiatives from the two organizations that promote homeownership among LMI residents. It is anticipated that the two organizations will continue sharing and exchanging needs, trends, and data regarding housing services.

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

There were no agency types not consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Texas Homeless Network	The strategic plan submitted by the City is in direct connection with the Texas Homeless Network, whereby the City acts as a conduit as a referral service to the services and homeless programs that the Network currently has in place.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The City of Texas City Citizen Participation Plan requires two public hearings for the Annual Action Plan. The first hearing for the PY 26 Action Plan will be held on June 3, 2026, as part of the City Commission meeting agenda. The second hearing will be held on July 1, 2026, as part of the City Commission meeting agenda, as part of the development phase.

The plan draft will be sent to the CDBG Citizen Advisory Committee, as well as an invitation for members to attend the public hearing. Citizens will also be given access to the draft version of the PY 26 Annual Action Plan on the City of Texas City's website, as well as hard copies made available in the Moore Memorial Public Library and City Hall Annex buildings.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/ broad community	0	No comments received	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/ broad community	Most comments were made about the overall program and how visibility can improve, not the planned programs presented.	3	All comments accepted	youtube.com/watch?v=EHa2la3k90o&feature=youtu.be
3	Public Meeting	Non-targeted/ broad community	Summary of comments included locating advertising, educating the public, including the senior community, and CAPER information.	4	All comments accepted	youtube.com/watch?v=EHa2la3k90o&feature=youtu.be
4	Internet Outreach	Non-targeted/ broad community	Online audience.	No comments received.	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	475,757.00	0.00	1,255,486.77	1,731,243.77	1,255,007.00	The City is prioritizing the four core projects to reach goals established.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Admin and Planning	243,000.00	0.00	0.00	243,000.00	357,000.00	The City of Texas City anticipates allocating \$243,000 from the General Fund in PY 2026 and FY 2027 to cover salaries and benefits for the Community Development Department. For the remainder of the Consolidated Plan period, an additional \$600,000 is anticipated to support these personnel costs, ensuring adequate staffing and capacity to carry out the City's community development goals.

Table 5 - Expected Resources – Priority Table

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

While the City of Texas City’s Community Development Block Grant (CDBG) allocation for Program Year 2026 does not include formal matching requirements, federal funds are strategically leveraged to enhance the impact of available resources. CDBG activities are supported by local funding, primarily in the form of in-kind support through department salaries and administrative capacity. These local contributions allow the City to implement and manage CDBG-funded projects efficiently without diverting grant funds from direct services or infrastructure improvements.

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

At this time, the City of Texas City does not have publicly owned land that is actively designated for use in addressing the housing or community development needs identified in this Consolidated Plan.

Discussion

The City of Texas City continues to take a strategic and resource-conscious approach to implementing its Community Development Block Grant (CDBG) program. With a confirmed allocation of \$475,757 for Program Year 2026, the City will focus its efforts on preserving and improving affordable housing, improving infrastructure and neighborhood conditions, supporting vulnerable residents, and enhancing community planning capacity.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Infrastructure and Neighborhood Conditions	2025	2029	Non-Housing Community Development	Greater Chelsea Manor City Wide 1867 Settlement District	Public Infrastructure and Neighborhood Improvement Neighborhood Revitalization	CDBG: \$18,357.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
2	Support Public Services for Vulnerable Residents	2025	2029	Non-Housing Community Development	Greater Chelsea Manor City Wide 1867 Settlement District	Public Services for Vulnerable Populations	CDBG: \$32,400.00	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Homelessness Prevention: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Preserve and Improve Affordable Housing	2025	2029	Affordable Housing	Greater Chelsea Manor City Wide 1867 Settlement District	Housing Rehabilitation and Preservation	CDBG: \$385,000.00	Homeowner Housing Rehabilitated: 15 Household Housing Unit
4	Enhance Community Planning and Capacity	2025	2029	Planning & Administration	Greater Chelsea Manor City Wide 1867 Settlement District	Housing Rehabilitation and Preservation Economic Opportunity and Stability Public Infrastructure and Neighborhood Improvement Public Services for Vulnerable Populations Fair Housing Education & Outreach Neighborhood Revitalization	CDBG: \$40,000.00 General Fund: \$.00	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Infrastructure and Neighborhood Conditions
	Goal Description	Public facilities and infrastructure funding will support broadband extension improvements, neighborhood wayfinding signage, park improvements, and beautification activities within eligible low- and moderate-income areas. Planned improvements are intended to enhance community connectivity, improve neighborhood identity, increase accessibility to public spaces and resources, and promote safer environments for residents.
2	Goal Name	Support Public Services for Vulnerable Residents
	Goal Description	Community Wellness and Prevention Program
3	Goal Name	Preserve and Improve Affordable Housing
	Goal Description	The housing rehabilitation program will provide funding for the rehabilitation of approximately 15 owner-occupied homes, with an estimated investment of \$20,000 per home and lead based paint risk assessment inspections with remediation as needed.
4	Goal Name	Enhance Community Planning and Capacity
	Goal Description	Funding will include software systems, professional services, legal notices and postings, staff training, and fair housing activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The PY 2026 Annual Action Plan supports the City’s strategic objectives of providing decent housing, creating suitable living environments, and expanding community opportunities for low- and moderate-income residents. Proposed activities aim to generate both immediate and long-term community benefits through coordinated public service delivery, affordable housing via housing investment and rehabilitation/repair programs, infrastructure improvements, and program oversight.

Projects

#	Project Name
1	Neighborhood and Public Facilities Improvements
2	Integrated Community Services and Assistance Program
3	Housing Rehabilitation and Repair
4	Administration & Planning

Table 7 - Project Information

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

Several obstacles continue to affect the City’s ability to fully address underserved needs. Limited federal resources remain a significant challenge, as available funding is insufficient to meet the growing demand for affordable housing, supportive services, infrastructure improvements, and homelessness prevention assistance. Rising construction costs, labor shortages, inflation, and supply chain disruptions have increased the cost of completing housing and public improvement projects, reducing the number of activities that can be funded within available budgets. Additional barriers include the limited availability of affordable housing units, increasing property values and rental rates, and the shortage of developable land in certain areas. Many low- and moderate-income households also face challenges related to transportation access, childcare, healthcare, and employment stability, which can limit their ability to achieve long-term housing and economic security. Regulatory requirements, environmental review processes, and administrative compliance obligations may also delay project implementation timelines. Despite these obstacles, the City will continue to prioritize collaborative planning, strategic investment, and coordinated service delivery to maximize available resources and address the most pressing community development and housing needs.

AP-38 Project Summary
Project Summary Information

DRAFT

1	Project Name	Neighborhood and Public Facilities Improvements
	Target Area	Greater Chelsea Manor City Wide 1867 Settlement District
	Goals Supported	Improve Infrastructure and Neighborhood Conditions
	Needs Addressed	Public Infrastructure and Neighborhood Improvement Neighborhood Revitalization
	Funding	CDBG: \$18,357.00
	Description	Public facilities and infrastructure funding will support broadband extension improvements, neighborhood wayfinding signage, park improvements, and beautification activities within eligible low- and moderate-income areas. Planned improvements are intended to enhance community connectivity, improve neighborhood identity, increase accessibility to public spaces and resources, and promote safer environments for residents.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Activities are intended to serve block group 1 CT 7262, block group 2 CT 7222, block group 4 CT 7222, block group 5 CT 7223, totaling 3,165 LMI households.
	Location Description	Project activities will take place Near Nessler Park, Bay Street, Rainbow Park, and Greater Chelsea Manor Target Area, and the eligible LMI city-wide area.
2	Planned Activities	Planned activities include broadband extension improvements, neighborhood wayfinding signage, park improvements, and beautification activities, planting trees and flowers, in low-mod income neighborhoods under the "Keep Texas City Beautiful" umbrella to create a suitable living environment.
	Project Name	Integrated Community Services and Assistance Program
	Target Area	Greater Chelsea Manor City Wide 1867 Settlement District
	Goals Supported	Preserve and Improve Affordable Housing Support Public Services for Vulnerable Residents

	Needs Addressed	Economic Opportunity and Stability Public Services for Vulnerable Populations Fair Housing Education & Outreach
	Funding	CDBG: \$32,400.00
	Description	Activities, funded within the allowable 15 percent cap, are intended to strengthen community support systems and improve access to critical services for vulnerable populations. Funding will support nonprofit grant activities, Homeless prevention (Navigation Day) activity, youth services, mental & health services, legal assistance, senior services, transportation services, housing services, services for victims, and food banks.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	175 individuals are expected to benefit from the proposed activities.
	Location Description	The project will be aimed at serving residents city-wide and target areas (1867 Settlement District & Greater Chelsea Manor).
	Planned Activities	Homeless prevention (Navigation Day) activity, youth services, mental and health services, legal assistance, senior services, transportation services, housing services, services for victims, and food banks.
3	Project Name	Housing Rehabilitation and Repair
	Target Area	Greater Chelsea Manor City Wide 1867 Settlement District
	Goals Supported	Preserve and Improve Affordable Housing
	Needs Addressed	Housing Rehabilitation and Preservation
	Funding	CDBG: \$385,000.00
	Description	The housing rehabilitation program will provide funding for the rehabilitation of approximately ten owner-occupied homes, with an estimated investment of \$20,000 per home. Prior years' resources will be allocated to this goal.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	The program is intended to preserve the existing affordable housing stock and assist low- and moderate-income homeowners in maintaining safe and habitable living conditions. The program is intended to assist 15 homeowners.
	Location Description	Applications will be accepted from city wide from households that are income-eligible.
	Planned Activities	Housing Rehabilitation and Repair program: The City will rehabilitate Home-owner & occupied, single-unit homes of eligible Texas City residents to create suitable living environments and preserve housing stock. Lead Risk assessments: Assessment on homes older than 1978, and mitigation if necessary.
4	Project Name	Administration & Program Delivery
	Target Area	Greater Chelsea Manor City Wide 1867 Settlement District
	Goals Supported	Preserve and Improve Affordable Housing Improve Infrastructure and Neighborhood Conditions Support Public Services for Vulnerable Residents Enhance Community Planning and Capacity
	Needs Addressed	Housing Rehabilitation and Preservation Economic Opportunity and Stability Public Infrastructure and Neighborhood Improvement Public Services for Vulnerable Populations Fair Housing Education & Outreach Neighborhood Revitalization
	Funding	CDBG: \$40,000.00
	Description	Administration and planning activities, funded within the allowable 20 percent cap, will support effective management, oversight, and compliance of the CDBG program. Funding will include software systems, professional services, legal notices and postings, staff training, and fair housing activities.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Admin and planning will assist in carrying out other planned activities and compliance.

	Location Description	Activities are citywide and within two target areas
	Planned Activities	Activities will include software systems, professional services, legal notices and postings, staff training, fair housing activities, and other administrative functions.

AP-50 Geographic Distribution – 91.220(f)

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

Although Texas City has low-income and minority concentration areas, there are many low-income and minority residents scattered throughout the city. As a result, assistance will be directed citywide with an emphasis on low-income and minority concentration areas like Chelsea Manor.

Geographic Distribution

Target Area	Percentage of Funds
Greater Chelsea Manor	10
City Wide	80
1867 Settlement District	10

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

By maintaining a citywide service area for housing rehabilitation activities, the City can more effectively address deteriorating housing conditions in aging neighborhoods, protect the health and safety of residents, and preserve long-term neighborhood viability. This investment strategy also supports broader community development goals by stabilizing residential areas, reducing blight, and enabling residents to remain in their homes and communities as they age. To address these needs, the City prioritizes investment in its Housing Rehabilitation/Reconstruction Program as a critical strategy for preserving the existing housing stock, preventing displacement, and supporting housing stability for vulnerable residents. The program is made available citywide to ensure equitable access to assistance for eligible households regardless of geographic location.

Discussion

The City's rationale for allocating investments geographically is based on the recognition that community needs extend beyond traditionally identified low- and moderate-income concentration areas. Texas City contains many aging neighborhoods where residents may not reside within census-designated low-income areas but nevertheless experience significant housing and financial challenges due to age, disability, or fixed incomes. As neighborhoods continue to age, many longtime homeowners face increasing difficulty maintaining safe and livable housing conditions, particularly amid rising repair and rehabilitation costs.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

According to recent American Community Survey (ACS) data and regional housing market analyses, housing affordability continues to present a significant challenge throughout Texas, including communities within the Houston-The Woodlands-Sugar Land metropolitan area, which includes Texas City. More than 3.8 million Texas households, approximately 34% of all households statewide, are considered housing cost-burdened. Households spend more than 30% of their household income on housing-related expenses such as rent, mortgage payments, utilities, insurance, and property taxes.

One Year Goals for the Number of Households to be Supported	
Homeless	50
Non-Homeless	50
Special-Needs	0
Total	100

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

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

Discussion

These trends demonstrate the continued need for affordable housing opportunities, owner-occupied housing rehabilitation programs, infrastructure improvements, rental assistance, homelessness prevention activities, and programs designed to help residents maintain safe, stable, and affordable housing throughout Texas City and the broader region. Continued investment in housing preservation and community development activities remains critical to addressing the growing affordability gap and supporting low- and moderate-income households.

AP-60 Public Housing – 91.220(h)

Introduction

The Texas City Housing Authority is working on responding to the varying needs of their clients to improve access to affordable housing. The Texas City Housing Authority does not currently operate a Public Housing Program or offer subsidies, but has instead focused on rental assistance and affordable housing through the Housing Choice Voucher Program (Section 8).

Because no public housing stock exists in Texas City, this plan does not include public housing capital improvements or modernization. Instead, efforts are concentrated on initiatives and programming through housing counseling, preserving the housing stock, and preventing blight for low-income residents.

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

Since Texas City Housing Authority no longer operates a Public Housing Program, the Authority remains committed to addressing affordable housing needs through alternative programs and strategies, including:

- Supporting the Housing Choice Voucher Program to provide rental assistance to low-income families.
- Developing programming to encourage homeownership and simultaneously preventing blight through home construction for low-income families.
- Assisting households experiencing homelessness or housing instability through supportive services and coordination with community agencies.

These efforts aim to fill the gap left by the absence of traditional public housing, ensuring that affordable, safe, and decent housing options remain accessible to Texas City residents in need.

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

Although Texas City Housing Authority currently does not operate a Public Housing Program and therefore has no public housing residents, the Authority is committed to promoting pathways to homeownership for low- and moderate-income households through other programs. Planned actions include:

- Encouraging participation in the Housing Choice Voucher Program's resident advisory councils and workshops to increase tenant involvement in program decisions and community building.

- Supporting initiatives that build residents' capacity for homeownership through financial literacy classes and credit counseling.
- Partnering with local developers and organizations to encourage the development and preservation of affordable rental housing.

These efforts aim to empower residents beyond public housing to achieve greater housing stability and economic independence through active involvement and homeownership opportunities.

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

The Texas City Housing Authority is not designated as troubled.

Discussion

The Texas City Housing Authority continues to address the affordable housing needs of low- and moderate-income residents through alternative housing programs and supportive services. Although the Authority no longer operates a traditional Public Housing Program or maintains public housing units, efforts remain focused on providing access to safe, decent, and affordable housing through the Housing Choice Voucher Program (Section 8) and related housing initiatives.

Because there is no existing public housing stock within Texas City, no public housing modernization or capital improvement activities are planned during the program year. Instead, the Authority's focus is directed toward preserving existing housing stock, preventing neighborhood blight, supporting housing stability, and expanding opportunities for affordable housing and homeownership. The Authority also plans to support partnerships and development efforts that encourage the preservation and creation of affordable housing opportunities throughout the community.

These efforts reflect the Texas City Housing Authority's ongoing commitment to meeting local housing needs through collaborative, community-based approaches that promote long-term housing stability and economic self-sufficiency.

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

Introduction

The City remains committed to addressing the needs of individuals and families experiencing homelessness and other special needs populations through coordinated outreach, supportive services, and community partnerships. In collaboration with local nonprofit organizations, service providers, healthcare agencies, housing partners, and regional stakeholders, the City continues to support activities that promote housing stability, homelessness prevention, and access to essential services for vulnerable residents. Special emphasis is placed on assisting unsheltered individuals, persons with disabilities, elderly residents, youth, and households experiencing housing instability.

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

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

During the next program year, the jurisdiction's one-year goal for reducing and ending homelessness includes expanding outreach efforts to identify and engage homeless persons, particularly unsheltered individuals, and assessing their immediate and long-term service needs. The City will continue to support and coordinate community-based events such as Navigation Day, which brings together housing providers, nonprofit agencies, mental health and healthcare professionals, legal assistance organizations, veterans' services, employment resources, and other supportive service agencies in a centralized location to improve access to care and resources. Through these coordinated outreach and engagement efforts, the City's goal is to directly serve and connect at least 100 individuals experiencing homelessness or housing instability with supportive services, housing resources, case management, and referral assistance during the program year.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will be exploring ways to directly address the emergency shelter and transitional housing needs of homeless persons. In the meantime, the City will continue to refer those in need to other organizations and agencies that provides these services.

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

The City will continue supporting efforts to help homeless persons, including chronically homeless individuals and families, veterans, unaccompanied youth, and families with children, transition into permanent housing and independent living through coordinated outreach, case management, referral services, and community partnerships. The City will collaborate with nonprofit agencies, housing providers, healthcare and mental health organizations, and regional service providers to connect individuals experiencing homelessness with available housing resources, supportive services, employment assistance, legal aid, and mainstream benefit programs. Through activities such as Navigation Day and ongoing outreach efforts, the City seeks to shorten the length of time individuals and families experience homelessness, improve access to affordable housing opportunities, and reduce the likelihood of returning to homelessness.

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

The City will also continue planning and coordination efforts aimed at preventing homelessness among low-income and extremely low-income individuals and families, particularly those transitioning from publicly funded institutions and systems of care, including healthcare facilities, foster care, behavioral health programs, and correctional institutions. The City will support partnerships with public and private agencies that provide housing stabilization services, emergency assistance, employment support, youth services, healthcare access, and other supportive resources intended to address barriers to housing stability. These collaborative efforts are intended to improve service coordination, increase awareness of available resources, and help vulnerable households avoid becoming homeless or experiencing housing instability.

Discussion

By partnering with public and private agencies that provide housing stabilization services, emergency assistance, youth services, and other essential resources, the City seeks to improve service coordination, reduce barriers to assistance, and promote long-term housing stability and self-sufficiency for residents with special needs.

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

Introduction:

The City of Texas City recognizes that local public policies, development regulations, and market conditions can directly affect the availability, accessibility, and affordability of housing for low- and moderate-income households. As housing costs continue to rise throughout Texas, the City remains committed to evaluating and addressing barriers that may limit the development, preservation, and rehabilitation of affordable housing opportunities.

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

To remove or ameliorate the negative effects of policies that may serve as barriers to affordable housing, the City of Texas City plans to continue reviewing local development regulations and administrative processes to identify opportunities for greater flexibility and efficiency. The City will encourage redevelopment and infill housing opportunities in existing neighborhoods where infrastructure and public services are already available, helping to reduce development costs and expand housing supply. Efforts will also include supporting rehabilitation programs that preserve the existing affordable housing stock, coordinating with nonprofits, and pursuing federal and state funding resources that assist low- and moderate-income households.

Discussion:

The City will continue to evaluate zoning and land use practices to ensure they do not unnecessarily restrict affordable housing development, while balancing neighborhood compatibility, environmental considerations, and public safety standards. Additionally, the City will work to streamline permitting and project coordination processes where feasible and will continue engaging community stakeholders to identify practical solutions that promote housing opportunities and sustainable residential investment.

AP-85 Other Actions – 91.220(k)

Introduction:

The PY 2026 Annual Action Plan outlines the City’s strategy for utilizing Community Development Block Grant (CDBG) resources to address priority community development, housing, public service, and infrastructure needs identified through citizen participation, stakeholder consultation, and ongoing assessment of community conditions. The Plan supports activities that primarily benefit low- and moderate-income residents, improve neighborhood conditions, expand economic opportunities, and strengthen partnerships among public, private, and nonprofit organizations. Through targeted investments and coordinated service delivery, the City seeks to enhance quality of life, promote housing stability, and address the needs of vulnerable populations.

Actions planned to address obstacles to meeting underserved needs

The City will continue to direct CDBG funding toward activities that address the needs of low- and moderate-income persons, including public infrastructure improvements, public services, fair housing activities, and community development initiatives. The City will collaborate with local service providers, nonprofit organizations, and community stakeholders to identify service gaps and improve access to resources that support housing stability, economic opportunity, and neighborhood revitalization. Efforts will focus on reducing barriers related to income, accessibility, transportation, and access to supportive services.

Actions planned to foster and maintain affordable housing

The City will support affordable housing through housing rehabilitation activities, fair housing education, and partnerships with housing providers and community organizations. The City will continue to explore opportunities to leverage federal, state, and local resources to preserve the existing affordable housing stock, improve housing quality, and promote housing opportunities for low- and moderate-income households. These efforts will help maintain safe, decent, and affordable housing options within the community.

Actions planned to reduce lead-based paint hazards

The City will continue to comply with all applicable federal lead-based paint regulations for housing activities assisted with CDBG funds. Housing rehabilitation projects involving structures constructed prior to 1978 will be evaluated for potential lead-based paint hazards, and appropriate testing, mitigation, and clearance procedures will be implemented when required.

Actions planned to reduce the number of poverty-level families

The Community Development Department will explore programs and services to address employment deficiencies among low-to-moderate income residents. These programs, in collaboration with City departments and local organizations, have the aim of developing key skills to promote economic stability and growth among low-to-moderate income residents, including youth. These programs would be centralized around building job skills and employment training to in turn reduce the number of families experiencing or at risk of being in poverty.

Actions planned to develop institutional structure

The City will continue strengthening its institutional structure through coordination among municipal departments, public agencies, nonprofit organizations, housing providers, and community stakeholders. Efforts will focus on improving communication, expanding collaborative partnerships, enhancing grant management and compliance practices, and increasing organizational capacity to effectively deliver programs and services. These activities will help maximize available resources and improve the efficiency and effectiveness of community development initiatives.

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

The City will continue to coordinate with public and private housing organizations, social service providers, nonprofit agencies, regional planning organizations, and other community partners to address housing and community development needs. Regular consultation, information sharing, and collaborative planning efforts will help align resources, reduce duplication of services, and improve access to housing, supportive services, homelessness prevention resources, and community assistance programs. These partnerships will strengthen the overall service delivery system and improve outcomes for low- and moderate-income residents.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

The City intends to use at least 70% (if not more) of CDBG funds for activities that benefit persons of low- to moderate-income.

AAP Written Public Comments

July 1, 2026

No public comments received in favor or opposition to the plan were received. One comment was received regarding potential projects.

Source: Paper, CAC

Comment 1

Hi, we think there a need for reasonable affordable childcare. We will be able to help around 65-75 families.

AAP Public Hearing 2 Comments

July 1, 2026

One comment in support or opposition of the plan was received. Transcription below.

Source: [City Commission Meeting: July 1, 2026](#)

26:00 to 37:00

Public Comment 1

Yes. Good evening. My name is Henry Gomez. I live at 915 Mainland Drive, District 4. Uh District 4 has been forgotten for at least about five years. The senior citizens, we have a group of people that go to senior citizens houses and you will be surprised.

You wouldn't allow your mother, your grandmother to live in a house like that where you have to put plywood on the floors because the air is seeping through the floors and we have to insulate them and double insulate them and put

plywood to make sure the air, the cold air, don't get to those senior citizens. Even some of the some of the walls, air is seeping through the, you know through the boards, and at night that cold air gets in there and the windows are not insulated properly.

We hope the grant department will find these senior citizens and educate them about the money. Uh because the first thing they think you're going to take the money out of their pockets. And the thing is you can educate them and let them know and somebody can speak Spanish a little bit, at least, poquito, okay.

But the thing is, I want to thank the mayor for uh for allowing this to happen. And I think the money that that the city, that Texas City is getting, we need more. It's going to take five years of repairs. Okay. But I thank the mayor.

Public Comment 2

I would like to see more um publications in the newspapers uh and other things so that people know about these activities and how to apply for them and what they do instead of just, it's not it's not criticism, instead of just once or twice a year and then there's just a little thing in the newspaper and if you can't attend these things then you don't know what you can apply for and how they work. That's it.

Public Comment 3

So, I'm going to piggyback off that a little bit. So, can you bring up those dates again that the first legal notice was given for this? Two dates in May? Okay. Um, if anybody can find those dates, I'll give you 20 bucks, on the daily news, on the website, or on the app.

Uh, I have not seen any legal notice of this Galveston Daily News. It was in the newspaper. I'm want a show of hands in here of how many people still pay for the newspaper, but uh it wasn't uh published anywhere. I did see where uh they posted in 2025. They did a good job there on their Facebook page, but there hasn't

been any uh public notices posted on their public page since February. So, I don't know who's in control of that.

Um, but the legal notice that they're saying for May 17th and May 24th, I haven't found those. If anybody knows where those are, I'd like to see those. **Um, but I would say that until we figure out when this legal notice was done, I don't think this should push through after today until we figure out if these notices were actually put out to the public.**

And like Miss White said, there should be more publication of this. Even their own Facebook page that they have that's active, last post was in February. And I put out a mass um post on social media. Mind you, not everybody has social media. Not everybody's on Facebook. If you have or are in any Texas City groups, you probably seen me, probably get tired of me posting things on social media.

Um but I I feel like I don't know if this one's important to uh many people. And for some of the people that this grant is for, a lot of those people don't know about it. Maybe they do get the newspaper. Maybe that's all they have to rely on. Maybe they don't have internet. Uh we need to we need to come up with a better deal to get the people that these grants are for to get them here to be able to talk about it and understand how this thing works. Thank you.

Public Comment 4

Hi, Christina Bergball with District 1.

I just had a few um questions about the outcomes. So the outcomes, are there any listed that have um targeted measures that are measurable and timebound?

So I know that it does speak to some broad and general goals as presented in these slides, but it would be nice to see what those percentages are. I'm sure that when you submit the reporting, whether it's annually or whatever the cycle is that's required to the federal government, um that they are very often percentages, dates, times, things like that. So, if you could speak to either now or later, uh some of that information, I think that would be uh beneficial for the uh citizens to hear and see.

Thank you.

AAP Public Hearing 1 Comments

June 1, 2026

No public comments received in favor or opposition to the plan were received.
Transcription below.

Source: [City Commission Meeting: June 3, 2026](#)

30:00 to 37:00

Public Comment 1

I want to thank the Mayor for allowing me to speak and to stand and state my remarks. I have been fighting the grant department for five or six years. Our previous administrator, I forgot her name there for right now. But the kind commissioner, my apologies for not knowing your name, he's hit the nail on the head. Mayor, you are aware of the number of times, that I've been before the Mayor and the City Council regarding the Community Development Block Grant.

First thing, the Block Grant is here to serve the people, not special interests. I've tried to find out the number of people in one year or even six, six months that appeared or asked questions about the Block Grant. No results. I requested an annual report. No report. I even asked for an evaluation of the costs. No evaluation, no report. The Community Development Block Grant is made here and given to the people. I asked how many repairs were done to senior citizens, senior citizens homes in Texas City. There's thousands of senior citizens that are living in homes that need repair. I know we all know at least one. This city, and the Block Grant and the Mayor, has failed this community in the area of the Block Grant.

Now, in some areas? They're doing real good. Real Good. I would say something, but I don't want to embarrass myself and also, I don't want to sound this discriminatory. But the thing is, the Block Grant was there to help the people, not the administrators to help themselves and their friends. I challenge that this Mayor and this Commissioners, find out how many people in the last three years had been served and in what areas did they serve. Any repairs to senior citizens homes? Do something for those senior citizens.

Public Comment 2

My name is Juan David Rodriguez and um about this, I'm gonna be real short. That all this can be, like, you know, like, a page or something, where the city can see, where, for example, the housing rehabilitation can be detailed where the money is being spent at. And it could be online. That'll help the people that can't be here at this moment. You know what I'm saying? Maybe for those for those at work or with their kids or something. I think that that would be a good idea.

Public Comment 3

Mayor, Commissioners, thank you. My name is Chris Walters for those who don't know me. The only thing that I would ask, I'm not necessarily opposed to this, is to be more open. A lot of people don't go on there, know when these meetings are, know where any of this stuff is at.

Social media, the social media crew does good job, sending out events that are happening things like this, but they don't send these out [*in reference to the agenda*]. I mass shared it today. Some people are here today because I shared it. Half of the people don't even know that there was a community hearing today.

Um, so if it's not out there, I would request and this whole group, including myself, ran on transparency, accountability, letting the public know what's going on. I think we should do a better job of these meetings and stuff like this. It's important, especially for the community, that this stuff should be put out there more frequently. Not just posted on the, I know by law it's just gotta be posted up outside and posted on the website.

But I think we can do a better job of getting it out to the community letting them know, hey, you can come talk about this, you can come learn about it, this is what's going on. And uh,so, I shared it with a lot of people today and made sure they knew they can come out today, but that's just the only comment that I have on it. Appreciate it. Thank you.

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Notice ID: BQbMvBNFTVzruSja1bTD | **Proof Updated: May. 13, 2026 at 04:44pm CDT**
Notice Name: PY '26 AAP Citizen Participation ESP

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(409) 643-5730

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Columns Wide: 2**Ad Class: Legals**

05/17/2026: Legal Notice Notice	456.42
05/24/2026: Legal Notice Notice	456.41
Affidavit Fee	30.00
Legal Package	40.00
Admin Fee	31.01

Subtotal	\$1013.84
Tax %	0
Processing Fee	\$0.00
Total	\$1013.84

See Proof on Next Page

**PROGRAMA DE SUBVENCIONES EN BLOQUE
PARA EL DESARROLLO COMUNITARIO (CDBG)
AVISO DE AUDIENCIAS PÚBLICAS Y PERÍODO
DE COMENTARIOS PÚBLICOS
PLAN DE ACCIÓN ANUAL DEL AÑO PRO-
GRAMÁTICO 2026**

La Ciudad de Texas City recibe fondos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés) a través del Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG, por sus siglas en inglés). Cada año, la Ciudad debe preparar un Plan de Acción Anual que identifique las necesidades de la comunidad, las actividades propuestas y las prioridades de financiamiento para el próximo año programático.

De conformidad con el Plan de Participación Ciudadana de la Ciudad, la Ciudad llevará a cabo dos audiencias públicas y proporcionará un período de comentarios públicos de 30 días para el borrador del Plan de Acción Anual del Año Programático 2026.

Las audiencias públicas se llevarán a cabo durante las reuniones de la Comisión de la Ciudad en el Doyle Convention Center en las siguientes fechas:

- **Miércoles, 3 de junio de 2026, a las 5:00 p.m.**
- **Miércoles, 1 de julio de 2026, a las 5:00 p.m.**

El borrador del Plan de Acción Anual estará disponible del 1 de junio de 2026 al 1 de julio de 2026. Las copias estarán disponibles en el Departamento de Desarrollo Comunitario, ubicado en 928 5th Ave N; en la Biblioteca Pública Moore Memorial, ubicada en 1701 9th Ave N; y en el sitio web de la Ciudad en www.texascitytx.gov, en la página del Departamento de Desarrollo Comunitario. Se alienta a todos los residentes, organizaciones sin fines de lucro y demás partes interesadas a revisar el borrador del plan y presentar comentarios.

Los comentarios por escrito serán aceptados del 1 de junio de 2026 al 1 de julio de 2026 y podrán enviarse a:

**Ciudad de Texas City
Departamento de Desarrollo Comunitario
928 5th Avenue North, Texas City, TX 77590
CommunityDevelopment@texascitytx.gov**

El personal del Departamento de Desarrollo Comunitario tendrá la oportunidad de presentar recomendaciones al Alcalde, la Comisión de la Ciudad y al Director de Desarrollo Comunitario. Una vez aprobado por el Alcalde y la Comisión de la Ciudad, el Plan de Acción será presentado ante HUD.

Para obtener más información, incluidas solicitudes adicionales de adaptaciones razonables y servicios adicionales de interpretación de idiomas, comuníquese con el Departamento de Desarrollo Comunitario al (409) 643-5730 o por correo electrónico a CommunityDevelopment@texascitytx.gov.

Published: May 17, 24, 2026

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Notice ID: 64R5NqqY3luYkIMcoFaV | **Proof Updated: May. 13, 2026 at 03:52pm CDT**
Notice Name: PY '26 AAP Citizen Participation | Publisher ID: 1402478

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Patricia Mata
pmata@texascitytx.gov
(409) 643-5730

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Columns Wide: 2

Ad Class: Legals

05/17/2026: Legal Notice Notice	382.86
05/24/2026: Legal Notice Notice	382.86
Affidavit Fee	30.00
Legal Package	40.00
Admin Fee	26.35

Subtotal	\$862.07
Tax %	0
Processing Fee	\$0.00
Total	\$862.07

See Proof on Next Page

CITY OF TEXAS CITY

**COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) PROGRAM
NOTICE OF PUBLIC HEARINGS AND PUBLIC
COMMENT PERIOD
PROGRAM YEAR 2026 ANNUAL ACTION PLAN**

The City of Texas City receives funding from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) Program. Each year, the City must prepare an Annual Action Plan identifying community needs, proposed activities, and funding priorities for the upcoming program year.

In accordance with the City's Citizen Participation Plan, the City will hold two public hearings and provide a 30-day public comment period for the draft Program Year 2026 Annual Action Plan.

The public hearings will be at the City Commission meetings at the Doyle Convention Center on the following days:

- **Wednesday, June 3, 2026, at 5:00 pm**
- **Wednesday, July 1, 2026, at 5:00 pm.**

The draft Annual Action Plan will be available from June 1, 2026, to July 1, 2026. Copies will be available at the Community Development Department at 928 5th Ave N, Moore Memorial Public Library at 1701 9th Ave N, and via the City's website at www.texascitytx.gov on the Community Development webpage. All residents, non-profit organizations, and interested parties are encouraged to review the draft plan and provide comments.

Written comments will be accepted from June 1, 2026, to July 1, 2026, and may be submitted to:

**City of Texas City
Community Development Department
928 5th Avenue North, Texas City, TX 77590
CommunityDevelopment@texascitytx.gov**

The Community Development staff will be given the opportunity to make recommendations to the Mayor, City Commission, and the Director of Community Development. When approved by the Mayor and City Commission, the Action Plan will be submitted to HUD.

For further information, including additional reasonable accommodation requests and additional language interpretation services, please contact the Community Development Department at (409) 643-5730 or CommunityDevelopment@texascitytx.gov.

Published: May 17, 24, 2026

CITY COMMISSION REGULAR MTG

(6) (f)

Meeting Date: 08/05/2026

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Consider and take action on Resolution No. 2026-087, appointing Janice Johnston to the Texas City Housing Authority. (City Secretary)

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

CITY COMMISSION REGULAR MTG

(6) (g)

Meeting Date: 08/05/2026

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Consider and take action on Resolution No. 2026-088, designating a representative, an alternate, and a proxy for the Gulf Coast Transit District's board.

BACKGROUND (Brief Summary)

This is a time-sensitive request regarding Gulf Coast Transit District (GCTD) representation. To ensure our entity's participation and voting eligibility in upcoming meetings, GCTD requires that a Resolution be completed and submitted as soon as possible.

This resolution formally designates a Texas City Representative, Alternate, and Proxy to the GCTD Governing Body.

RECOMMENDATION

It is recommended that Mayor Abel Garza, Jr. be designated as Representative, Commissioner Jason Delgado as Alternate, and Kristin Edwards as Proxy.

Fiscal Impact

CITY COMMISSION REGULAR MTG

(6) (h)

Meeting Date: 08/05/2026

Appointing a member to the Civil Service Commission to fill a vacancy

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Consider and take action on Resolution No. 2026-091, appointing a member to the Civil Service Commission to fill a vacancy. (City Secretary)

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

CITY COMMISSION REGULAR MTG

(7) (a)

Meeting Date: 08/05/2026

REQUEST FOR AMENDMENT TO ORDINANCE §160.041(H)

Submitted For: City Commission, Mayor's Office

Submitted By: Rhomari Leigh, City Secretary

Department: Mayor's Office

Information

ACTION REQUEST

I respectfully request review to **Section 160.041(H) – Building Regulations** of the City Code governing the **District F (Light Industrial)** zoning district.

The current ordinance provides:

"Each exterior facade elevation for all floors shall consist of a minimum of 80% brick, stone or masonry, exclusive of doors, windows and window walls, unless otherwise approved by the Planning Board (reference §160.087 of this chapter)."

I respectfully request that the City Commission direct the Zoning Commission to review this ordinance for potential amendments that will reduce unnecessary development costs, promote responsible industrial growth, encourage reinvestment by existing businesses, strengthen Texas City's economic competitiveness, and preserve the high-quality appearance of development visible to the public.

BACKGROUND (Brief Summary)

District F was established to encourage light industrial, manufacturing, warehousing, research, and commercial development. The current ordinance, however, imposes a construction requirement that significantly increases development costs by requiring masonry materials on every exterior façade and on every floor of a structure, regardless of whether those elevations are visible from the public right-of-way.

Requiring masonry construction on all elevations provides minimal additional aesthetic benefit while substantially increasing the cost of industrial development. Most modern industrial facilities utilize engineered metal building systems, tilt-wall concrete, insulated metal panels, or other durable commercial building materials on side and rear elevations that are not visible from public streets. Limiting the masonry requirement to the street-facing first-floor façade preserves an attractive streetscape while allowing greater flexibility in the design and construction of the remainder of the structure.

The current ordinance limits the ability of existing businesses to expand as their operational needs evolve. Industrial companies frequently construct additions to accommodate business growth, increased production capacity, additional warehousing, or new equipment. Under the existing ordinance, masonry exterior walls often must be demolished and reconstructed before an addition can be made. This results in unnecessary construction costs, project delays, business interruption, and additional structural work that serves little practical purpose. A more flexible façade requirement would allow businesses to expand efficiently while continuing to maintain an attractive appearance from the public right-of-way.

Additionally, many industrial buildings require substantial interior clear heights to accommodate overhead bridge cranes, specialized manufacturing equipment, large warehouse operations, and other industrial processes. Masonry walls extending to these heights are significantly more expensive to construct and, in many applications, are not the preferred structural system. Modern engineered building systems are specifically designed for these types of facilities and provide superior structural efficiency, functionality, and long-term performance while fully complying with applicable building and fire codes.

Accordingly, I respectfully request that the City Commission direct the Zoning Commission to review this ordinance for potential amendments that will reduce unnecessary development costs, promote responsible industrial growth, encourage reinvestment by existing businesses, strengthen Texas City's economic competitiveness, and preserve the high-quality appearance of development visible to the public.

RECOMMENDATION

Fiscal Impact

CITY COMMISSION REGULAR MTG**(7) (b)****Meeting Date:** 08/05/2026

City Wide Gasoline and Diesel Fuel Contract

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

Information**ACTION REQUEST**

The Public Works Department is seeking Commission approval for Sun Coast Resources, LLC. as the supplier of gasoline and diesel for the City of Texas City for prices shown on bid form. (See Exhibit A)

BACKGROUND (Brief Summary)

Three bids were received and opened publicly on July 8th @ 10:00am. One bid was considered non-responsive due to an incorrect pricing format. (See Bid Tab Exhibit B) Bids were reviewed and Sun Coast Resources, LLC. was determined to be the lowest bidder and best value for the City.

RECOMMENDATION

It is the recommendation of the Public Works Department to award the City's gasoline and diesel contract to Sun Coast Resources, LLC as they are the best value, headquartered in Houston, and has been the City's vendor for the previous contract. They have been a reliable partner in the past and are familiar with the City's needs and operations, especially during tropical weather events. It is for the reasons above that we are happy to make this recommendation.

Fiscal Impact**Funds Available Y/N:** Yes**Amount Requested:** \$750,000.00**Source of Funds:** FY26 Budget**Account #:** 101301-52240**Fiscal Impact:**

Attachments

Exhibit A

Exhibit B

3.5 BID PRICING SHEET

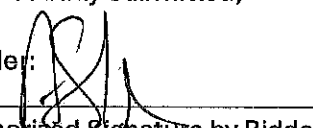
ITEM #	EST. QUANTITY	DESCRIPTION	FIXED DIFFERENTIAL (+) or (-)	EXTENSION QTY X (+) or (-)
1	80,000 gallons	Gasoline 87 Octane Unleaded Large lot Transport	+\$0.0700 per gallon	\$ +5,600.00
2	90,000 gallons	Gasoline 87 Octane Unleaded Medium Lot Bobtail	+\$0.1498 per gallon	\$ +13,482.00
3	25,000 gallons	Gasoline 87 Octane Unleaded Small Lot Bobtail	+\$0.3700 per gallon	\$ +9,250.00
4	70,000 gallons	No. 2 Ultra-Low Sulphur Diesel -TxLED Large lot Transport	+\$0.0700 per gallon	\$ +4,900.00
5	80,000 gallons	No. 2 Ultra-Low Sulphur Diesel -TxLED Medium Lot Bobtail	+\$0.1498 per gallon	\$ +11,984.00
6	20,000 gallons	No. 2 Ultra-Low Sulphur Diesel -TxLED Small Lot Bobtail	+\$0.3700 per gallon	\$ +7,400.00
TOTAL BID AMOUNT		fifty two thousand six hundred sixteen Dollars zero Cents		\$ +52,616.00

Texas Ground Water Fees:

<u>Gallons</u>	<u>Fee</u>
<2,500 gallons	\$ 1.70
2,500 - 4,999 gallons	\$ 3.45
5,000 - 8,000 gallons	\$ 5.45
	\$
	\$
	\$

If the Ground Water fee is prorated – explain: _____

Respectfully Submitted,

Bidder: 
By: _____
(Authorized Signature by Bidder)

Name: Aaron Scheffler

Title: VP and General Council

Date: 7/2/2026

Wednesday, July 8, 2026

Bids Opened By: T CHUKWUMERIJIE Witnessed By: T. HAMPTON

Bidder	Received: date/time	Original; Copy & Media Source	BID Bond	Gasoline 87 Octane: LG Lot	Gasoline 87 Octane: Med Lot	Gasoline 87 Octane: Sm Lot	No. 2 Ultra Low Sulphur Diesel: Large Lot	No. 2 Ultra Low Sulphur Diesel: Med Lot	No. 2 Ultra Low Sulphur Diesel: Small Lot	Total Bid Amount
Senergy Petroleum	7/8/26 7:35am	Y	Y	\$2,736.00	\$14,283.00	\$12,717.50	\$5,621.00	\$16,384.00	\$13,096.00	\$64,837.50
Sun Coast Resources	7/8/26 7:46am	Y	Y	\$5,600.00	\$13,482.00	\$9,250.00	\$4,900.00	\$11,984.00	\$7,400.00	\$52,616.00
RWB Fuels	7/8/26 9:55am	Y	N	\$0.075	\$0.250	\$0.400	\$0.075	\$0.250	\$0.400	NA

TEXAS GROUND WATER FEES

Bidder	Gallons	Fees	
Senergy Petroleum	0	0	
Sun Coast Resources	>2500	1.75	
	2500-4999	3.45	
	5000-8000	5.45	
RWB Fuels	0	0	