NOTICE: ANY SUBJECT APPEARING ON THIS AGENDA, REGARDLESS OF HOW THE MATTER IS STATED, MAY BE ACTED UPON BY THE BOARD OF DIRECTORS OF TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION.

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

AGENDA

JULY 1, 2026 - 3:30 P.M.

DOYLE CONVENTION CENTER
2010 5TH AVE. N.
Texas City, TX 77590

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

1. DECLARATION OF QUORUM

2. ROLL CALL

3. CONFLICT OF INTEREST DECLARATION

4. PUBLIC COMMENTS

5. Consider Approval of the June 3, 2026, Meeting Minutes.

6. NEW BUSINESS

   a. Discussion and possible action on Resolution No. 2026-16, amending the fiscal year 2025-2026 budget to transfer funds from the Texas City Economic Development Corporation Sales Tax Rebate fund balance to the FY26 operating budget.

   b. Discussion and possible action on Resolution No. 2026-17, amending the fiscal year 2025-2026 budget to transfer funds from the Texas City Economic Development Corporation Demolition fund balance to the FY26 operating budget.

c. Discussion and possible action on Resolution No. 2026-18, authorizing the Chairperson or Vice-Chairperson to execute a pipeline easement document with OneOK.

7. UPDATES AND REPORTS

a. Small Business Development Center Update
Texas City-La Marque Chamber of Commerce Update
Texas City ISD Update
Industrial Update

b. City of Texas City Staff Update

8. REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

9. ADJOURNMENT

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT INTERIM CITY HALL, 2000 TEXAS AVENUE, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON JUNE 25, 2026, PRIOR TO 3:30 P.M., AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 3 BUSINESS DAYS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

_____
Texas City Economic Development Corporation

TCEDC Agenda **5.**

Meeting Date: 07/01/2026

Submitted By: Renee Edgar, City Secretary

Department: City Secretary

ACTION REQUEST (Brief Summary)

Consider Approval of the June 3, 2026, Meeting Minutes.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Attachments

June 3, 2026 Minutes

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING

MINUTES

JUNE 3, 2026 - 2:30 P.M.

DOYLE CONVENTION CENTER

The Texas City Economic Development Corporation Board of Directors met June 3, 2026, at 2:30 pm, in the Doyle Convention Center, in Texas City, Texas. A quorum having been met, the meeting was called to order at 2:32 pm by Mark Ciavaglia, Chairperson, with the following in attendance:

(1) DECLARATION OF QUORUM

(2) ROLL CALL

Present:	Mark Ciavaglia, Chairperson
	Randy Dietel, Vice-Chairperson
	Brandon Brooks, Director
	Phil Roberts, Director
Absent:	Dedrick D. Johnson, Director
	Cynthia Rushing, Ex-Officio Member / Treasurer
Staff Present:	Kristin Edwards, Economic Development Director
	Jon Branson, Executive Director of Management Services
	George Fuller, Director of Municipal Services
	Abel Garza Jr., Mayor
	Ariel Callis, Economic Project Manager
	Jade Jones, Community Events and Tourism Manager
	Amaya Mays, Intern for Economic Development
Attendees:	Jordan Collins, Chef of Smokin J Homemade Burgers

(3) CONFLICT OF INTEREST DECLARATION

There were none.

(4) PUBLIC COMMENTS

There were none.

(5) Consider Approval of the April 8, 2026, Meeting Minutes.

Motion by Director Phil Roberts, Seconded by Director Brandon Brooks

Vote: 3 - 0 CARRIED

(6) NEW BUSINESS

Randy Dietel, Vice-Chairperson, joined the meeting.

(a) Discussion and possible action on Resolution No. 2026-11, authorizing a Business Improvement Grant (BIG Grant) for Smokin J Homemade Burgers in an amount not to exceed $7,033.80.

Kristin Edwards, Economic Development Director, recommends a 50% match for this project's projected cost.

Jordan Collins, the establishment's chef, along with some staff members, attended the meeting to thank Kristin and the board of directors.

Motion by Director Phil Roberts, Seconded by Director Brandon Brooks

Vote: 4 - 0 CARRIED

(b) Discussion and possible action on Resolution No. 2026-12, authorizing a Business Improvement Grant (BIG Grant) for Bevis Pest Control in an amount not to exceed $15,000.

This item was pulled by the board; no action was taken.

(c) Discussion and possible action on Resolution No. 2026-13, authorizing the execution of a Lease Agreement with MPLX Operations LLC.

Kristin Edwards, Economic Development Director, MPLX, is requesting to lease 11.1 acres for a short-term lease ending May 31, 2027. The property was previously leased to Air Products for use as a lay-down yard. They have concluded their lease and returned the property to its original condition.

Motion by Vice-Chairperson Randy Dietel, Seconded by Director Phil Roberts

Vote: 4 - 0 CARRIED

(d) Discussion and possible action on Resolution No. 2026-14, ratifying a right-of-entry easement of Texas City Economic Development Corporation-owned property to Quiddity Engineering LLC.

Kristin Edwards, Economic Development Director, explained construction is underway for the Lago Mar East 16” Force Main Phase 2B project along FM 2004, adjacent to property owned by the Texas City Economic Development Corporation. When determining the route for the force main, it was discovered that poles were within the easement, which necessitated the need for an additional 10 feet of easement space to route the force main.

Motion by Director Phil Roberts, Seconded by Vice-Chairperson Randy Dietel

Vote: 4 - 0 CARRIED

(e) Discussion and possible action on Resolution No. 2026-15, authorization to execute a Letter of Intent from Elevated Development for the purchase of approximately 48 acres of TCEDC-owned property.

Kristin Edwards, Economic Development Director, stated Elevated Development approached the department with a letter of intent to purchase approximately 48 acres of TCEDC-owned property above the Mall of the Mainland. The property is located immediately above the Mall of the Mainland and immediately below an existing residential development.

Motion by Director Brandon Brooks, Seconded by Director Phil Roberts

Vote: 4 - 0 CARRIED

(7) UPDATES AND REPORTS

(a) Small Business Development Center Update
Texas City-La Marque Chamber of Commerce Update
Texas City ISD Update
Industrial Update

Kristin Edwards, Economic Development Director, gave an update for the Small Business Development Center, Texas City ISD, and the Industrial updates. Kristin Edwards stated that more students are graduating with careers. The SBS classes are doing well, and they are excited that Joe Tumbleson, Emergency Management Director, will speak at one of the classes about safeguarding their business, especially during natural disasters.

(b) City of Texas City Staff Update

Kristin Edwards, Economic Development Director, expressed her excitement about a new business opening on 6th Street. She also mentioned ongoing discussions regarding potential road access from Highway 146 to Shoal Point. Additionally, Kristin shared her intention to invite the board to a retreat to discuss and plan for the upcoming years. She encouraged the board to consider long-term, "big picture" strategies.

(8) REQUEST AGENDA ITEMS FOR FUTURE MEETINGS

There were none.

(9) ADJOURNMENT

Having no further business, Mark Ciavaglia, Chairperson, made a Motion to ADJOURN at 3:04 p.m.

_____
Board Secretary
Texas City Economic Development Corporation

Date Approved: _____

TCEDC Agenda **6. a.**

Meeting Date: 07/01/2026

Consider a budget transfer from TCEDC fund balance to the FY26 operating budget.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Consider approval of Resolution 2026-16, amending the fiscal year 2025-2026 budget to transfer funds from the Texas City Economic Development Corporation fund balance to the FY26 operating budget.

BACKGROUND

The Texas City Economic Development Corporation (TCEDC) participates in Chapter 380 sales tax reimbursement agreements. As written in the agreements, participants receive a 50% reimbursement of the sales tax they generate during the term, up to a designated amount.
The reimbursement amounts are pulled 50% from the General Fund and 50% from Economic Development, Fund 801.

TCEDC is requesting a budget transfer in the amount of $487,500 from undesignated fund balance (801-000-39000) to our FY26 operating budget, Sales Tax Rebate line 801-050-59043. This practice will allow funds for the purpose of making Chapter 380 reimbursements in partnership with the Finance Department more streamlined. The amount was determined by analyzing prior-year payments and forecasting what would be needed for the remainder of the fiscal year. A budget amendment is required as funds would be transferred from the undesignated fund balance into the FY26 operating budget.

ANALYSIS

Approve Resolution 2026-16, amending the FY26 budget as follows:

TCEDC (801) Corporations (050):
Fund 801 – Undesignated Fund Balance (801-000-39000) -- ($487,500)
Sales Tax Rebate (801-050-59043) -- $487,500

ALTERNATIVES CONSIDERED

Attachments

Resolution 2026-16

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2026-16

A RESOLUTION AUTHORIZING A BUDGET AMENDMENT TO TRANSFER FUNDS TO THE SALES TAX REBATE FUND FROM THE UNDESIGNATED FUND BALANCE; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, at a meeting of the Board of Directors of the Texas City Economic Development Corporation, duly held on July 1, 2026, a general discussion was held to do a budget transfer to facilitate the Chapter 380 sales tax reimbursement agreement; and

WHEREAS, the reimbursement amounts are pulled fifty percent (50%) from the General Fund and fifty percent (50%) from Economic Development Fund 801; and

WHEREAS, this practice will allow funds for the purpose of making Chapter 380 reimbursements in partnership with the Finance Department more streamlined; and

WHEREAS, the amount was determined by analyzing prior-year payments and forecasting the amount needed for the remainder of the fiscal year. A budget amendment is required because funds will be transferred from the undesignated fund balance to the FY26 operating budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:

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

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

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

SECTION 4: That this Resolution shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED AND ADOPTED this 1st day of July, 2026.

_____

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda **6. b.**

Meeting Date: 07/01/2026

Consider a budget transfer from TCEDC fund balance to the FY26 operating budget.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Consider approval of Resolution 2026-17, amending the fiscal year 2025-2026 budget to transfer funds from the Texas City Economic Development Corporation fund balance to the FY26 operating budget.

BACKGROUND

The Texas City Economic Development Corporation (TCEDC) budgets annually for commercial demolitions. Recently, staff was made aware of the potential to purchase a piece of property near the 6th Street Revitalization District. In the event that purchase is made, a sub-standard structure on the property will need to be demolished following asbestos abatement. To ensure the line item for Demolition – 801-050-53110 – has sufficient funds to complete this potential project, staff is requesting a budget transfer from the undesignated fund balance (801-000-39000) in the amount of $200,000. In the event that this project moves forward, staff will bring an additional item to the EDC with more information including bid documentation. A budget amendment is required as funds would be transferred from undesignated fund balance into the FY26 operating budget.

ANALYSIS

Approve Resolution 2026-17, amending the FY26 budget as follows:

TCEDC (801) Corporations (050):

Demolition (801-050-53110) -- $200,000

Fund 801 – Undesignated Fund Balance (801-000-39000) -- ($200,000)

ALTERNATIVES CONSIDERED

Attachments

Resolution 2026-17

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2026-17

A RESOLUTION AUTHORIZING A BUDGET AMENDMENT TO TRANSFER FUNDS TO THE DEMOLITION FUND FROM THE UNDESIGNATED FUND BALANCE; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, at a meeting of the Board of Directors of the Texas City Economic Development Corporation, duly held on July 1, 2026, a general discussion was held to do a budget transfer to facilitate the potential purchase of a property; and

WHEREAS, in the event the purchase is made, a substandard structure on the property will need to be demolished following asbestos abatement; and

WHEREAS, to ensure the line item for Demolition – 801-050-53110 – has sufficient funds to complete this potential project, staff is requesting a budget transfer from the undesignated fund balance (801-000-39000) in the amount of $200,000; and

WHEREAS, the budget amendment is required as funds would be transferred from the undesignated fund balance into the FY26 operating budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:

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

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

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

SECTION 4: That this Resolution shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED AND ADOPTED this 1st day of July, 2026.

_____

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

_____

BOARD SECRETARY
Texas City Economic Development Corporation

TCEDC Agenda **6. c.**

Meeting Date: 07/01/2026

Authorize Chairman to execute a pipeline easement document with OneOK.

Submitted For: Kristin Edwards, Economic Development

Submitted By: Kristin Edwards, Economic Development

Department: Economic Development

ACTION REQUEST (Brief Summary)

Authorize Chairman to execute a pipeline easement document with OneOK.

BACKGROUND

MPLX – a subsidiary of Marathon Petroleum Corporation – has partnered with OneOK (a midstream service provider) on a multi-billion dollar industrial effort to create a fractionation unit in Texas City. The project also includes a major dock expansion within the Port of Texas City.

OneOK is seeking an easement through both City-owned and TCEDC-owned property in Bay Street Park for the purpose of installing a pipeline necessary for the project. Specifically, the company is seeking an easement through GCAD 727990, pictured in attachments.

The pipeline installation itself will primarily consist of directional drilling.

With respect to payment, the City will receive $40/rod/year each year the pipeline is active, with a rod measuring 16.5 feet. There will be 117 rods on the TCEDC-owned property.

The easement document – which will also include verbiage from the City's pipeline license agreement – is currently being finalized. As the easement request is time-sensitive, staff is requesting that the Board grant permission to the Chair to execute the agreement when it is completed.

As an FYI, the staff is in communication with OneOK related not only to outgoing public information regarding the project – any closures or traffic impacts to the area – but also about the potential for OneOK to complete improvements to Bay Street Park once construction is completed.

ANALYSIS

Authorize Chairman to execute a pipeline easement document with OneOK.

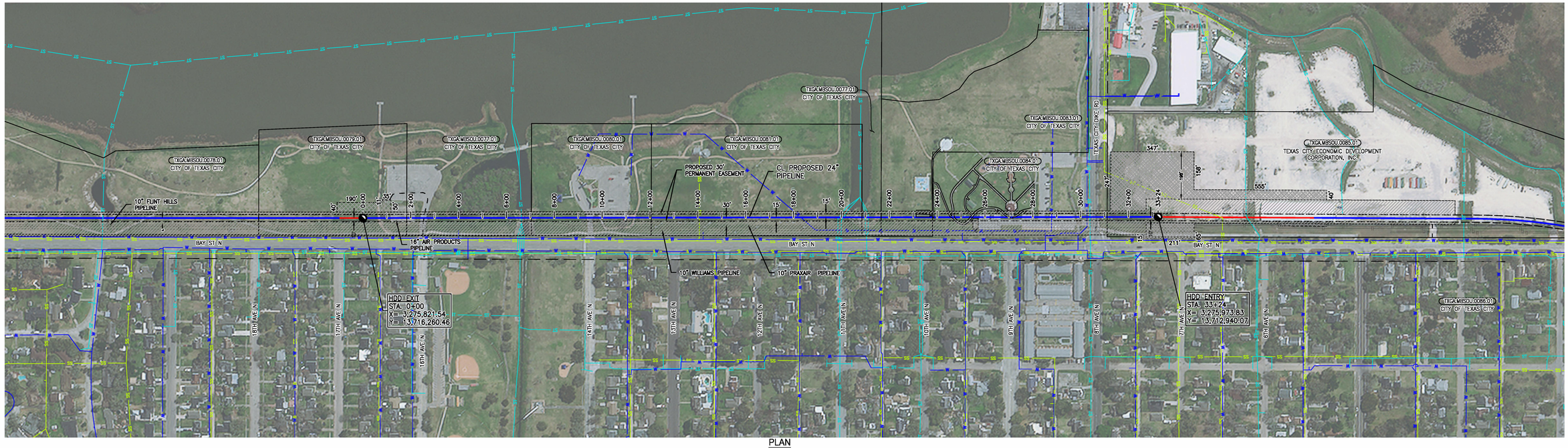
ALTERNATIVES CONSIDERED

Attachments

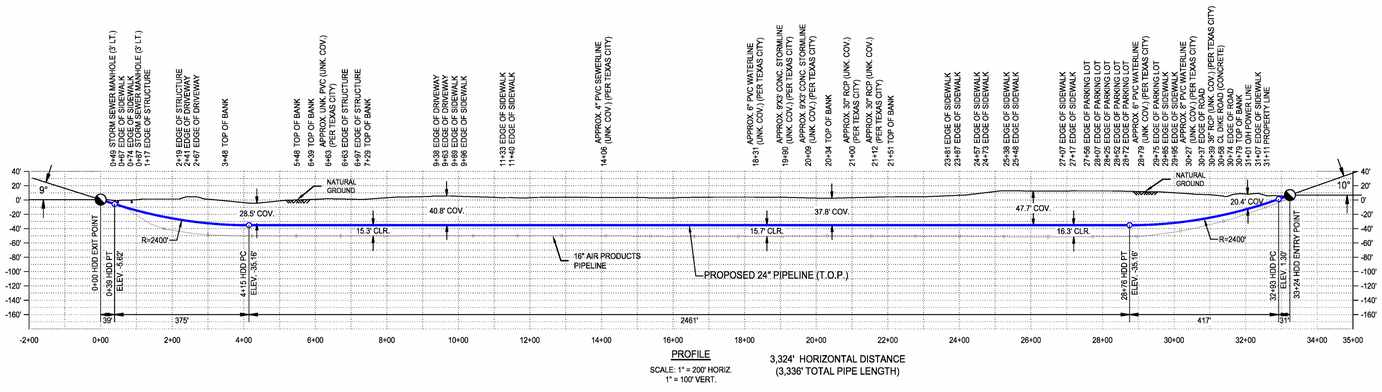
OneOK easement graphic

Resolution 2026-18

GALVESTON COUNTY, TEXAS



PLAN
SCALE: 1" = 200'



PROFILE
SCALE: 1" = 200' HORIZ.
1" = 100' VERT.

3,324' HORIZONTAL DISTANCE
(3,336' TOTAL PIPE LENGTH)

NOTES:

1. ALL EQUIPMENT MUST ACCESS THE SITE ALONG THE CONSTRUCTION RIGHT-OF-WAY OR FROM APPROVED ROADS.
2. WORK SPACE: MAXIMUM WORK SPACE LIMITS ARE DEPICTED. RESTRICT CLEARING TO THE WORK SPACE INDICATED AT THE ENTRY AND EXIT POINTS AND PRODUCT PIPE STRINGING AND FABRICATION AREA ALONG THE CONSTRUCTION RIGHT-OF-WAY. CLEARING BETWEEN THE ENTRY AND EXIT POINTS REQUIRES PRIOR APPROVAL FROM THE INSPECTOR AND IS GENERALLY LIMITED TO THE AMOUNT NECESSARY TO STRING SURVEY WIRES AND INSTALL PUMPS AND PIPING TO OBTAIN WATER (WHERE APPROVED).
3. WATER SOURCE: DRILL WATER AND HYDROSTATIC TEST WATER SHALL BE OBTAINED BY CONTRACTOR FROM AN APPROVED SOURCE.
4. HYDROSTATIC TEST: PRE-INSTALLATION HYDROSTATIC TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH THE HYDROSTATIC TEST PLAN. TEST WATER SHALL BE SAMPLED AND TESTED IN ACCORDANCE WITH PERMIT REQUIREMENTS. THE TEST WATER SHALL BE DISCHARGED IN AN UPLAND AREA INTO AN EROSION CONTROL STRUCTURE OF STRAW BALES AND/OR SILT FENCES, GEOTEXTILE FILTER BAG, OR COLLECTED IN A TRUCK AND HAULED TO AN APPROVED DISPOSAL SITE, UPON COMPLETION OF DEWATERING AND DRYING, A CALIPER PIG SURVEY SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. SPILL-PREVENTION: REFUELING OF ALL EQUIPMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE SPCC PLAN.
6. EROSION AND SEDIMENT CONTROL: CONTRACTOR SHALL SUPPLY, INSTALL AND MAINTAIN SEDIMENT CONTROL STRUCTURES IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL STRUCTURES AS DIRECTED BY THE INSPECTOR.
7. INSTALL: THE PIPE SECTIONS FOR THE DRILLED CROSSING SHALL BE MADE UP WITHIN THE APPROVED CONSTRUCTION RIGHT-OF-WAY AT THE DRILL EXIT POINT AS SHOWN. CONTRACTOR'S ACTUAL DRILL PROFILE SHALL BE SUBMITTED TO OWNER FOR APPROVAL. CONTRACTOR SHALL ACCESS THE NEED FOR AND SUPPLY APPROPRIATE BALLAST DURING PULLBACK.
8. DRILLING FLUID DISPOSAL: CONTRACTOR SHALL DISPOSE OF EXCESS DRILLING FLUID AS DIRECTED BY THE COMPANY REPRESENTATIVE IN ACCORDANCE WITH PERMIT CONDITIONS, UNDER NO CIRCUMSTANCES SHALL DRILLED FLUID BE DISPOSED OF IN WATER BODIES OR WETLANDS. ANY DRILLING FLUID WHICH INADVERTENTLY SURFACES AT POINTS OTHER THAN THE ENTRY OR EXIT POINTS SHALL BE CONTAINED AND COLLECTED TO THE EXTENT PRACTICAL AND DISPOSED OF AS DIRECTED BY THE COMPANY REPRESENTATIVE IN ACCORDANCE WITH PERMIT CONDITIONS.
9. CLEANUP/STABILIZATION/RESTORATION: ALL DISTURBED AREAS SHALL BE RETURNED TO THE ORIGINAL CONTOURS. DISTURBED AREAS SHALL BE SEEDED AS SPECIFIED IN THE CLEAN-UP AND RESTORATION REQUIREMENTS. IF THE TERRAIN ALLOWS AND ACCESS IS PERMITTED, CONTRACTOR SHALL UTILIZE LOW GROUND PRESSURE EQUIPMENT OR OTHER EQUIPMENT APPROVED BY OWNER, TO FACILITATE CONTAINMENT AND CLEAN-UP OF ANY INADVERTENT RETURNS THAT OCCUR DURING THE HDD INSTALLATION PROCESS.
10. GEOTECHNICAL DATA: NO SOIL ANALYSIS WAS AVAILABLE FOR DESIGN.
11. BASE FILES, PROJECT INFORMATION AND SURVEY DATA PROVIDED BY PERCHERON PROFESSIONAL SERVICES, L.L.C.
12. CONTRACTOR IS RESPONSIBLE FOR CALLING TEXAS ONE-CALL AND LOCATING ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. IF ANY UTILITY IS LOCATED WITHIN 15 FEET OF THE DESIGNED HDD PROFILE AND ALIGNMENT, CONTRACTOR SHALL OBTAIN APPROVAL FROM UTILITIES PRIOR TO INITIATING HDD OPERATIONS.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND PROTECT ANY FOREIGN UTILITY THAT MAY BE AFFECTED BY THE HDD OPERATIONS.
14. GRID COORDINATES ARE BASED ON NAD83 (2011) TEXAS SOUTH CENTRAL ZONE. ELEVATIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD88).
15. PERCHERON PROFESSIONAL SERVICES, LLC. MAKE NO REPRESENTATIONS OR WARRANTIES WITH REGARD TO THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES, P/LS OR OBSTRUCTIONS. IT SHALL BE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF CONTRACTORS TO IDENTIFY, LOCATE, AND COORDINATE WITH OWNERS DURING THE CROSSING OF ANY SUCH UNDERGROUND UTILITIES, P/LS AND OBSTRUCTIONS AND PROTECT SUCH UTILITIES, P/LS AND OBSTRUCTIONS FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH THE STATE OF TEXAS ONE-CALL REQUIREMENTS.
16. THE ENTRY AND EXIT COORDINATES ARE SHOWN AT THE TOP OF THE PIPE., CONTRACTOR IS RESPONSIBLE FOR ACCOUNTING FOR THE NECESSARY OFFSET TO THESE COORDINATED BASED ON THE SIZE OF THE FINAL REAMER PASS TO ENSURE THE TOP OF THE REAMER ALIGNS WITH THE PROFILE SHOWN.
17. FOR THE CROSSING PIPELINES WHERE THE COVER IS UNKNOWN THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE COVER OF THE PIPELINE, WHERE KNOWN COVER PIPELINES (CROSSING AND PARALLELING) ARE INSIDE THE 10' CLEARANCE ZONE THE PIPELINE MUST BE EXPOSED. IF THE REAMER WILL PASS WITHIN 10' OF AN ADJACENT LINE, THE CONTRACTOR SHALL EXPOSE THE CROSSING PIPELINE PRIOR TO DRILLING NEXT TO OR UNDERNEATH THE EXISTING PIPELINE. NO PIPELINE INSTALLATION SHALL BE LESS THAN 4' CLEARANCE WHERE CROSSING AND ADJACENT LINE ARE EXPOSED.

ISSUED FOR CONSTRUCTION

STATE OF TEXAS
KEVIN MICHAEL COULTER
135505
LICENSED
PROFESSIONAL ENGINEER
3-31-26

LEGEND

- CL PROPOSED PIPELINE
- CL PROPOSED PIPELINE W/MRO COATING
- PERMANENT EASEMENT
- PROPERTY LINE
- TEMPORARY WORKSPACE
- ADDITIONAL TEMPORARY WORKSPACE
- HDD ENTRY/EXIT
- EXISTING PIPELINE
- WETLAND
- POTENTIAL ALLIGATOR SNAPPING TURTLE HABITAT
- POTENTIAL TRICOLORED BAT HABITAT

CITY OF TEXAS CITY UTILITIES APPROX. LOCATION

- W — WATER LINE
- ST — STORM SEWER/DITCH
- SS — SANITARY SEWER

811 Know what's below. Call before you dig.

1904 WEST GRAND
PARKWAY N. SUITE 200
KATY, TEXAS 77449
(832) 300-6400
TEXAS SURVEYING FIRM
LICENSE: 10020700, TEXAS
ENGINEERING FIRM LICENSE: 20448

PERCHERON
PROFESSIONAL
SERVICES, L L C

REFERENCE DRAWINGS

DRAWING NO.	TITLE

REVISIONS

MK.	DESCRIPTION	DATE	BY	CHK	APR
0	ISSUED FOR CONSTRUCTION	01/16/26	TR	PAC	KMC
1	ISSUED FOR CONSTRUCTION	01/28/26	JRH	PAC	KMC

APPROVALS

DRAWN BY	DATE
WT	09/09/25
CHECKED BY	DATE
PAC	09/12/25
ENG. APPROVAL	DATE
KMC	_
P. M. APPROVAL	DATE
KMC	_

Morris P. Hebert, Inc.
SURVEYING • ENGINEERING • ENVIRONMENTAL • GIS
10101 SOUTHWEST FREEWAY • SUITE 500 • HOUSTON, TEXAS 77074 • (713) 218-5470 HOUMA, LA. • HOUSTON, TX. • MCO AND, TX.
TEXAS SURVEY FIRM REGISTRATION NUMBER: 10193700 (HOUSTON OFFICE) TEXAS ENGINEERING FIRM REGISTRATION NUMBER: F-2038 (HOUSTON OFFICE)

CLIENT APPROVAL	DATE
_	_

ONEOK
NGL PIPELINE COMPANY, L.P.

MBTC
PIPELINE

CROSSING DETAIL
PROPOSED 24" PIPELINE MBTC
HDD – TEXAS CITY PARK 2
GALVESTON COUNTY, TEXAS

SCALE	DRAWING NO.	REV.
AS–SHOWN	10656–HDD–033_TX CITY PARK HDD2	1

\\Egnyte\Drives\Percheron\Projects\05.107461.0000 – ONEOK Mont Belvieu to TX City\DWG\DWG Mtes\Construction Drawings\10656–HDD–033_TX CITY PARK HDD2.dwg plotted on Mar 26, 2026 – 7:25cm

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION NO. 2026-18

A RESOLUTION APPROVING A PIPELINE EASEMENT ON PROPERTY OWNED BY THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION AND THE CITY OF TEXAS CITY; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, at a meeting of the Board of Directors of the Texas City Economic Development Corporation duly held on July 1, 2026, a general discussion was held to approve a pipeline easement on property owned by the Texas City Economic Development Corporation and the City of Texas City; and

WHEREAS, MPLX – a subsidiary of Marathon Petroleum Corporation – has partnered with OneOK (a midstream service provider) on a multi-billion-dollar industrial effort to create a fractionation unit in Texas City; and

WHEREAS, OneOK is seeking an easement through both City-owned and TCEDC-owned property in Bay Street Park for the purpose of installing a pipeline necessary for the project. Specifically, the company is seeking an easement through GCAD 727990. The pipeline installation itself will primarily consist of directional drilling.

WHEREAS, the City will receive $40/rod per year while the pipeline is active, with a rod measuring 16.5 feet. There will be 117 rods on the TCEDC-owned property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION THAT:

SECTION 1: The Board of Directors of the Texas City Economic Development Corporation hereby approves a pipeline easement on property owned by the Texas City Economic Development Corporation and the City of Texas City.

SECTION 2: The Chairperson or Vice Chairperson is hereby authorized to execute any documents necessary for the pipeline easement document with OneOK.

SECTION 3: That this Resolution shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED AND ADOPTED this 1st day of July 2026.

_____

CHAIRPERSON/VICE CHAIRPERSON
Texas City Economic Development Corporation

ATTEST:

_____

ALTERNATE BOARD SECRETARY
Texas City Economic Development Corporation