



CITY COUNCIL REGULAR AGENDA

Tuesday, July 28, 2026

Notice is hereby given that the City Council of the City of Big Spring, Texas will meet in Regular Session on Tuesday, July 28, 2026, at 5:30 PM at the City Council Chambers Located at 307 East 4th Street, Big Spring, Texas. **We welcome the public to attend the meeting via telecommunication. Citizens will be able to view the City Council Meeting on Our Local Channel 17 through Optimum or on Our Website <http://mybigspring.com/224/Channel-17-Live>.**

CITY COUNCIL MEETING ETIQUETTE

Gentlemen are requested to remove their hats inside the City Council Chambers. As a courtesy to those in attendance, please place your cell phone on "Silent" or "Vibrate." Please, no talking during the meetings. Take all conversations outside so that others can hear.

Thank you!

Open Session

- | | |
|---|-------|
| 1. Call to Order | Moore |
| 2. Invocation | Moore |
| 3. Pledge of Allegiance to the United States Flag and to the Texas State Flag | Moore |

Public Comment

Public Comment – Members of the public are entitled to speak on any topic. Additionally, members of the public may comment on any action item before or during its consideration. Speakers are Requested to Stand at the Podium and State Their Name and Address. Speakers Should Fill out the Form at the Podium and Turn it into the City Secretary. Please Do Not Exceed Five (5) Minutes.

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| 4. Public Comment | Moore |
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Announcements, Presentations and Public Hearings

Public Hearings – The Council will take Input on Items Requiring Public Hearing Items **Prior** to any Action.

City Manager's Report

5. City Manager's report on the following items: Darden
- Update - Large Item Pickup, District 1
 - Update - Moss Lake Cleanup
 - Budget Work Sessions - August 3rd - 6th

Consent Items

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| 6. Approval of the City Council Minutes for the Regular Meeting of July 14, 2026 and for the Special Meeting of July 21, 2026 | 7-16 | Davis |
| 7. Acknowledge Receipt of the Big Spring Economic Development Corporation Board of Director's Minutes for the Meetings of June 11, 2026, June 16, 2026 and July 13, 2026. | 17-21 | Sankey |
| 8. Final Reading of a Resolution Providing for the City's Approval or Disapproval of the Howard Central Appraisal District's Fiscal Year 26-27 Budget; and Finding and Determining that the Meeting at Which the Resolution Was Discussed Was Open to the Public as Required by Law. | 22-34 | Smith |
| 9. Final Reading of a Resolution Renewing the Infill Development Incentive Program Designed to Facilitate Private Investment Toward the Construction of Single-Family Housing Within the City Limits of Big Spring and Therefore Encourage Economic Development that Benefits the Health, Safety, and Welfare of the Big Spring Community; Finding and Determining that the Meetings at Which the Resolution were Discussed were Open to the Public as Required by Law; Providing for Repeal of Conflicting Resolutions; and Providing an Effective Date | 35-43 | Bowles |
| 10. Final Reading of a Resolution Regarding the Announced Closure of Federal Correctional Institution Big Spring; Recognizing FCI Big Spring for its Decades of Service to the Community; Encouraging Responsible Stewardship and Productive Use of a Significant Public Asset; Requesting Consultation With the City Regarding Future Plans for the Property; Encouraging Consideration of Future Uses that | 44-47 | Moore |

Support Employment, Economic Opportunity, and Long-Term Community Prosperity; Emphasizing Compatibility with Airport Operations and Long-Term Community Development; Authorizing Transmittal of this Resolution to Appropriate Federal Officials; and Finding and Determining that the Meetings at Which the Resolution Were Discussed Were Open to the Public as Required by Law; and Establishing an Effective Date

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| 11. | Final Reading of an Ordinance Granting a Specific Use Permit to Edy Fernandez Dunan for Oil Recovery and Recycling Operations on Property Located at 3311 I-20 Frontage Road (Also Known as 3311 N. Service Road), Big Spring, Texas; Establishing Conditions of Operation; Providing for Severability; Finding and Determining That the Meetings at Which the Ordinance Was Discussed Were Open to the Public as Required by Law; and Providing an Effective Date. | 48-53 | Bowles |
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Vouchers

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| 12. | Vouchers for 07/10/26 \$ 820,433.46 | Ochoa |
| | Vouchers for 07/20/26 \$ 825,700.02 | |

New Business

- | | | | |
|-----|---|-------|----------|
| 13. | First Reading of an Ordinance Updating the City's Alcoholic Beverage Regulations to Conform to State Law; Amending Chapter 4 of the Big Spring City Code Regarding Alcoholic Beverage Fees; Application Review, and Certification Procedures; Adding a Limitation on Municipal Authority Consistent with the Texas Alcoholic Beverage Code; Providing for the Repeal of Conflicting Legislation; Providing for Severability; Providing for Publication; and Providing an Effective Date | 54-60 | Williams |
| 14. | Consideration and Possible Action on an Interlocal Agreement with Howard County for the Use of Digital Case Management Software for the Big Spring Police Department in Conjunction with the 118th District Attorney and the Howard County Attorney and Authorizing the Mayor to Execute any Necessary Documents | 61-66 | Williams |
| 15. | Consideration and Possible Action Approving a Second Amended and Restated Master Lease Agreement with The GEO Group, Inc. and Municipal Corrections Finance, L.P., Consolidating and Amending Existing Lease Arrangements | | Feeley |

and Leasing to GEO a 5.0-Acre Tract of Land ("Property L") Located South of the Interstate 20 South Service Road and East of Industrial Drive, Out of a 256.96-Acre Tract in Section 3, Block 33, T-1-S, T&P Railway Company Survey, Howard County, Texas, for the Development and Operation of Workforce Housing and Support Offices, and Authorizing the City Manager or His Designee to Execute any Necessary Documents.

16. Consideration and Possible Action to Approve a Tax Deed and the Sale of Certain Real Properties Listed Below and Authorizing the Mayor to Execute any Necessary Documents:

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|---|-------|--------|
| a. Sale to Cinthia Quezada of that Certain Real Property Commonly Known as 702 E 15TH Street, Located and Described as All of Lot Two (2), Block Nineteen (19) of the Cole & Strayhorn Addition to the City of Big Spring, Howard County, Texas; Being That Property More Particularly Described in a Quitclaim Deed Recorded in Volume 1156, Page 331 in the Official Public Records of Howard County, and Which is Presently Held by the City of Big Spring, in Trust. | 67-74 | Darden |
| b. Sale to Rosa Avila of that Certain Real Property Commonly Known as 708 Douglas Street, Located and Described as Lot Five (5), Block Eleven (11), Earles Addition to the City of Big Spring, Howard County, Texas, and Which is Presently Held by the City of Big Spring, in Trust. | 75-81 | Darden |
| c. Sale to Guadalupe Perez Magallanes of that Certain Real Property Commonly Known as 509 Galveston Street, Located and Described as Being the North Part of Lots Eleven (11) and Twelve (12), Block Nine (9) of the Jones Valley Addition in the City of Big Spring, Howard County, Texas; Being That Property More Particularly Described in a Sheriff's Tax Deed Recorded in Volume 1180, Page 292 of the Official Deed Records of Howard County, and Which is Presently Held by the City of Big Spring, in Trust. | 82-89 | Darden |
| 17. Discussion Regarding Comanche Trail Golf Course Food, Beverage, Alcohol, Concession, Retail, and Related Business Operations, Including Existing Lease Terms, Past and Current Operations, Compliance Issues, City Regulations, Future Operations, and Potential Lease Amendments. | | Bowles |
| 18. Discussion Regarding Moss Creek Lake, Including Historical | | Bowles |

and Current Operations, Recreational Use, Management Practices, Rules and Regulations, Public Health and Safety Matters, Watershed Protection, Environmental Conditions, Water Quality, Infrastructure Needs, Conservation Efforts, Enforcement Issues, Public Access, and Future Operational, Regulatory, Maintenance, and Capital Improvement Considerations.

Council Input

19. Input Moore

Executive Session

20. Adjourn into Executive Session Pursuant to Texas Government Code § 551.071 and the Attorney-Client Privilege in the Texas Disciplinary Rules of Professional Conduct to Consult with the City Attorney and Outside Legal Counsel Regarding Pending Litigation, *Michael Adams v. City of Big Spring*, Civil Action No. 1:25-cv-85, United States District Court for the Northern District of Texas. Moore
21. Reconvene into Open Session and Take Any Necessary Action on Executive Session Items Moore
22. Adjourn Moore

The City Council reserves the right to meet in executive session on any agenda item should the need arise pursuant to Chapter 551, Subchapter D of the Texas Government Code, or the Texas Disciplinary Rules of Professional Conduct.

I hereby certify that this agenda was posted on the official bulletin board at the City of Big Spring, City Hall Building, located outside 310 Nolan Street. Given by order of the City Council and **Posted on Wednesday, July 22, 2026** in accordance with Title 5, Texas Government Code and Chapter 551.

In addition, this agenda and supporting documents are posted on the City of Big Spring's Website, www.mybigspring.com, in accordance with legal requirements.


Tami L. Davis, City Secretary

THE MEETING FACILITY IS ACCESSIBLE TO DISABLED PERSONS. ANY DISABLED PERSON NEEDING SPECIAL ACCOMMODATION OR A HEARING IMPAIRED PERSON

WISHING TO HAVE AN INTERPRETER SHOULD REQUEST SERVICES AT LEAST 48 HOURS PRIOR TO THE SCHEDULED MEETING BY CONTACTING TAMI DAVIS AT 432-264-2513 OR EMAIL: TDAVIS@MYBIGSPRING.COM.

STATE OF TEXAS :
COUNTY OF HOWARD :
CITY OF BIG SPRING :

The City Council of the City of Big Spring, Texas, met in a Regular Meeting in the City Council Chambers located at 307 E. 4th St., Big Spring, Texas, at 5:30 PM, July 14, 2026, with the following members present in person:

MAYOR ROBERT MOORE
MAYOR PRO TEM DIANE YANEZ
COUNCIL MEMBER HOMER WILKERSON
COUNCIL MEMBER DANIEL MORENO
COUNCIL MEMBER JOSEPHINE OCHOA

Same and constituting a quorum, for which four Council Members must be present; and the following staff in person;

TODD DARDEN	City Manager
JOHN MEDINA	Assistant City Manager
ANDREW HAGEN	City Attorney
SHANE BOWLES	Public Works Director
CHAD WILLIAMS	Police Chief
JAY HOLT	Fire Chief
MIKE FEELEY	Airpark Director
SANDY SMITH	Finance Director
SUSAN HIMES	Community Services Director
TAMI DAVIS	City Secretary
MANDY HAYNES	Municipal Judge

Open Session

Call to Order

Mayor Moore called the City Council meeting to order at 5:30 p.m.

Invocation

Chris Cunningham gave the invocation.

Pledge of Allegiance to the United States Flag and to the Texas State Flag

Mayor Moore led the Pledge of Allegiance to the United States Flag and to the Texas State Flag.

Public Comment

Public Comment

One citizen spoke regarding issues with city contractors on mowing vacant lots and one citizens had a complaint regarding the fireworks on July 4th.

Announcements, Presentations and Public Hearings

Open Public Hearings

MOTION WAS MADE BY Mayor Moore to open the below listed public hearings, seconded by Mayor Pro Tem Yanez.

**YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5
Council Member Moreno, Council Member Ochoa**

NAYS: None 0

MOTION PASSED

PUBLIC HEARING - Regarding an Application for an Ambulance Transfer Permit for Non-Emergency Ambulance Services in the City of Big Spring by Viking Enterprises Inc. dba City Ambulance Service, and Consideration to Determine Whether Public Convenience and Necessity will be Served by Issuance of Such Permit, in Accordance with § 28-156, "Hearing," Article VI, "Private Ambulance Services," Chapter 28, "Health," Big Spring City Code

Jay Holt, Fire Chief, explained that this Non-Emergency Ambulance Transfer Permit would be used to transfer patients from Shannon Hospital. No other comments were made at this time.

PUBLIC HEARING - Regarding a Specific Use Permit Application for Property 302693 at 3311 N. Service Rd., Big Spring, Tx, Which is Currently Zoned Light Industrial (LI).

This Property is a 3.52 Acre Tract of Land Out of a 12.35 Acre Tract Out of the NE/4 of Section 45, Block 32, T-1-N, T&P RR Co Survey in Big Spring, Howard County, TX.

The Permit is for Oil Recovery and Recycling.

Shane Bowles, Public Works Director, explained the Specific Use Permit would authorize the recovery and recycling of oil on the property. No other comments were made at this time.

Close Public Hearings

MOTION WAS MADE BY Mayor Moore to close the above captioned public hearings, seconded by Council Member Wilkerson.

**YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5
Council Member Moreno, Council Member Ochoa**

NAYS: None 0

MOTION PASSED

City Manager's Report

City Manager's report on the following items:

- Large Item Pickup, District 1 - July 15th
- Moss Lake Cleanup - July 18th
- Recognize - Boy Scouts

Todd Darden, City Manager, reported on the above captioned items as follows: Large item pickup for District 1 will be on July 15th; A group of citizens are getting together on Saturday, July 18 to help clean up at Moss lake; Boy Scouts recognition will be on a future meeting; and Mayor Moore thanked Scott Emerson for his help with getting the group together for the Moss Lake clean up.

Consent Items

Approval of the City Council Minutes for the Regular Meeting of June 23, 2026 and for the TIRZ Board minutes for the meeting of June 23, 2026

Final Reading of an Ordinance Approving a Project and Financing Plan for Tax Increment Reinvestment Zone Number Two, City of Big Spring, Texas, Established Pursuant to Chapter 311 of the Texas Tax Code; Finding and Determining that the Meetings at Which the Ordinance was Discussed were Open to the Public as Required by Law; Providing for Severability; Providing for Publication; and Providing an Effective Date

Final Reading of an Ordinance Amending the City Code to Align Food Safety Regulations with State Law; Adopting the Texas Food Establishment Rules; Providing for Permits, Exemptions, and Fees Consistent with Chapters 437 and 437B, Texas Health and Safety Code; Limiting Regulation of Mobile Food Vendors; Authorizing Health Inspectors; Providing for Inspection, Enforcement, and Preemption; Providing a Penalty; Providing for Codification; Providing for the Repeal of Conflicting Legislation; Providing for Severability; Finding and Determining that the Meetings at Which the Ordinance was Discussed were Open to the Public as Required by Law; and Providing an Effective Date

MOTION WAS MADE BY Council Member Wilkerson to approve the above captioned minutes and ordinances, seconded by Mayor Pro Tem Yanez.

YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, Council Member Moreno, Council Member Ochoa

NAYS: None

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MOTION PASSED

Vouchers

Vouchers for 06/19/26	\$	609,995.17
Vouchers for 06/29/26	\$	517,991.98

Council Member Moreno reviewed the above captioned vouchers.

MOTION WAS MADE BY Council Member Moreno to approve the above captioned vouchers, seconded by Mayor Pro Tem Yanez.

**YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5
Council Member Moreno, Council Member Ochoa**

NAYS: None 0

MOTION PASSED

Vouchers for 07/02/26 \$ 274,523.86

Council Member Ochoa reviewed the above captioned vouchers.

MOTION WAS MADE BY Council Member Ochoa to approve the above captioned vouchers, seconded by Mayor Pro Tem Yanez.

**YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5
Council Member Moreno, Council Member Ochoa**

NAYS: None 0

MOTION PASSED

Bids

Consideration and Possible Action to Award a Bid From Allen Keller Co. for the Reconstruction of Runway 6/24 at McMahon-Wrinkle Airport and Authorizing the City Manager or His Designee to Execute Any Necessary Documents

MOTION WAS MADE BY Mayor Pro Tem Yanez to award the above captioned bid to Allen Keller Co. in the amount of \$2,647,555.53, seconded by Council Member Ochoa.

**YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5
Council Member Moreno, Council Member Ochoa**

NAYS: None 0

MOTION PASSED

Consideration and Possible Action to Award a Bid From Bullseye Equipment and Supply for the Acquisition of Two Runway Closure Markings Required by the FAA for Closing Runways at McMahon-Wrinkle Airport and Authorizing the City Manager or His Designee to Execute any Necessary Documents

MOTION WAS MADE BY Council Member Wilkerson to award the above captioned bid to Bullseye Equipment and Supply in the amount of \$48,020.14, seconded by Mayor Pro Tem Yanez.

**YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5
Council Member Moreno, Council Member Ochoa**

NAYS: None 0

MOTION PASSED

Consideration and Possible Action to Award a Bid for Two (2) Heavy-Duty Mobile Column Lifts for the Service Center Department and Authorizing the City Manager or

His Designee any Necessary Documents

MOTION WAS MADE BY Council Member Wilkerson to award the above captioned bid to Reeder Distributors, Inc. in the amount of \$29,787.13, seconded by Council Member Ochoa.

YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5

Council Member Moreno, Council Member Ochoa

NAYS: None 0

MOTION PASSED

New Business

Acknowledge Receipt of the Quarterly Claims and Litigation Report from the City Attorney

Council Members acknowledged the above captioned report. No action was necessary at this time.

First Reading of a Resolution Providing for the City's Approval or Disapproval of the Howard Central Appraisal District's Fiscal Year 2025 Budget; and Finding and Determining that the Meeting at Which the Resolution Was Discussed Was Open to the Public as Required by Law.

MOTION WAS MADE BY Mayor Moore to approve the above captioned resolution, seconded by Council Member Wilkerson.

YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5

Council Member Moreno, Council Member Ochoa

NAYS: None 0

MOTION PASSED

First Reading of a Resolution Renewing the Infill Development Incentive Program Designed to Facilitate Private Investment Toward the Construction of Single-Family Housing Within the City Limits of Big Spring and Therefore Encourage Economic Development that Benefits the Health, Safety, and Welfare of the Big Spring Community; Finding and Determining that the Meetings at Which the Resolution were Discussed were Open to the Public as Required by Law; Providing for Repeal of Conflicting Resolutions; and Providing an Effective Date

MOTION WAS MADE BY Mayor Pro Tem Yanez to approve the above captioned resolution, seconded by Council Member Ochoa.

YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5

Council Member Moreno, Council Member Ochoa

NAYS: None 0

MOTION PASSED

First Reading of a Resolution Regarding the Announced Closure of Federal Correctional Institution Big Spring; Recognizing FCI Big Spring for its Decades of Service to the Community; Encouraging Responsible Stewardship and Productive Use

of a Significant Public Asset; Requesting Consultation With the City Regarding Future Plans for the Property; Encouraging Consideration of Future Uses that Support Employment, Economic Opportunity, and Long-Term Community Prosperity; Emphasizing Compatibility with Airport Operations and Long-Term Community Development; Authorizing Transmittal of this Resolution to Appropriate Federal Officials; and Finding and Determining that the Meetings at Which the Resolution Were Discussed Were Open to the Public as Required by Law; and Establishing an Effective Date

MOTION WAS MADE BY Mayor Moore to approve the above captioned resolution, seconded by Council Member Wilkerson.

**YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5
Council Member Moreno, Council Member Ochoa**

NAYS: None 0

MOTION PASSED

First Reading of an Ordinance Granting a Specific Use Permit to Edy Fernandez Dunan for Oil Recovery and Recycling Operations on Property Located at 3311 I-20 Frontage Road (Also Known as 3311 N. Service Road), Big Spring, Texas; Establishing Conditions of Operation; Providing for Severability; Finding and Determining That the Meetings at Which the Ordinance Was Discussed Were Open to the Public as Required by Law; and Providing an Effective Date.

MOTION WAS MADE BY Council Member Wilkerson to approve the above captioned ordinance, seconded by Council Member Moreno.

**YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5
Council Member Moreno, Council Member Ochoa**

NAYS: None 0

MOTION PASSED

Consideration and Possible Action to Grant an Ambulance Transfer Permit for Non-Emergency Ambulance Services in the City of Big Spring, to Viking Enterprises Inc. dba City Ambulance Service, and Determining the Existence of Public Convenience and Necessity that will be Served by Issuance of Such Permit, in Accordance with § 28-157, "Granting or Denial of Permit," Article VI, "Private Ambulance Services," Chapter 28, "Health," Big Spring City Code and Authorizing the Mayor to Execute any Necessary Documents

MOTION WAS MADE BY Mayor Moore the above captioned permit, seconded by Mayor Pro Tem Yanez.

**YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5
Council Member Moreno, Council Member Ochoa**

NAYS: None 0

MOTION PASSED

Consideration and Possible Action to Approve an Agreement Between the City of Big Spring, a Texas Home Rule Municipal Corporation and Jacob & Martin, LLC, a Texas Limited Liability Company to Provide Engineering Services for the 2026 Water Line,

Valve, and Fire Hydrant Replacements and Authorizing the City Manager or His Designee to Execute any Necessary Documents.

MOTION WAS MADE BY Mayor Pro Tem Yanez to approve the above captioned agreement, seconded by Council Member Ochoa.

**YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5
Council Member Moreno, Council Member Ochoa**

NAYS: None 0

MOTION PASSED

Consideration and Possible Action to Approve an Agreement for Engineering Services with Jacob & Martin, LLC for the Airpark Water System Improvements and Authorizing the City Manager or His Designee to Execute any Necessary Documents

MOTION WAS MADE BY Mayor Moore to approve the above captioned agreement, seconded by Council Member Ochoa.

**YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5
Council Member Moreno, Council Member Ochoa**

NAYS: None 0

MOTION PASSED

Consideration and Possible Action on an Amendment to Contract No. 029-2025 with The GEO Group, Inc. and its Subsidiary Municipal Corrections Finance, L.P., Regarding Demolition and Site Restoration of the Airpark Facility (excluding the administrative building), Amendment of the Leased Premises, Modification of Lease Terms, Extension of the Lease Term for Remaining Leased Properties, and Authorizing the City Manager or His Designee to Negotiate and Execute all Necessary Documents.

MOTION WAS MADE BY Mayor Moore to approve the above captioned contract amendment, seconded by Council Member Ochoa.

**YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 5
Council Member Moreno, Council Member Ochoa**

NAYS: None 0

MOTION PASSED

Discussion Regarding Comanche Trail Golf Course Food, Beverage, Alcohol, Concession, Retail, and Related Business Operations, Including Existing Lease Terms, Past and Current Operations, Compliance Issues, City Regulations, Future Operations, and Potential Lease Amendments.

Jacob Cerda from The Caddy Shack located at the Comanche Trail Golf Course requested that the staff and City Council consider some amendments to their current agreement which includes the following:

Would like to extend their hours to 6 am to 10 pm; Use temporary tents for events held at the golf course; They are currently not allowed to use mobile sales and would like to; Would like to put QR codes on golf carts to order online; Make all food and beverage exclusive to their sales and not allow other vendors; Would like to sale alcohol on the whole course and not just his address; Would like to

sell tobacco items; and would like to have full use of their alcohol license instead of just beer and wine as the agreement states.

Council Members advised the staff to work on some of the requested amendments and bring back to the Council for consideration.

Discussion Regarding City Cemetery Policies and Regulations, Including Cemetery Maintenance and Clean-up Standards, Placement and Removal of Decorations and Other Items, Memorial Bench Policies, and Related Operational Matters.

Mayor Pro Tem Yanez asked the staff to review the rules at Mount Olive Cemetery as to what is posted at the cemetery and the city ordinance does not match and also the possibility of allowing some movable benches.

Council Input

Input

Council Member Ochoa thanked the public for attending the Council meeting and thanked the City staff.

Council Member Moreno apologized for missing the last two Council meetings and encourage state legislatures to come to Big Spring as a spokesperson for the Federal Prison.

Adjourn

Mayor Moore adjourned the City Council meeting at 7:08 p.m.

Robert H. Moore III, Mayor

ATTEST:

Tami L. Davis, City Secretary

STATE OF TEXAS :
COUNTY OF HOWARD :
CITY OF BIG SPRING :

The City Council of the City of Big Spring, Texas, met in a Special Meeting in the City Council Chambers located at 307 E. 4th St., Big Spring, Texas, at 5:30 PM, July 21, 2026, with the following members present in person:

MAYOR ROBERT MOORE
MAYOR PRO TEM DIANE YANEZ
COUNCIL MEMBER HOMER WILKERSON
COUNCIL MEMBER DANIEL MORENO
COUNCIL MEMBER JOSEPHINE OCHOA
COUNCIL MEMBER GARY GILLIHAN

Same and constituting a quorum, for which four Council Members must be present; and the following staff in person;

TODD DARDEN	City Manager
JOHN MEDINA	Assistant City Manager
ANDREW HAGEN	City Attorney
SHANE BOWLES	Public Works Director
CHAD WILLIAMS	Police Chief
JAY HOLT	Fire Chief
MIKE FEELEY	Airpark Director
SANDY SMITH	Finance Director
SUSAN HIMES	Community Services Director
TAMI DAVIS	City Secretary

Open Session

Call to Order

Mayor Moore called the Special City Council meeting to order at 5:30 p.m.

New Business

Consideration and Possible Action to Authorize the Purchase of an ARFF Fire Truck for use at the McMahon-Wrinkle Airport and Authorizing the City Manager or His Designee to Execute any Necessary Documents

MOTION WAS MADE BY Mayor Moore to award the above captioned bid to Siddons-Martin Emergency Group in the amount of \$703,548.00, seconded by Mayor Pro Tem Yanez.

**YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 6
Council Member Moreno, Council Member Ochoa, Council Member Gillihan**

NAYS: None 0

MOTION PASSED

Emergency Reading of an Ordinance Amending Ordinance Number 24-2025 Which Adopted the Annual Budget for the City of Big Spring, Texas for the Fiscal Year

Beginning October 1, 2025 and Ending September 30, 2026 Authorizing the Purchase of a 2013 OshKosh Stryker 4500 ARFF (Aircraft Rescue and Fire Fighting) Truck and the Necessary Firefighting Foam; Providing for Severability; Providing an Effective Date

MOTION WAS MADE BY Mayor Moore to approve the above captioned ordinance, seconded by Council Member Wilkerson.

**YEAS: Mayor Moore, Mayor Pro Tem Yanez, Council Member Wilkerson, 6
Council Member Moreno, Council Member Ochoa, Council Member Gillihan
NAYS: None 0**

MOTION PASSED

Adjourn

Mayor Moore adjourned the Special City Council meeting at 5:36 p.m.

Robert H. Moore III, Mayor

ATTEST:

Tami L. Davis, City Secretary

Minutes of the Board of Director's Special Meeting
BIG SPRING ECONOMIC DEVELOPMENT CORPORATION
Thursday, June 11, 2026, 12:00 p.m.
Offices of the Big Spring Economic Development Corporation
215 West Third Street, Big Spring, Texas

The Special Meeting of the Board of Directors of the Big Spring Economic Development Corporation was called to order at 12:08 p.m. Thursday, June 11, 2026, in the offices of the Big Spring Economic Development Corporation. The following notice was posted on June 5, 2026, to the Board of Directors, the news media, by Teresa Morris in compliance with the Open Meeting's Act by posting it on the outside door of the Big Spring Economic Development Corporation and on the outside of City Hall. "The Board of Directors of the Big Spring Economic Development Corporation will hold a Special Board Meeting on Thursday, June 11, 2026, at 12:00 p.m. in the offices of the Big Spring Economic Development Corporation, 215 West Third Street, Big Spring, Texas. The purpose of the meeting is Public Comment, Budget Workshop, Board Comment, and Adjourn".

Directors Present:

Mr. Terry McDaniel- President
Mr. Taylor Parks- Vice President
Mr. Nolan Domiguez- Secretary/Treasurer
Mr. Mundy Weeks
Mr. Chad Wash
Mr. Gary Fuqua
Mr. Scott Emerson

Directors Absent:

Staff Present: Mrs. Susan Sankey, Ms. Teresa Morris

Guests that signed in:

AGENDA ITEM #1 – Call to Order/Invocation and Pledge:

Mr. McDaniel called the meeting to order at 12:00 p.m. Mr. McDaniel led the invocation and pledge.

AGENDA ITEM #2- Public Comment:

None

AGENDA ITEM #3- Budget Workshop:

Mrs. Sankey discussed the importance of the following in the budget:
Marketing and Promotions of Big Spring, advertising-Marketing; Professional Service-Marketing;
Promotional Partnerships and the website. Target Industry Analysis, Incentives- Existing Projects with
Incentives, Business Retention & Expansion, Enterprise/Start-up, Type B Project, Training and Staff.
Mr. Wash excused himself at 2:00pm. Discussions were had on each line item of the budget. Changes will
be made to the budget to bring back to the board at the next regular meeting.

AGENDA ITEM #4-Board Comments: None

AGENDA ITEM #5- Adjourn:

Mr. McDaniel called for a motion to adjourn. The motion to adjourn was made by Mr. Parks, seconded by Mr. Weeks. The motion passed 6 to 0 with all members present voting "aye" in favor of the motion. The meeting adjourned at 2:40 pm on June 11, 2026.

ATTEST:


Mr. Nolan Domínguez, Secretary/Treasurer


Mr. Terry McDaniel, President

**Minutes of the Board of Director's Regular Meeting
BIG SPRING ECONOMIC DEVELOPMENT CORPORATION
Tuesday, June 16, 2026, 5:15 p.m.
Offices of the Big Spring Economic Development Corporation
215 West Third Street, Big Spring, Texas**

The Regular Meeting of the June 16, 2026, in the offices of the Big Spring Economic Development Corporation. The following notice was sent on June 10, 2026, to the Board of Directors, the news media, and duly posted, by Teresa Morris in compliance with the Open Meeting's Act by posting it on the outside door of the Big Spring Economic Development Corporation and on the outside of City Hall.

"The Board of Directors of the Big Spring Economic Development Corporation will hold a Regular Board Meeting on Tuesday June 16, 2026, at 5:15 p.m. in the offices of the Big Spring Economic Development Corporation, 215 West Third Street, Big Spring, Texas. The purpose of the meeting is Public Comment, Presentation on the School to Industry Program by Big Spring Area Chamber of Commerce, Discuss/Consider/Possible Action on Minutes of the May 19, 2026 Regular Meeting, Discuss/Consider/Possible Action to Approve May Financials and Investment Report, Directors Report, Goals Workshop, Discuss/Consider/Possible Action to Approve an Administrative Services Agreement between the BSEDC and the City of Big Spring, Discuss/Consider/Possible Action Concerning Building and Property at 215 W 3rd St, Big Spring, TX, Executive Session, Action as a Result of Executive Session, Discuss/Consider/Possible Action to Approve 2026-2027 Annual Budget, Board Comment, and Adjourn".

Directors Present:

Mr. Terry McDaniel- President
Mr. Taylor Parks- Vice President
Mr. Nolan Dominguez- Secretary/Treasurer
Mr. Mundy Weeks
Mr. Chad Wash
Mr. Gary Fuqua
Mr. Scott Emerson

Directors Absent:

Staff Present:

Mrs. Susan Sankey, Ms. Teresa Morris

Guests that signed in: Michelle Hamlin, Debbye ValVerde

AGENDA ITEM #1 – Call to Order/Invocation and Pledge: Mr. McDaniel called the meeting to order at 5:21 p.m. Mr. Fuqua led the invocation and pledge.

AGENDA ITEM #2- Public Comment:

None

AGENDA ITEM #3- Presentation on the School to Industry Program by Big Spring Area Chamber of Commerce:

Michelle Hamlin and Debbye ValVerde gave the presentation on the School to Industry Program. This program connects students with local careers, meets workforce needs of local employers, creates pathways from education to employment and keeps talent in Howard County.

AGENDA ITEM #4-Consideration/Action to Approve Minutes of the May 19, 2026, Regular Meeting: Mr. McDaniel presented the Minutes. Mr. Fuqua made a motion to approve the minutes seconded by Mr. Emerson. The motion passed 7 to 0 with all members present voting "aye" in favor of the motion.

AGENDA ITEM #5- Discuss/Consider/Possible Action to Approve May Financials and Investment Report: Mr. Dominguez presented the investment report and financials. Mr. Weeks made a motion to approve seconded by Mr. Fuqua. The motion passed 7 to 0 with all members present voting "aye" in favor of the motion.

AGENDA ITEM #6- Directors Report: - Tasks and Project(s) Update: Administrative services agreement, MultiModal Master Plan and Branding – Woolpert meeting, etc., TIRZ #2 – County, TIRZ #2 – City, Zoning for Crossroads Business Park, Frazier introduction/meeting, Business prospects, EDC grant update, Phone system outage, Budget workshop and budget preparation; met with staff and accounting, Regular development team meetings – establish, Regular leadership team meetings. Networking and Education, Attend City staff and City Council meetings, Attended Consultants Forum and follow up, Attended Chamber board meeting and Chamber Business RoundTable, Participated in TEDC Forward Thinking committee Zoom, Met with Office of the Governor – Economic Development and Tourism – West Texas Regional representative, Meetings with community leaders, Met with LeadingEDG, Attended Delek Safety Day (portion), Attended School to Industry committee meeting, Attended other community events/meetings. Upcoming: Schedule networking meetings, Vacation – end of month-beginning of July, High Ground of Texas Round Tables – July, Sales Tax Training – July 20-21, SEDC – August, Ports to Plains annual meeting – September, Next EDC meeting July 21, 2026.

AGENDA ITEM #7- BSEDC 2026-2027 Goals Workshop:

Mrs. Sankey presented the previous Goals to the Board and changes were requested. The revised Goals will be a part of the Plan of Work that is scheduled to be on July agenda for approval. No action was taken.

AGENDA ITEM #8- Discuss/Consider/Possible Action to Approve an Administrative Services Agreement between the City and BSEDC:

Mrs. Sankey presented the Administrative Services Agreement. The motion to approve the agreement was made by Mr. Emerson seconded by Mr. Dominguez. The motion passed 7 to 0 with all members present voting “aye” in favor of the motion.

AGENDA ITEM #9- Discuss/Consider/Possible Action Concerning Building and Property at 215 W 3rd St, Big Spring, TX:

Mrs. Sankey discussed the building, property, and tenants. Motion by Mr. Parks to have a committee of staff and board members to evaluate relocation of offices for the EDC and tenants to a different building and create an RFP for the location at 215 W 3rd st. Mr. Emerson amended the motion to exclude “tenants” from the motion. Mr. Parks amended the motion with Mr. Emerson seconding the motion. The motion passed 7 to 0 with all members present voting “aye” in favor of the motion.

AGENDA ITEM #10-Adjourn into Executive Session in Accordance with Texas Government Code, Section 551.087 to Discuss or Deliberate Prospect Activity and in accordance with Texas Government Code 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:

- Prospective Activity
- Personnel

Mr. McDaniel adjourned the Board into Executive Session at 7:30 pm, June 16, 2026. Mr. McDaniel called the Executive Session to order at 7:30 pm. Mr. McDaniel adjourned out of executive session at 8:37 pm, June 16, 2026. Mr. McDaniel reconvened into open session at 8:38pm., June 16, 2026.

AGENDA ITEM #11- Action as a Result of Executive Session: None

AGENDAT ITEM #12- Discuss/Consider/Possible Action to Approve 2026-2027 Annual Budget:

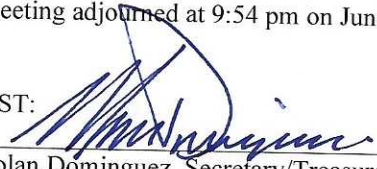
Mrs. Sankey presented the notes for the Budget Workshop. No action was taken. A Special Meeting for an additional Budget Workshop was set for July 13, 2026, at 5:15pm.

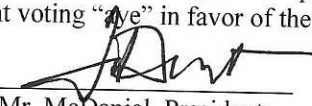
AGENDA ITEM #13-Board Comments:

AGENDA ITEM #14- Adjourn:

Mr. McDaniel called for a motion to adjourn. The motion to adjourn was made by Mr. Fuqua seconded by Mr. Weeks. The motion passed 7 to 0 with all members present voting "aye" in favor of the motion. The meeting adjourned at 9:54 pm on June 16, 2026.

ATTEST:


Mr. Nolan Dominguez, Secretary/Treasurer


Mr. McDaniel, President

Minutes of the Board of Director's Special Meeting
BIG SPRING ECONOMIC DEVELOPMENT CORPORATION
Monday, July 13, 2026, 5:15 p.m.
Offices of the Big Spring Economic Development Corporation
215 West Third Street, Big Spring, Texas

The Special Meeting of the Board of Directors of the Big Spring Economic Development Corporation was called to order at 5:15 p.m. Monday, July 13, 2026, in the offices of the Big Spring Economic Development Corporation. The following notice was posted on July 7, 2026, to the Board of Directors, the news media, by Teresa Morris in compliance with the Open Meeting's Act by posting it on the outside door of the Big Spring Economic Development Corporation and on the outside of City Hall. "The Board of Directors of the Big Spring Economic Development Corporation will hold a Special Board Meeting on Monday, July 13, 2026, at 5:15 p.m. in the offices of the Big Spring Economic Development Corporation, 215 West Third Street, Big Spring, Texas. The purpose of the meeting is Public Comment, Discuss, Consider, and Possible Action concerning Recent Closure Announcement, Budget Workshop, Board Comment, and Adjourn".

Directors Present:

Mr. Terry McDaniel- President
Mr. Taylor Parks- Vice President
Mr. Nolan Domiguez- Secretary/Treasurer
Mr. Mundy Weeks
Mr. Chad Wash
Mr. Gary Fuqua
Mr. Scott Emerson

Directors Absent:

Staff Present: Mrs. Susan Sankey, Ms. Teresa Morris

Guests that signed in:

AGENDA ITEM #1 – Call to Order/Invocation and Pledge:

Mr. McDaniel called the meeting to order at 5:15 p.m. Mr. McDaniel led the invocation and pledge.

AGENDA ITEM #2- Public Comment:

None

AGENDA ITEM #3- Discuss, Consider, and Possible Action concerning Recent Closure Announcement:

Mrs. Sankey gave an update on information and efforts surrounding the closure of FCI. No action was taken

AGENDA ITEM #4- Budget Workshop:

Mrs. Sankey presented the 2026-2027 Annual Budget for discussion. No action was taken.

AGENDA ITEM #4-Board Comments: None

AGENDA ITEM #5- Adjourn:

Mr. McDaniel called for a motion to adjourn. The motion to adjourn was made by Mr. Emerson, seconded by Mr. Fuqua. The motion passed 7 to 0 with all members present voting "aye" in favor of the motion. The meeting adjourned at 8:18 pm on July 13, 2026.

ATTEST:


Mr. Nolan Dominguez, Secretary/Treasurer


Mr. Terry McDaniel, President



Memorandum

Date: July 14, 2026

From: Sandy Smith, Finance Director

To: Mayor and City Council

Re: Resolution Regarding Howard Central Appraisal District Fiscal Year 2026 Budget

HCAD has submitted its Fiscal Year 2026 operating budget for consideration by the participating taxing entities. The HCAD Board of Directors approved the proposed budget at its June 10, 2026 meeting.

The Appraisal District budget determines the allocation of operational costs among participating taxing entities, including the City of Big Spring. Any changes to the adopted budget may affect the City's annual appraisal district assessment. The specific fiscal impact to the City is reflected in the budget information provided by HCAD in Exhibit A to the resolution.

The attached resolution provides the formal mechanism for the City Council to indicate its approval or disapproval of the proposed HCAD Fiscal Year 2026 Budget. The resolution also directs the City Secretary to transmit the Council's action to the Secretary of the HCAD Board of Directors.

Staff has reviewed the cost and determined it to be reasonable given the efficiency gains and improvements in reporting capabilities.

Staff recommends approval of the the resolution and indicate the City's approval of the Howard Central Appraisal District Fiscal Year 2026 Budget as presented.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY CONCIL OF THE CITY OF BIG SPRING, TEXAS PROVIDING FOR THE CITY'S APPROVAL OR DISAPPROVAL OF THE HOWARD CENTRAL APPRAISAL DISTRICT'S FISCAL YEAR 2026 BUDGET; AND FINDING AND DETERMINING THAT THE MEETINGS AT WHICH THE RESOLUTION WERE DISCUSSED WERE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Big Spring is a taxing unit participating in the Howard Central Appraisal District ("HCAD") and is entitled to vote on the appointment of HCAD's board members; and

WHEREAS, the Howard Central Appraisal District ("HCAD") has submitted its fiscal year 2026 budget to the Mayor for consideration by City Council; and

WHEREAS, at their meeting on June 10, 2026, the HCAD Board of Directors voted to approve HCAD's budget for fiscal year 2026, the minutes from that meeting pending approval at a subsequent meeting; and

WHEREAS, if a majority of taxing units entitled to vote on the appointment of board members disapprove of HCAD's budget by resolution within 30 days of its adoption, HCAD must adopt a new budget within 30 days of the disapproval under Section 6.06(b), Texas Tax Code; and

WHEREAS, the City Council finds it to be in the public interest to either approve or disapprove of said proposed budget as indicated below;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS:

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

SECTION 2. The City Council of Big Spring hereby _____ (APPROVES OR DISAPPROVES) the Howard Central Appraisal District's proposed fiscal year 2026 budget, as set forth in Exhibit A.

SECTION 3. The City Secretary is directed to promptly file a copy of this official resolution with the secretary of the Board of Directors of the Howard Central Appraisal District.

SECTION 4. It is hereby officially found and determined that the meetings at which this Resolution was adopted were open to the public and that public notice of the time, place and purpose of said meetings were given as required by law.

PASSED AND APPROVED on first reading at a regular meeting of the City Council on the ____ day of ____, **2026** with all members of the Council present voting “aye” for the passage of same.

PASSED AND APPROVED on second reading at a regular meeting of the City Council on the ____ day of ____, **2026** with all members of the Council present voting “aye” for the passage of same.

Robert H. Moore III, Mayor

ATTEST:

Tami L. Davis, City Secretary

2027 PROPOSED ALLOCATION OF COST - HOWARD CENTRAL APPRAISAL DISTRICT

Tax Unit	2025 Levy	% of Total	Total Allocation-2026	Proposed Allocation-2027
Howard County	\$ 26,079,072	0.2152494	\$ 263,274	\$ 278,071
Howard College	\$ 18,709,856	0.1544259	\$ 188,880	\$ 199,496
Big Spring City	\$ 9,592,814	0.0791764	\$ 96,841	\$ 102,285
Coahoma City	\$ 279,424	0.0023063	\$ 2,821	\$ 2,979
Forsan City	\$ 28,694	0.0002368	\$ 290	\$ 306
Big Spring ISD	\$ 28,422,674	0.2345928	\$ 286,933	\$ 303,060
Coahoma ISD	\$ 15,494,671	0.1278887	\$ 156,422	\$ 165,214
Forsan ISD	\$ 6,102,458	0.050368	\$ 61,606	\$ 65,068
Permian UWD	\$ 127,313	0.0010508	\$ 1,285	\$ 1,357
Sands ISD	\$ 10,999,570	0.0907874	\$ 111,043	\$ 117,284
Borden County ISD	\$ 1,124,405	0.0092805	\$ 11,351	\$ 11,989
Stanton ISD	\$ 4,196,542	0.0346371	\$ 42,365	\$ 44,746
Total Levy/Total Budget	\$ 121,157,493	1	\$ 1,223,111	\$ 1,291,856



HOWARD CENTRAL APPRAISAL DISTRICT

2027

PROPOSED BUDGET

5-13-2026

	2024	2025	2026	2027	
	Budget	Budget	Budget	Budget	
Income					
Tax Units	\$ 1,145,923	\$ 1,181,081	\$ 1,223,110	\$ 1,291,856	
Misc. Inc					
Board Authorized Fund Balance Retention		\$ 38,662	\$ 79,310		
Total	\$ 1,145,923	\$ 1,181,081	\$ 1,223,110	\$ 1,291,856	
Aerial Photography	\$ 59,000	\$ 59,000	\$ 59,000	\$ 59,000	
Appraisal Review Board	\$ 10,000	\$ 10,000	\$ 6,000	\$ 6,000	
Audit	\$ 6,500	\$ 7,000	\$ 7,000	\$ 7,000	
Board of Directors Expense	\$ 6,000	\$ 6,000	\$ 3,000	\$ 3,000	
Books and Subscriptions	\$ 4,000	\$ 7,000	\$ 4,000	\$ 7,500	
Building Rent	\$ 19,200	\$ 19,200	\$ 19,200	\$ 19,200	
BIS / Quarterly Services	\$ 73,000	\$ 95,000	\$ 105,000	\$ 99,000	
Harris Govern	\$ 52,000	\$ 57,000	\$ 110,000	\$ 71,200	
Contract Appraisal Services TYP	\$ 205,000	\$ 263,662	\$ 247,000	\$ 250,000	
TMI Map Tracker			\$ -	\$ 6,500	
Esri				\$ 1,380	
Custodial Service	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	
Deed Information	\$ 13,500	\$ 13,500	\$ 1,500	\$ 1,500	
Dues and Licenses	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	
Education/Travel	\$ 18,000	\$ 10,000	\$ 10,000	\$ 10,000	
TML Insurance	\$ 6,000	\$ 10,000	\$ 10,000	\$ 11,850	
Legal Fees	\$ 10,000	\$ 10,000	\$ 10,000	\$ 12,000	
Legal Notices and Ads	\$ 3,200	\$ 4,000	\$ 5,000	\$ 5,000	
Market Analysis				\$ 1,500	
Public Relations	\$ 5,000	\$ 5,000	\$ -	\$ -	
Postage-Mailing Costs	\$ 52,000	\$ 37,000	\$ 20,000	\$ 50,000	
Supplies-Copier and Supplies	\$ 24,000	\$ 24,000	\$ 20,000	\$ 20,000	
Vehicle Expense	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000	
New Vehicle Savings	\$ 14,000	\$ 14,000	\$ -	\$ -	
Telephone/Internet/Verizon	\$ 6,000	\$ 6,000	\$ 6,000	\$ 7,600	
Other Operation Costs	\$ 10,000	\$ 5,000	\$ 3,000	\$ 3,000	
Capital Expenditures				\$ -	
Board Restricted Legal-Software Sinking Fund				\$ -	
Personnel					
Salaries	\$ 390,359	\$ 402,070	\$ 414,132	\$ 454,111	
Medicare	\$ 5,660	\$ 5,830	\$ 6,005	\$ 6,585	
Retirement	\$ 37,084	\$ 35,181	\$ 36,413	\$ 33,286	
Health Insurance	\$ 92,320	\$ 95,200	\$ 101,760	\$ 133,744	
Workmans Comp/Unemployment	\$ 7,200	\$ 7,200	\$ 7,200	\$ -	
Total	\$ 1,145,923	\$ 1,219,743	\$ 1,223,110	\$ 1,291,856	
Position	Salaries	Retirement	Medicare	Health Ins.	
Chief Appraiser	\$ 110,000	\$ 8,063	\$ 1,595	\$ 16,718	
Deputy Chief Appraiser	\$ 75,000	\$ 5,498	\$ 1,088	\$ 16,718	
Senior Appraiser	\$ 50,123	\$ 3,674	\$ 727	\$ 16,718	
Appraiser	\$ 48,987	\$ 3,591	\$ 710	\$ 16,718	
Administrative Assistant	\$ 46,104	\$ 3,379	\$ 669	\$ 16,718	
Deed Clerk	\$ 43,200	\$ 3,167	\$ 626	\$ 16,718	
ARB Coordinator	\$ 41,889	\$ 3,070	\$ 607	\$ 16,718	
Receptionist	\$ 38,809	\$ 2,845	\$ 563	\$ 16,718	
Total	\$ 454,111	\$ 33,286	\$ 6,585	\$ 133,744	
Grand Total				\$ 627,726	

	Annual 2026	X5%	Annual 2027	
Chief Appraiser	\$ 90,708.80	\$ 4,535.44	\$ 110,000.00	
Deputy Chief	\$ 67,202.00	\$ 2,016.06	\$ 75,000.00	
Senior Appraiser	\$ 47,736.00	\$ 2,386.80	\$ 50,122.80	
Appraiser	\$ 46,654.40	\$ 2,332.72	\$ 48,987.12	
Admin. Assistant	\$ 43,908.80	\$ 2,195.44	\$ 46,104.24	
Deed Clerk	\$ 41,142.40	\$ 2,057.12	\$ 43,199.52	
ARB Coordinator	\$ 39,894.40	\$ 1,994.72	\$ 41,889.12	
Receptionist	\$ 36,961.00	\$ 1,848.05	\$ 38,809.05	
	\$ 414,207.80	\$ 19,366.35	\$ 454,111.85	
Position	Salaries	Retirement	Medicare	Health Ins.
Chief Appraiser	\$ 110,000.00	\$ 8,063	\$ 1,595	\$ 16,718
Deputy Chief Appraiser	\$ 75,000.00	\$ 5,498	\$ 1,088	\$ 16,718
Senior Appraiser	\$ 50,122.80	\$ 3,674	\$ 727	\$ 16,718
Appraiser	\$ 48,987.12	\$ 3,591	\$ 710	\$ 16,718
Administrative Assistant	\$ 46,104.24	\$ 3,379	\$ 669	\$ 16,718
Deed Clerk	\$ 43,199.52	\$ 3,167	\$ 626	\$ 16,718
ARB Coordinator	\$ 41,889.12	\$ 3,070	\$ 607	\$ 16,718
Receptionist	\$ 38,809.05	\$ 2,845	\$ 563	\$ 16,718
	\$ 454,111.85	\$ 33,286	\$ 6,585	\$ 133,744
				\$ 627,727

INCOME EXPLANATIONS

		2024		2025		2026		2027
Tax Unit Payments	\$	1,145,923	\$	1,181,081	\$	1,223,110	\$	1,291,856
		2024		2025		2026		2027
Miscellaneous Income	\$	1,500	\$	11,790				

Miscellaneous Income is derived from Interest from Checking and Savings and a \$250,000 CD

This interest is now dedicated to be used for new vehicle funding instead of building additional money into the budget each year.

		2024		2025		2026		2027
Board Authorized Surplus Retention	\$	325,825	\$	38,662	\$	79,310		

EXPENSE EXPLANATIONS

		2024		2025		2026		2027
Aerial Photography	\$	59,000	\$	59,000	\$	59,000	\$	59,000

The district contracts with EagleView, an oblique photography provider who flies the county every two years to provide updated aerial photography to assist appraisers in finding improvements that need to be added to the appraisal roll.

		2024		2025		2026		2027
Appraisal Review Board	\$	10,000	\$	10,000	\$	6,000	\$	6,000

The appraisal review board is a group of citizens who hear protests of property owners. They are appointed by the District Judge for two year terms and are paid \$125 per day of service. In addition, they are required by state law to attend training sessions for which they are paid per diem and travel costs.

		2024		2025		2026		2027
Audit	\$	6,500	\$	7,000	\$	7,000	\$	7,000

The District funds are required to be audited annually by state law. The audit must be completed within 150 days of the end of the fiscal year. Copies of the audit are distributed to the tax units which pay the cost of the District operations.

		2024		2025		2026		2027
Board of Directors Expense	\$	6,000	\$	6,000	\$	3,000	\$	3,000

This account pays for the board of directors to attend conferences, along with travel and hotel for these conferences.

		2024		2025		2026		2027
Books and Subscriptions	\$	4,000	\$	7,000	\$	4,000	\$	7,500

This pays for subscription to Quickbooks and other miscellaneous publications.

The district purchases cost manuals and textbooks from several sources and updates that information annually.

		2024		2025		2026		2027
Building Rental	\$	19,200	\$	19,200	\$	19,200	\$	19,200

The district rents space from Howard County

		2024		2025		2026		2027
BIS						\$		99,000

This account is now a combination of computer maintenance, equipment, website hosting, backups, and mapping.

The District contracts with BIS to maintain the computer equipment and internal network including website maintenance and mapping.

This line is for quarterly services to BIS.

		2024		2025		2026		2027
Harris Govern	\$	52,000	\$	57,000	\$	110,000	\$	71,200

The appraisal district uses Harris Govern for its computer assisted mass appraisal software. This cost includes mobile software and updates required by law and support.

		2024		2025		2026		2027
Contract Appraisal Services TYP	\$	205,000	\$	263,662	\$	247,000	\$	250,000

Thomas Y Pickett appraises mineral, utility, industrial and other complex appraisals such as the refinery. Their fee is based on the number of accounts which account for the increased fee year over year.

		2024		2025		2026		2027
TMI Map Tracker				\$		-	\$	6,500

Software application for MAP Review questions, document storage and organization, reminders and law updates.

		2024		2025		2026		2027
Esri						\$		1,380

This is part of our CAMA mapping system. It was previously combined in another line of the budget when we paid it through BIS. Now it is billed separately.

		2024		2025		2026		2027
Custodial Services	\$	3,900	\$	3,900	\$	3,900	\$	3,900

The district hires outside companies or individuals to clean the office.

		2024		2025		2026		2027
Deed Information	\$	13,500	\$	13,500	\$	1,500	\$	1,500

Deed take-off information is provided weekly to the Deed's Clerk electronically by the County Clerk's Office.

		2024		2025		2026		2027
Dues and Licenses	\$	3,000	\$	3,000	\$	3,000	\$	3,000

The district is a member of the Texas Association of Appraisal Districts which gives employees a reduced rate on education as well as other member services such as representation and information on legislation impacting appraisal districts. This account also pays for license costs for employees required to register with the Texas Department of Licensing and regulation.

		2024		2025		2026		2027
Education and Travel	\$	18,000	\$	10,000	\$	10,000	\$	10,000

This account covers the cost of tuition, travel, and per diem costs for employees to attend required schools to maintain their license. Covers the cost to attend conferences.

		2024		2025		2026		2027
Insurance	\$	6,000	\$	10,000	\$	10,000	\$	11,850

This if for all other insurance other than employee health, dental and life insurance benefits.

		2024		2025		2026		2027
Legal Fees	\$	10,000	\$	10,000	\$	10,000	\$	12,000

This account pays for litigation costs.

		2024		2025		2026		2027
Legal Notices and Advertisements	\$	3,200	\$	4,000	\$	5,000	\$	5,000

Legal notices the District is required to publish and employment ads on Indeed.

	2024	2025	2026	2027
Market Analysis			\$	1,500

Payment for third party market analysis for ratio studies for PVS

	2024	2025	2026	2027
Salaries	\$ 390,359	\$ 402,070	\$ 414,132	\$ 454,111

This is salaries for an office of 8 full time employees and are reflective of the professional requirements of licensed appraisers and managers.

	2024	2025	2026	2027
Medicare	5,660.00	5,830.00	6,005.00	6,585.00

This account funds the appraisal district part of Medicare tax.

	2024	2025	2026	2027
Retirement	\$ 22,027	\$ 35,181	\$ 36,413	\$ 33,286

The District is a member of the Texas County and District Retirement System which contributes on behalf of the employee. 7% is withheld from salaries and matched by the District (175%). TCDRS is one of four state retirement systems and is a Defined Contribution Plan.

	2024	2025	2026	2027
Health Insurance	\$ 92,320	\$ 95,200	\$ 101,760	\$ 133,744

This account funds a health care program for employees.

This is a quote of actual cost of plan that renews July 1, 2026.

	2024	2025	2026	2027
Workman's Comp/Unemployment	\$ 7,200	\$ 7,200	\$ 7,200	-

This was previously budgeted for short-term and long-term disability insurance. The district no longer pays for this.

	2024	2025	2026	2027
Postage-Mailing Costs	\$ 52,000	\$ 37,000	\$ 20,000	\$ 50,000

This number has been increased due to overages in postage in 2025 and prior cut in 2026 budget under 2025 budget. This covers postage costs for the mailing of notices and other required mailings. Most increases are due to the increase in mineral accounts. The number provided includes mailing estimates for TYP and our in house accounts. The district uses Variverge for all bulk mailings and Pitney-Bowes for all in house mailings.

	2024	2025	2026	2027
Supplies-Copier and Supplies	\$ 24,000	\$ 24,000	\$ 20,000	\$ 20,000

This account pays for copies, copy supplies, and printing paper, pens, clips, and other office supplies.

Covers cost of lease of copiers and printers.

	2024	2025	2026	2027
Vehicle Expense	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000

This account pays for fuel, oil changes, tires and any other maintenance on the trucks.

	2024	2025	2026	2027
Telephone/Internet/Verizon	\$ 6,000	\$ 6,000	\$ 6,000	\$ 7,600

This covers office phone system, internet service and cellular data/wifi service for four ipads for field appraisal.

	2024	2025	2026	2027
Other Operation Costs	\$ 10,000	\$ 5,000	\$ 3,000	\$ 3,000

Other Operation. This account is used on items difficult to categorize.

Board Restricted Software Sinking Fund	2024	2025	2026	2027
	\$ 325,825		\$	-

Funds retained from prior year in order to purchase computer software.

2027 PROPOSED ALLOCATION OF COST - HOWARD CENTRAL APPRAISAL DISTRICT

Tax Unit	2025 Levy	% of Total	Total Allocation-2026	Proposed Allocation-2027
Howard County	\$ 26,079,072	0.2152494	\$ 263,274	\$ 278,071
Howard College	\$ 18,709,856	0.1544259	\$ 188,880	\$ 199,496
Big Spring City	\$ 9,592,814	0.0791764	\$ 96,841	\$ 102,285
Coahoma City	\$ 279,424	0.0023063	\$ 2,821	\$ 2,979
Forsan City	\$ 28,694	0.0002368	\$ 290	\$ 306
Big Spring ISD	\$ 28,422,674	0.2345928	\$ 286,933	\$ 303,060
Coahoma ISD	\$ 15,494,671	0.1278887	\$ 156,422	\$ 165,214
Forsan ISD	\$ 6,102,458	0.050368	\$ 61,606	\$ 65,068
Permian UWD	\$ 127,313	0.0010508	\$ 1,285	\$ 1,357
Sands ISD	\$ 10,999,570	0.0907874	\$ 111,043	\$ 117,284
Borden County ISD	\$ 1,124,405	0.0092805	\$ 11,351	\$ 11,989
Stanton ISD	\$ 4,196,542	0.0346371	\$ 42,365	\$ 44,746
Total Levy/Total Budget	\$ 121,157,493	1	\$ 1,223,111	\$ 1,291,856



Staff Report

To: The Honorable Mayor and City Council

From: The City Manager

Date: July 28, 2026

Subject: Final Reading of a Resolution Renewing the Infill Development Incentive Program Designed to Facilitate Private Investment Toward the Construction of Single-Family Housing Within the City Limits of Big Spring and Therefore Encourage Economic Development that Benefits the Health, Safety, and Welfare of the Big Spring Community; Finding and Determining that the Meetings at Which the Resolution were Discussed were Open to the Public as Required by Law; Providing for Repeal of Conflicting Resolutions; and Providing an Effective Date

RECOMMENDATION:

Staff recommends approval of the Resolution renewing the Big Spring Infill Development Incentive Program through July 31, 2029.

BACKGROUND:

In 2020, the City Council created the Big Spring Infill Development Incentive Program to encourage private investment in the construction of single-family housing within the City of Big Spring. The program was renewed in 2023 and is currently scheduled to expire on July 31, 2026.

Purpose

The program provides permit-fee discounts and rebates for qualifying single-family residential construction projects located within the city limits. Qualifying projects must comply with City zoning and building regulations and satisfy all program requirements.

The proposed resolution renews the Infill Development Incentive Program through July 31, 2029. The purpose of the program is to continue encouraging residential infill development, increase housing construction, promote private investment, and support economic development within the City. The resolution finds that the program serves a public purpose and is authorized under Chapter 380 of the Texas Local Government Code.

Proposed Action

The resolution would:

- Renew the Infill Development Incentive Program through July 31, 2029.
- Continue existing permit-fee discount and rebate incentives for qualifying single-family residential construction projects.
- Authorize the City Manager to administer the program and adopt administrative forms and procedures.
- Provide that program participation and rebate payments remain subject to appropriation

and availability of funds.

- Clarify that no vested right to a rebate exists until all program requirements have been satisfied and the rebate approved.

Legal Review

The proposed resolution has been reviewed by the City Attorney and is authorized under Chapter 380 of the Texas Local Government Code as an economic development incentive program intended to promote residential development and economic activity within the City.

FISCAL IMPACT:

The program results in reduced permit-fee collections and rebate payments for qualifying projects. The exact fiscal impact depends on the number and size of projects participating in the program. Any rebate payments remain subject to City Council appropriation and the availability of funds.

ATTACHMENTS:

2026 Resolution to renew Infill Incentive Program

REPORT PREPARED BY:

Andrew Hagen, City Attorney

APPROVED BY:

Shane Bowles, Public Works Director

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS, RENEWING THE INFILL DEVELOPMENT INCENTIVE PROGRAM DESIGNED TO FACILITATE PRIVATE INVESTMENT TOWARD THE CONSTRUCTION OF SINGLE-FAMILY HOUSING WITHIN THE CITY LIMITS OF BIG SPRING AND THEREFORE ENCOURAGE ECONOMIC DEVELOPMENT THAT BENEFITS THE HEALTH, SAFETY, AND WELFARE OF THE BIG SPRING COMMUNITY; FINDING AND DETERMINING THAT THE MEETINGS AT WHICH THE RESOLUTION WERE DISCUSSED WERE OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Big Spring (the "City") desires to encourage the investment of private resources in productive business enterprises and single and multi-family housing units in historic and economically distressed areas of the City; and

WHEREAS, the City desires to increase economic development within the City; and

WHEREAS, economic development is an important and urgent public purpose; and

WHEREAS, the City's home ownership rate is lower than the national average and lower than the Texas average; and

WHEREAS, single-family homes are essential to economic development in the City; and

WHEREAS, it is necessary and in the best interest of the City to offer certain economic development incentives to promote and encourage new private business development, and the new construction of affordable and market rate housing options for the City's historic and economically distressed areas;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS, THAT:

SECTION 1. City Council hereby renews the Big Spring Infill Development Incentive Program, to facilitate private investment toward the construction of single-family housing in Big Spring and therefore encouraging economic development that benefits the health, safety and welfare of the Big Spring community, pursuant to Local Government Code Chapter 380.

SECTION 2. The City Council, as the governing body of the City of Big Spring, Texas finds that the creation of the Program serves a public purpose by encouraging development that benefits the health, safety and welfare of the citizens of Big Spring.

SECTION 3. This infill incentive program from Resolution 012-2020 is modified and renewed according to the terms of this Resolution. The renewed program is recognized to have begun July 14, 2020, was renewed on July 25, 2023 with Resolution 010-2023. With this Resolution, it shall expire July 31, 2029 except as stated in Exhibit A.

SECTION 4. The City Council as the governing body of the City of Big Spring, Texas does hereby create and establish the following economic development incentive program within zones in which single-family homes may be established and authorizes the City Manager or his or her designee to form agreements, as specified herein, offering the following enumerated incentive program without further Council action.

To participate in the program, a building project must meet the following requirements:

- A. The project shall be a new building project or a renovation building project;
- B. The building project shall be within the city limits of Big Spring;
- C. The building project is to occur within a single parcel;
- D. The building project includes a “single family dwelling” as defined by the Big Spring Zoning Ordinance;
- E. The building project shall meet all Big Spring Zoning and Building Code requirements;
- F. All contractor and subcontractor permits for the project must be purchased during the program period;
- G. Demolition permit and Water and Sewer Tap Permits are included in the program if the permit are part of a project as specified herein; and
- H. The General Contractor of a building project qualified to participate in the Incentive Program shall sign a Program Agreement, and the City Manager, or his or her designee, shall countersign; and
- I. Accessory Buildings (other than a detached garage) are excluded from the program.

SECTION 5. The program offers the following incentives. For such construction, the developer will be offered a discount rate and a rebate rate.

A. Definitions:

- 1. The discount rate is the percentage of the regular permit fees that the contractor will be charged. The discount rate does apply to the 90-day renewal permit fee for the program.
- 2. The rebate rate is the percentage of the fees the contractor did pay for this specific project. The rebate rate does apply to the 90-day renewal permit fee for the program.

3. The builder or contractor is the person or organization primarily responsible for the project, such as the general contractor.

B. Discount rate and rebate rate are as follows:

1. For a home that is 1500 square feet or less gross living area (“GLA”), the discount rate is 25%. The rebate rate is 100%.
2. For a home that is 1500.01 square feet to 2500 square feet GLA, the discount rate is 50%. The rebate rate is 75%.
3. For a home that is 2500.01 square feet to 3500 square feet GLA, the discount rate is 75%. The rebate rate is 50%.
4. For a home that is 3500.01 square feet or more GLA, no discount rate or rebate rate is offered.

SECTION 6. The Building Official shall confirm that the final inspections for the project completed within 180 days of the first permit issued for the project, with allowance for a renewal of each permit for an additional 90 days at the discount rate. The City shall issue payment in the amount of the rebate rate to the builder upon submission of a rebate request by the builder.

SECTION 7. A project shall still qualify for the rebate if the project is completed within the specified number of days, and the completion falls no more than 90 days outside the program period.

SECTION 8. Exception: If the Building Official determines that work associated with a program project has not proceeded according to the requirements of the City Zoning and/or Building Codes, and the Building Official files a complaint with Municipal Court regarding the violation of the codes, the Building Official shall immediately forward a copy of such complaint to the City Manager. The City Manager shall examine the evidence and have the authority to revoke the Contractor from the program for the affected project, for more than the affected project, for all projects, or to not revoke the Contractor’s project or projects. Such determination shall be at the City Manager’s discretion pursuant to his determination that the action is in the best interest of the City of Big Spring, with the Mayor having the authority to decide an appeal of the City Manager’s decision if filed within 10 days of it. The Municipal Court’s adjudication of the Building Official’s complaint shall not be disturbed thereby.

SECTION 9. The City Manager may promulgate administrative rules, forms, and procedures consistent with this Resolution for the administration of the Program.

SECTION 10. Participation in the Program and payment of any rebate is expressly subject to the availability and appropriation of funds by the City Council.

SECTION 11. City Council may amend, suspend, or terminate the Program prospectively with a separate resolution.

SECTION 12. No vested right to a rebate exists until all program requirements are satisfied and the rebate is approved.

SECTION 13. All provisions of any resolution in conflict with this Resolution are hereby superseded or repealed to the extent they are in conflict.

SECTION 14. It is hereby officially found and determined that the meetings at which this Resolution was adopted were open to the public and that public notice of the time, place and purpose of said meetings were given as required by law.

SECTION 15. This Resolution shall be effective immediately upon its passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Council on the ____ day of _____, _____, with all members of the Council voting “aye” for the passage of same.

PASSED AND APPROVED on second reading at a regular meeting of the City Council on the ____ day of _____, _____, with all members of the Council voting “aye” for the passage of same.

Robert H. Moore, III, Mayor

ATTEST:

Tami L. Davis, City Secretary



Exhibit A: Timeline

July 15, 2020 – Program period begins.

July 31, 2029 – Program period ends.

January 27, 2030 -- The 180th day after July 31, 2029. Projects for which the initial permit was issued on July 31, 2029 under the Program must be completed by January 27, 2030 to qualify for the rebate unless a valid 90-day renewal permit was issued.

May 1, 2030 – The 90th day after January 27, 2030. Renewals of 90 days for permits originally taken out on January 27, 2030 under the program end on this day. To qualify for the rebate, such projects must be complete on this day or earlier.

INFILL PROGRAM APPLICATION

Full Legal Name of General Contractor: _____

Address: _____

Mailing address (if different): _____

Phone number: _____

Project address: _____

Square feet of single-family home for project: _____

I hereby apply for the Big Spring Infill Program for this project. I request the discount rate, and upon completion as confirmed by the Building Official, the rebate. I have been given a copy of the Program requirements. I agree to abide by all the program requirements, including those of Infill Program Exhibit, attached.

Signature of Legal Signing Authority for Builder _____

Print name: _____

Date: _____

Signature of City Official signing agreement: _____

Print Name: _____

Title: _____

Date: _____

Infill Program Exhibit

1. Undocumented Workers Provision. Developer certifies that Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of any public subsidy provided under this Agreement to Developer plus six percent (6.0%), not later than the 120th day after the date the City notifies Developer of the violation.

2. Prohibition on Contracts with Certain Companies Provision. In accordance with Section 2252.152 of the Texas Government Code, the Parties covenant and agree that Developer is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

3. Non-Waiver of Governmental Immunity.

(a) The City of Big Spring expressly retains all rights and benefits of governmental immunity from liability and suit for damages in accordance with: Title 5, Texas Civil Practice and Remedies Code; Subchapter I, Chapter 271, Texas Local Government Code; and any other law, if applicable.

(b) Nothing in this Agreement shall be deemed as a waiver of governmental immunity or as increasing the City of Big Spring's liability beyond any statutory limitation of liability.

(c) Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against the City of Big Spring which would otherwise be barred under the doctrine of governmental immunity or operation of law.

4. Independent contractors.

It is expressly understood and agreed by all Parties hereto that in performing their services hereunder, Developer at no time will be acting as agents of the City and that all consultants or contractors engaged by Developer respectively will be independent contractors of the Developer; and nothing contained in this Agreement is intended by the Parties to create a partnership or joint venture between the Parties and any implication to the contrary is hereby expressly disavowed. The Parties hereto understand and agree that City will not be liable for any claims that may be asserted by any third party occurring in connection with services performed by each Developer respectively under this Agreement, unless any such claims are due to the fault of the City.

5. Compliance With Law.

Developer shall comply with all applicable federal, state, and local laws, ordinances, regulations, permits, and codes applicable to the Project and participation in the Program. A material violation of this provision may result in revocation of Program participation and forfeiture of any unpaid rebate.

6. No Property Right; Subject to Appropriation.

Developer acknowledges that participation in the Program does not create a vested property right to any rebate, grant, or other financial incentive. Any payment under the Program is subject to the Developer's full compliance with Program requirements and the availability and appropriation of funds by the City.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS REGARDING THE ANNOUNCED CLOSURE OF FEDERAL CORRECTIONAL INSTITUTION BIG SPRING; RECOGNIZING FCI BIG SPRING FOR ITS DECADES OF SERVICE TO THE COMMUNITY; ENCOURAGING RESPONSIBLE STEWARDSHIP AND PRODUCTIVE USE OF A SIGNIFICANT PUBLIC ASSET; REQUESTING CONSULTATION WITH THE CITY REGARDING FUTURE PLANS FOR THE PROPERTY; ENCOURAGING CONSIDERATION OF FUTURE USES THAT SUPPORT EMPLOYMENT, ECONOMIC OPPORTUNITY, AND LONG-TERM COMMUNITY PROSPERITY; EMPHASIZING COMPATIBILITY WITH AIRPORT OPERATIONS AND LONG-TERM COMMUNITY DEVELOPMENT; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION TO APPROPRIATE FEDERAL OFFICIALS; AND FINDING AND DETERMINING THAT THE MEETINGS AT WHICH THE RESOLUTION WERE DISCUSSED WERE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, on July 1, 2026, the Federal Bureau of Prisons announced the closure of Federal Correctional Institution Big Spring and its satellite camp (together, “FCI Big Spring”); and

WHEREAS, FCI Big Spring has been a longstanding presence in the community and has provided secure correctional services, substantial employment opportunities to dedicated public servants, and economic activity benefiting the City of Big Spring and Howard County; and

WHEREAS, the announced closure of the facility is expected to have substantial economic impacts on the City of Big Spring, Howard County, local businesses, housing, schools, and the many public and private entities that benefit from the presence of the institution and its workforce; and

WHEREAS, the facility is located on property associated with the former Webb Air Force Base, a site with a long history of federal, military, and public use that has played an important role in the growth and development of the City of Big Spring and the surrounding region; and

WHEREAS, following the closure of Webb Air Force Base, portions of the former installation were conveyed by the United States to the City of Big Spring and other local entities for public and economic development purposes, and certain portions were later reconveyed to the United States for continued federal use; and

WHEREAS, the City Council recognizes the substantial taxpayer investment represented by the facility, related infrastructure, and surrounding transportation assets, and believes that facilities developed with significant public investment should, whenever feasible, be maintained in productive use for the benefit of the public; and

WHEREAS, the City Council believes that significant public assets should be evaluated not only for their present use, but also for their ability to contribute to future economic diversification, workforce development, transportation connectivity, and opportunities beneficial to the citizens of Big Spring and the Nation as a whole; and

WHEREAS, the facility is located in close proximity to Big Spring McMahon-Wrinkle Airport, and the City has an important interest in ensuring that any future use of the property remains compatible with airport operations consistent with the Federal Aviation Administration (FAA) regulations, grant assurances, airport development objectives, and aviation safety considerations, airport development, aviation-related economic activity, transportation infrastructure, and long-range land-use planning objectives; and

WHEREAS, the City of Big Spring has experienced significant economic transitions over the past several decades, including the closure of Webb Air Force Base by the federal government and other regional economic disruptions affecting agriculture, energy, finance, employment, and investment; and

WHEREAS, the citizens of Big Spring have long demonstrated the values of hard work, resilience, self-reliance, and optimism in the face of economic and institutional change, and the community has continued to diversify its economy, strengthen its infrastructure, attract investment, and create opportunities for future generations; and

WHEREAS, the City Council recognized the dedication, professionalism, and public service demonstrated by the staff of FCI Big Spring over the years and acknowledges the uncertainty this present period may present for employees, retirees, and their families, as well as the broader community as a whole; and

WHEREAS, the City Council recognizes that federal facilities and infrastructure may, when appropriate, be adapted to new governmental, public, or private purposes, and believes that productive reuse should be carefully evaluated before long-term closure, abandonment, or disposal of the property is considered; and

WHEREAS, the City Council finds that, should the property ultimately cease to serve a productive federal purpose, the federal government should responsibly address environmental, infrastructure, remediation, demolition, or other site conditions necessary to facilitate productive future use of the property; and

WHEREAS, the City of Big Spring remains committed to working collaboratively with local, state, and federal partners, economic development organizations, and community stakeholders to promote responsible stewardship of public assets, spur opportunities for economic growth, support affected employees and workforce retention efforts, ensure land use compatibility with airport and transportation infrastructure, advance the long-term prosperity of Big Spring and Howard County, and contribute to the enrichment and development of our nation as a whole;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS:

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

SECTION 2. The City Council hereby expresses its sincere appreciation and gratitude to the Federal Correctional Institution Big Spring, its current and former employees, retirees, contractors, volunteers, and their families for their many years of dedicated service and their lasting contributions to the City of Big Spring and Howard County.

SECTION 3. The City Council respectfully urges the United States Department of Justice and the Federal Bureau of Prisons to consider all available options that may allow continued operation of FCI Big Spring or otherwise preserve productive use of the facility, associated employment opportunities, the public value represented by the site and its infrastructure, and preserve and expand local workforce opportunities to the greatest extent practicable.

SECTION 4. If continued operation by the Federal Bureau of Prisons is not feasible, the City Council respectfully requests that the federal government evaluate other productive governmental, public, institutional, or economic uses for the facility before undertaking long-term closure, abandonment, or disposal of the property.

SECTION 5. The City Council requests that the City of Big Spring be consulted and kept reasonably informed regarding significant planning, reuse, transfer, surplus property, redevelopment, or disposition decisions affecting the facility and the surrounding community.

SECTION 6. The City Council encourages federal officials to consider:

- (a) the economic impacts of the facility's closure on the City of Big Spring and Howard County;
- (b) preservation or replacement of employment opportunities associated with the facility;
- (c) responsible stewardship of public assets and productive utilization of existing infrastructure;
- (d) compatibility of any future use with nearby airport operations, airport development, aviation-related activities, transportation facilities, and the City's long-range planning objectives; and
- (e) opportunities for future investment, economic diversification, workforce development, and sustainable community growth.

SECTION 7. In the event the property is ultimately determined to be excess to federal needs, the City Council requests meaningful engagement with the City regarding future uses of the site, redevelopment opportunities, infrastructure investments, environmental remediation, demolition

assistance where appropriate, site preparation, economic development initiatives, and other measures that may facilitate beneficial reuse of the property.

SECTION 8. The City Council reaffirms its commitment to the long-term growth and prosperity of Big Spring and to working cooperatively with federal, state, regional, private-sector, educational, and community partners to promote investment, employment opportunities, infrastructure development, and productive uses of public assets that advance the City's vision for the future.

SECTION 9. The City Secretary is directed to transmit copies of this Resolution to:

- The Attorney General of the United States;
- The Director of the Federal Bureau of Prisons;
- The Administrator of General Services;
- United States Representative Jodey Arrington;
- United States Senator John Cornyn; and
- United States Senator Ted Cruz.
- Federal Aviation Administration, Airport District Office Southwest Region

SECTION 10. It is hereby officially found and determined that the meetings at which this Resolution was adopted were open to the public and that public notice of the time, place and purpose of said meetings were given as required by law.

SECTION 11. This Resolution shall become effective immediately.

PASSED AND APPROVED on first reading at a regular meeting of the City Council on the ____ day of _____, _____, with all members of the Council voting “aye” for the passage of same.

PASSED AND APPROVED on second reading at a regular meeting of the City Council on the ____ day of _____, _____, with all members of the Council voting “aye” for the passage of same.

Robert H. Moore III, Mayor

ATTEST:

Tami L. Davis, City Secretary



MEMORANDUM

To: Mayor Robert H. Moore, III, and Members of the Big Spring City Council

CC: Todd Darden, City Manager

From: Shane Bowles, Public Works Director

Date: Tuesday, July 14, 2026

Subject: Specific Use Permit for Recovery and Recycling Oil

Location: Generally located on the southeast corner of N Runnels and NE 8th. St.

Analysis:

Staff recommends the approval of a Specific Use Permit Application for property 302693 at 3311 N Service Rd, Big Spring, Tx, which is currently zone Light Industrial (LI). This property is a 3.52 acre tract of land out of a 12.35 acre tract out of the NE/4 of Section 45, Block 32, T-1-N, T&P RR Co Survey in Big Spring, Howard County, TX.

Knowing that the property is in a flood plain, the applicant will need to meet all FEMA regulations if the permit is approved by council.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS, GRANTING A SPECIFIC USE PERMIT TO EDY FERNANDEZ DUNAN FOR OIL RECOVERY AND RECYCLING OPERATIONS ON PROPERTY LOCATED AT 3311 I-20 FRONTAGE ROAD (ALSO KNOWN AS 3311 N. SERVICE ROAD), BIG SPRING, TEXAS; ESTABLISHING CONDITIONS OF OPERATION; PROVIDING FOR SEVERABILITY; FINDING AND DETERMINING THAT THE MEETINGS AT WHICH THE ORDINANCE WAS DISCUSSED WERE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Edy Fernandez Dunan ("Applicant") filed an application on May 30, 2026, for a Specific Use Permit to operate an oil recovery and recycling facility on property located at 3311 I-20 Frontage Road (also known as 3311 N. Service Road), Big Spring, Texas, legally described as a 3.52 acre tract of land out of a 12.53 acre tract out of the NE/4 of Section 45, Block 32, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas (the "Property"); and

WHEREAS, the Property is zoned Light Industrial (LI) under the City of Big Spring Zoning Ordinance; and

WHEREAS, the Applicant paid the application fee of \$325.00 on June 1, 2026, and the notification postage fee of \$7.40 on June 12, 2026; and

WHEREAS, proper notice of public hearings was given in accordance with Texas Local Government Code Sections 211.006 and 211.007, and Section 3-1(c) of the Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission of the City of Big Spring ("Planning and Zoning Commission") held a public hearing on July 7, 2026, at which a quorum of six members was present; and

WHEREAS, City staff recommended approval of the Specific Use Permit application; and

WHEREAS, the Planning and Zoning Commission voted 5-1 to recommend approval of the Specific Use Permit application to the City Council; and

WHEREAS, the City Council of the City of Big Spring has received and considered the recommendation of the Planning and Zoning Commission; and

WHEREAS, the City Council has determined that the proposed use is appropriate for the Property and is compatible with surrounding land uses when subject to the conditions set forth herein; and

WHEREAS, the City Council finds that granting the Specific Use Permit with the conditions herein imposed will serve the public interest;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS:

SECTION 1.

The findings and recitals set forth in the preamble to this Ordinance are hereby incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. GRANT OF SPECIFIC USE PERMIT

A Specific Use Permit without term is hereby granted to Edy Fernandez Dunan, his successors and assigns, to operate an oil recovery and recycling facility on the Property located at 3311 I-20 Frontage Road (also known as 3311 N. Service Road), Big Spring, Texas, legally described as a 3.52 acre tract of land out of a 12.53 acre tract out of the NE/4 of Section 45, Block 32, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas.

SECTION 3. PERMITTED USE

The Specific Use Permit authorizes the recovery and recycling of oil on the Property. All operations shall be conducted in compliance with applicable federal, state, and local regulations, including but not limited to requirements of the Texas Railroad Commission.

SECTION 4. CONDITIONS OF OPERATION

The Specific Use Permit granted herein is subject to the following conditions, which are imposed in the interest of public welfare and to ensure compliance with the City of Big Spring Zoning Ordinance and to protect adjacent properties from adverse impacts:

A. Containment and Storage

1. All oil recovery and recycling operations shall utilize contained and grounded frac tanks.
2. All frac tanks and storage equipment shall be maintained in good condition and shall comply with applicable safety standards and regulations.
3. Secondary containment measures shall be implemented to prevent spills and leakage.

B. Minimization of Impacts

1. The Applicant shall make reasonable efforts to minimize disruption to adjacent properties, including but not limited to control of noise, dust, odors, and visual impacts.
2. The Applicant shall maintain orderly ingress and egress to and from the Property.
3. Operations shall be conducted in a manner that does not create excessive noise, vibration, glare, offensive views, or other undesirable or hazardous conditions that would adversely affect adjacent properties.

C. Traffic and Access

1. Based on the anticipated level of use, traffic generated by the facility is not expected to create congestion, unsafe conditions, or material adverse impact on properties located within 200 feet of the Property.
2. The Applicant shall maintain safe and adequate access to the Property at all times.
3. Should traffic conditions change such that adverse impacts occur, the City may require the Applicant to implement traffic management measures.

D. Hours of Operation and Occupancy

1. The facility shall operate with a proposed number of occupants or users of 10 through 12 persons during normal business hours.
2. Normal business hours are defined as 8:00 a.m. to 6:00 p.m. on business days.

E. Parking

1. Based on the Applicant's representation that off-street parking is not foreseen as necessary, no specific off-street parking requirement is imposed at this time.
2. If the City determines that off-street parking is required based on actual operations, the Applicant shall provide adequate off-street parking in accordance with the City of Big Spring Zoning Ordinance.

F. Loading and Unloading

1. Loading and unloading operations shall be located on the south side of the Property adjacent to the frac tank containment area.
2. Loading and unloading activities shall be conducted in a safe manner and shall not obstruct vehicular or pedestrian traffic.

G. Compliance with State and Federal Requirements

1. The Applicant shall obtain and maintain all required permits from the Texas Railroad Commission and any other applicable state or federal agencies.
2. The Applicant shall provide the City with proof of required permits prior to commencement of operations.
3. The Applicant shall operate in compliance with all applicable environmental, health, and safety regulations.

H. Site Maintenance

1. The Property shall be maintained in a clean, orderly, and safe condition at all times.
2. All equipment, materials, and waste shall be stored in designated areas and shall not be allowed to accumulate in a manner that creates a nuisance or hazard.
3. The Applicant shall implement appropriate erosion and sediment control measures.

I. Screening and Fencing

1. Not applicable.

J. Landscaping

1. Not applicable.

SECTION 5. DEVELOPMENT STANDARDS

The use of the Property authorized by this Specific Use Permit shall comply with all applicable development standards set forth in the City of Big Spring Zoning Ordinance for the Light Industrial (LI) District, except as modified by the conditions set forth in Section 4 of this Ordinance.

SECTION 6. DURATION OF PERMIT

This Specific Use Permit is granted without term and shall remain effective unless and until revoked by the City Council in accordance with applicable law.

SECTION 7. MODIFICATION AND REVOCATION

A. Modification of Conditions

The City Council may, after notice and hearing, modify the conditions of this Specific Use Permit if the City Council determines that such modification is necessary to protect the public health, safety, or welfare or to ensure compliance with applicable law.

B. Revocation

The City Council may revoke this Specific Use Permit after notice and hearing if the City Council finds that:

1. The Applicant has violated any condition of this Specific Use Permit;
2. The use has created or is creating a nuisance or is otherwise detrimental to the public health, safety, or welfare; or
3. The Applicant has failed to comply with applicable federal, state, or local laws or regulations.

SECTION 8. CERTIFICATE OF OCCUPANCY

No building or land shall be used or occupied for the purpose authorized by this Specific Use Permit without first obtaining a Certificate of Occupancy and Compliance from the Building Official of the City of Big Spring.

SECTION 9. TRANSFERABILITY

This Specific Use Permit runs with the land and shall be transferable to successors and assigns, provided that any successor or assign shall comply with all conditions of this Specific Use Permit.

SECTION 10. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 11. OPEN MEETINGS ACT REQUIREMENTS

It is hereby officially found and determined that the meetings at which this Ordinance was adopted were open to the public, and that public notice of the time, place and purpose of said meetings was given as required by law.

SECTION 12. EFFECTIVE DATE

This Ordinance shall become effective upon its second publication according to law.

SECTION 13. GOVERNING LAW

This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and of the United States of America.

PASSED AND APPROVED on first reading at a regular meeting of the City Council on the ____ day of _____, _____, with all members of the Council voting “aye” for the passage of same.

PASSED AND APPROVED on second reading at a regular meeting of the City Council on the ____ day of _____, _____, with all members of the Council voting “aye” for the passage of same.

Robert H. Moore III, Mayor

ATTEST:

Tami L. Davis, City Secretary



Staff Report

To: The Honorable Mayor and City Council

From: The City Manager

Date: July 28, 2026

Subject: First Reading of an Ordinance Updating the City's Alcoholic Beverage Regulations to Conform to State Law; Amending Chapter 4 of the Big Spring City Code Regarding Alcoholic Beverage Fees; Application Review, and Certification Procedures; Adding a Limitation on Municipal Authority Consistent with the Texas Alcoholic Beverage Code; Providing for the Repeal of Conflicting Legislation; Providing for Severability; Providing for Publication; and Providing an Effective Date

RECOMMENDATION:

Approve Ordinance amending Chapter 4 of the City Code concerning alcoholic beverage fees, application review and certification procedures, and limitations on municipal authority under the Texas Alcoholic Beverage Code.

BACKGROUND:

Chapter 4 of the City Code contains provisions governing alcoholic beverage licenses, permits, fees, and related regulations. Several provisions were adopted decades ago and reflect regulatory practices that are no longer consistent with current state law. In particular, existing Section 4-3 references the issuance of a City occupational license and includes discretionary review factors that exceed the City's current role under the Texas Alcoholic Beverage Code.

The Texas Alcoholic Beverage Commission (TABC) is the primary licensing and regulatory authority for alcoholic beverage permits and licenses in Texas. Municipal authority is generally limited to certification functions and the collection of those fees specifically authorized by state law. The proposed ordinance updates Chapter 4 to reflect these limitations and current practice.

Summary of Proposed Changes

The ordinance would:

- Amend Section 4-1 to clarify that local fees may not exceed the amounts authorized by state law and to incorporate more recent statutory limitations on municipal fee collection.
- Replace the current alcoholic beverage occupational license process with a TABC application review and certification process consistent with state law.
- Clarify that City review is limited to compliance with applicable building, fire, zoning, and other legal requirements.
- Remove subjective approval criteria and provide objective standards for certification decisions. Establish a clear administrative appeal process for applicants whose certification is denied.

- Add a new Section 4-7 stating that Chapter 4 shall be construed consistently with state law and shall not be interpreted to grant authority beyond that provided by state law.

FISCAL IMPACT:

The ordinance is not expected to have a significant fiscal impact. The amendments primarily clarify existing practices and align fee collection procedures with current statutory requirements. Some fees may no longer be collectible where state law expressly prohibits collection.

ATTACHMENTS:

ordinance on alcoholic beverages licenses permits and fees

REPORT PREPARED BY:

Andrew Hagen, City Attorney

APPROVED BY:

Chad Williams

Chief of Police

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS, UPDATING THE CITY'S ALCOHOLIC BEVERAGE REGULATIONS TO CONFORM TO STATE LAW; AMENDING CHAPTER 4 OF THE BIG SPRING CITY CODE REGARDING ALCOHOLIC BEVERAGE FEES, APPLICATION REVIEW, AND CERTIFICATION PROCEDURES; ADDING A LIMITATION ON MUNICIPAL AUTHORITY CONSISTENT WITH THE TEXAS ALCOHOLIC BEVERAGE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING LEGISLATION; PROVIDING FOR SEVERABILITY; FINDING AND DETERMINING THAT THE MEETINGS AT WHICH THE ORDINANCE WAS DISCUSSED WERE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas law places primary authority for the licensing and regulation of alcoholic beverages with the Texas Alcoholic Beverage Commission, and limits the authority of municipalities to certification of applications and collection of certain local fees; and

WHEREAS, Sections 11.38(a) and 61.36(a) of the Texas Alcoholic Beverage Code provide that a municipality may charge a local alcoholic beverage fee not to exceed one-half of the statutory state fee “as of August 31, 2021,” and the proposed amendments incorporate that statutory limitation to ensure that the City’s fee structure complies with current state law and does not exceed the maximum amount authorized by statute; and

WHEREAS, recent changes in state law prohibit municipalities from collecting certain local alcohol-related fees from qualifying food service establishments that already pay regulatory fees, and the proposed amendments incorporate these limitations to ensure compliance and reduce the risk of legal challenges; and

WHEREAS, the City of Big Spring is a Texas home-rule municipality; and

WHEREAS, the City currently maintains ordinances relating to alcoholic beverage licenses, permits, and fees that were adopted under prior interpretations of state law; and

WHEREAS, the City desires to ensure that its ordinances are consistent with current state law; and

WHEREAS, the proposed amendments clarify that the City does not issue an independent license or permit to sell alcoholic beverages, but instead performs the certification process required by state law and collects only those fees expressly authorized by statute; and

WHEREAS, the proposed amendments remove or avoid discretionary or subjective approval standards and instead limit the City’s review to objective compliance with applicable building, fire, zoning, and other laws, promoting fairness, transparency, and consistency; and

WHEREAS, the proposed amendments provide a clear and limited appeal process, ensuring due process while maintaining efficient administration of the certification process; and

WHEREAS, the City Council finds that these amendments do not expand the City's authority over alcoholic beverages, but instead modernize outdated provisions, align the City's ordinances with current state law, reduce legal risk, and clarify existing practices for the benefit of staff, applicants, and the public; and

WHEREAS, adopting this ordinance is in the public interest and is necessary to protect health, life and property, and to preserve the good government, order, and security of the municipality and its inhabitants;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS:

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

SECTION 2. Section 4-1 of the Big Spring City Code is hereby amended to read as follows:

Sec. 4-1. License and permit fees.

(a) Except as otherwise provided by the state alcoholic beverage code, each holder of a state permit issued pursuant to the provisions of the alcoholic beverage code shall pay to the city a fee not to exceed one-half of the statutory fee provided in the Texas Alcoholic Beverage Code as of August 31, 2021 ~~equal to one-half the fee paid to the state for such permit.~~

(b) Except as otherwise provided by the Texas Alcoholic Beverage Code, each holder of a state license issued for premises within the City shall pay to the City a fee not to exceed one-half of the statutory fee provided in the Code as of August 31, 2021.

~~Except as otherwise provided by the state alcoholic beverage code, each holder of a state license issued pursuant to the provisions of the alcoholic beverage code shall pay to the city a fee equal to one-half the fee paid the state for such license.~~

(c) All fees levied under this section are due at the time the permit or license is issued or renewed, or upon notice from the City, and shall be paid within the time required by the Texas Alcoholic Beverage Code.

~~All fees levied by this section shall be due and payable on or before August 31 of each year.~~

(d) No fee or charge other than those authorized by the Texas Alcoholic Beverage Code shall be imposed under this section.

(e) All fees collected under this section are non-refundable, except where refund is required by applicable law.

(f) A separate City fee shall apply to each location for which a state permit or license is issued. City fee receipts are not transferable between persons or locations.

(g) Failure to pay the required fee may result in denial of certification, denial of renewal, or other action authorized by the Texas Alcoholic Beverage Code.

(h) The City shall not collect a fee under this section from a food service establishment, retail food store, mobile food unit, roadside food vendor, or temporary food service establishment if the premises has paid a fee to operate to a governmental entity, in accordance with Section 437.01235, Texas Health and Safety Code.

SECTION 3. Section 4-3 of the Big Spring City Code is hereby amended to read as follows:

Sec. 4-3. Review and Certification of Alcoholic Beverage Permits and Licenses ~~Application for alcoholic beverage occupational license.~~

(a) Any person seeking a permit or license from the Texas Alcoholic Beverage Commission (TABC) for a premises located within the City shall submit the required application materials to the City Secretary or another person designated by the City Manager as part of the certification process required by state law.

~~Any person, firm or corporation desiring to sell liquor for off-premises consumption, or sell beer and wine for off-premises or on-premises consumption shall obtain the application form from the city secretary.~~

(b) Upon receipt, the application shall be routed to the appropriate City departments and personnel designated by the City Manager or designee to evaluate compliance with applicable law, including but not limited to the building official, fire marshal, and police department. After such application is completed and returned to the city secretary, he shall then forward the application to the building official and fire marshal in order that they may have an opportunity to inspect the premises to see that the same conforms to the ordinances of the city.

(c) The City's review shall be limited to determining whether the application complies with applicable local regulations and state law. The application shall then be forwarded to the chief of police, who will make remarks and recommendations concerning the location that is being considered, and the reputation of the applicant.

(d) The City Manager, or designee, shall approve or deny certification of the application within the time period required by the Texas Alcoholic Beverage Code. The City Manager shall issue a written decision approving or denying certification. After the investigation of the application has been completed it shall be submitted to the city manager for approval or disapproval.

~~—(1) If the application is approved by the city manager, the city secretary shall issue the applicant an occupational license.~~

~~—(2) If the application is disapproved by the city manager, the applicant will have ten days to appeal this decision to the city council.~~

(e) Denial of certification shall be based solely on failure to comply with applicable laws or regulations.

(f) Absent an appeal, the City Manager's denial of certification is the final decision of the City. An applicant may appeal a denial of certification to the City Council by filing a written notice of appeal with the City Secretary within ten (10) days after receipt of written notice of the decision. The decision of the City Council constitutes the final decision of the City.

(g) The City Manager may designate staff to administer this section.

SECTION 4. The Big Spring City Code is hereby amended by adding a section to be numbered 4-7, which said section reads as follows:

Section 4-7. Limitation on Authority.

This Chapter shall be construed to conform to state law, and shall not be interpreted to grant the City authority beyond that provided by state law including the Texas Alcoholic Beverage Code.

NOTE* Language to be added appears underlined and language to be deleted is ~~stricken~~.

SECTION 5. All provisions of any ordinance, rule, regulation, or order of the City in conflict with this Ordinance are hereby repealed to the extent they are in conflict.

SECTION 6. Should any one or more sections or clauses of this Ordinance be adjudged unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

SECTION 7. It is hereby officially found and determined that the meetings at which this Ordinance was adopted were open to the public and that public notice of the time, place and purpose of said meetings was given as required by law.

SECTION 8. This Ordinance is ordered to be codified.

SECTION 9. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and of the United States of America.

PASSED AND APPROVED on first reading at a regular meeting of the City Council on the ____ day of _____, ____ with all members of the Council voting “aye” for the passage of same.

PASSED AND APPROVED on second reading at a regular meeting of the City Council on the ____ day of _____, ____ with all members of the Council voting “aye” for the passage of same.

Robert H. Moore III, Mayor

ATTEST:

Tami L. Davis, City Secretary

**INTERLOCAL AGREEMENT FOR USE OF DIGITAL CASE MANAGEMENT SOFTWARE
(PROSECUTOR BY KARPEL) BETWEEN HOWARD COUNTY AND
THE CITY OF BIG SPRING**

This Interlocal Agreement for the Use of Digital Case Management Software (Prosecutor by Karpel) between Howard County and the City of Big Spring (the “Agreement”) is made on the ____ day of _____, 202____. The digital case management software is hereinafter referred to as “PBK Software”.

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code authorizes units of local government to contract with one or more units of local government to perform government functions and services; and

WHEREAS, this Agreement is entered into pursuant the authority, under the provisions of, and in accordance with, Chapter 791 of the Texas Government Code, for the performance of governmental functions and services; specifically, the filing of criminal misdemeanor and felony cases punishable by confinement by law enforcement agencies to the respective prosecutors for the purpose of criminal prosecution, and for such other and further acts of cooperations as the parties may subsequently agree to by the execution of a separate and specific agreement ratified by the governing bodies of each contracting party, specifically the Commissioners Court of Howard County, Texas and the City Council of the City of Big Spring, Texas; and

WHEREAS, Howard County, through the 118th Judicial District Attorney and the Howard County Attorney (hereinafter referred to as “Prosecutors”), has contracted with Karpel Solutions for the purposes of implementing and utilizing electronic case management software, and has the capacity to enable the Big Spring Police Department to electronically file criminal cases with the Prosecutors; and

WHEREAS, Howard County and the City of Big Spring have investigated and determined that it would be advantageous and beneficial to both Howard County and the City of Big Spring to provide for the electronic filing of criminal misdemeanor and felony cases punishable by confinement by law enforcement agencies; and

WHEREAS, the City of Big Spring wishes to engage the Howard County to allow electronic filing of criminal cases on behalf of the Big Spring Police Department, and the City of Big Spring wishes to engage Howard County to provide such services by providing compensation the services; and

WHEREAS, the governing bodies of Howard County and the City of Big Spring desire to foster good-will and cooperation between the two entities; and

WHEREAS, Howard County and the City of Big Spring deem it to be in the best interest of both entities to enter into this Agreement, and in consideration of the mutual covenants contained herein, Howard County and the City of Big Spring agree as follows:

1. SERVICES TO BE PERFORMED.

The City of Big Spring agrees to engage Howard County to electronically file all misdemeanor and felony criminal cases punishable by confinement using the Software, together with all incidental acts, procedures, and methods necessary to accomplish the ends of such project.

2. TERM OF AGREEMENT.

This Agreement shall be for a term of one (1) year and shall automatically renew for one (1) year terms, unless either Howard County or the City of Big Spring gives notice to the other party at least thirty (30) days prior to the expiration of the then-current term of said party's intent not to renew. Prior to the expiration of the term, Howard County will send the City of Big Spring a renewal invoice, which must be paid in full within thirty (30) days from the date of the invoice. Pricing for subsequent annual terms is subject to change at the sole discretion of Howard County, though Howard County will provide the City of Big Spring with at least thirty (30) days' notice of any pricing changes prior to the renewal date, along with the invoice provided to Howard County by Karpel Solutions from which the pricing changes derive.

3. COMPENSATION.

The City of Big Spring shall pay Howard County for the services referred to in Paragraph 1 at the rate provided in the invoice pursuant to Paragraph 2. Specifically, the City of Big Spring agrees to pay to Howard County one-fifth (1/5) of the total amount as shown on the Karpel Solutions invoice for the following line items: 1) Annual PBK Subscription (includes 24x7 support, 2 upgrades annually and unlimited eDiscovery); 2) PBK External Agency & eSubpoena; and 3) Annual PBK Hosting Fee. Compensation for any year shall be prorated should the Agreement be terminated, pursuant to Paragraph 2 prior to the expiration of the service year in effect at the time of the termination.

The City of Big Spring shall mail a check payable to Howard County to:

Howard County Auditor
P.O. Box 1949
Big Spring, Texas 79721-1949

4. RELATIONSHIP OF THE PARTIES.

The parties intend that Howard County, in performing services specified in this Agreement, shall act as an independent contractor and shall have control of its work and the manner in which it is performed. Neither Howard County, its agents, employees, volunteer help or any other person operating under this Agreement shall be considered an agent or employee of the City of Big Spring and shall not be entitled to participate in any pension or other benefits that Howard County provides its employees.

5. NOTICE TO PARTIES.

Any notice given hereunder by either party to the other shall be in writing and may be affected by personal delivery in writing or by certified mail, return receipt requested.

Notice to Howard County shall be sufficient if made or addressed to:

Office of the Howard County Attorney
Attn: Lindsay Wilkerson
P.O. Box 2096
Big Spring, Texas 79721-2096

Notice to the City of Big Spring shall be sufficient if made or addressed to:

Chad Williams, Chief of Police
3611 W. Hwy 80
Big Spring, Texas 79720

6. MISCELLANEOUS PROVISIONS.

INDEMNIFICATION. The City of Big Spring agrees to promptly defend, indemnify and hold Howard County harmless from and against any and all claims, demands, suits, causes of action, and judgments for (a) damages to the loss of property of any person; and/or (b) death, bodily injury, illness, disease, loss of services, or loss of income or wages to any person, arising out of incident to, concerning or resulting from the negligent or willful act or omissions of the City of Big Spring, its agents, officers, and or employees in the performance of activities of duties pursuant to this Agreement.

ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force or effect except in a subsequent modification in writing signed by both parties.

APPLICABLE LAW AND PROPER VENUE. This Agreement shall be governed by and constructed in accordance with the laws of the State of Texas. No assignment of this

Agreement or of any right accrued hereunder shall be made, in whole or in part, by either party without the prior written consent of the other party. Venue shall be in Howard County, Texas.

AUTHORIZATIONS. The undersigned officers and/or agents of the parties hereto are the properly authorized officials of the party presented and have the necessary authority to execute this Agreement on behalf of the parties hereto and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and approved and are now in full force and effect.

EXECUTED by the parties hereto, each respective entity acting by and through its duly authorized official(s) as required by law, on the date specified on the multiple counterparts executed by such entity.

THE CITY OF BIG SPRING

By: _____

Date: _____

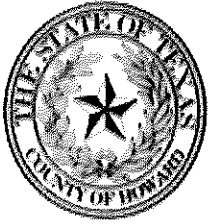
Robert H. Moore III, Mayor

HOWARD COUNTY

By: _____

Date: _____

Randy Johnson, County Judge



**Howard
County**

INVOICE

Invoice #: 7/26 - 6/27
Invoice date: 7/1/2026
Prosecutor by Karpel Software

300 S. Main, #101
Big Spring, Texas 79720
P: 432-264-2210
F: 432-264-2201

Bill to: Big Spring Police Department

		Price
One-fifth of PBK Annual Maintenance		\$1,600.00
One-fifth of PBK Annual Subscription		\$200.00
One-fifth of PBK Annual Hosting Fee		\$300.00
Invoice Subtotal		\$2,100.00
TOTAL		\$2,100.00



Staff Report

To: The Honorable Mayor and City Council

From: The City Manager

Date: July 28, 2026

Subject: Consideration and Possible Action to Approve a
Tax Deed and the Sale of Certain Real Properties Listed
Below and Authorizing the Mayor to Execute any
Necessary Documents:

RECOMMENDATION:

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

None

REPORT PREPARED BY:

Name1, Title

E-mail address

Phone #

APPROVED BY:

Department Head (optional)

Todd Darden, City Manager

“NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.”

TAX DEED

STATE OF TEXAS §

§

COUNTY OF HOWARD §

WHEREAS, by an Order of Sale issued out of the 118th Dc Judicial District Court of Howard County, Texas; in Cause No. 7012 styled Howard County, ET AL, vs Oscar H. Hernandez, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a judgment rendered in said cause on the 18th day of September, 2023, in favor of the Plaintiffs.

WHEREAS, in obedience to said Order of Sale, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 18th day of September, 2023 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said judgment established therein, the title to said real property pursuant to said judgment and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said judgment adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the judgment in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **FIVE THOUSAND SEVEN HUNDRED NINETY DOLLARS AND 00/100 (\$5,790.00)**, said amount being the highest and best offer received from **Cinthia Quezada, [REDACTED]**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

All of Lot 2, Block 19 of the Cole & Strayhorn Addition to the City of Big Spring, Howard County, Texas; being that property more particularly described in a Quitclaim Deed

recorded in Volume 1156, Page 331 in the Official Public Records of Howard County, Texas., (R278992)

WHEREAS this conveyance is also subject to the following Fee Simple Determinable Condition:

Grantee will do everything necessary to bring the Property into compliance with all state and local codes within six months of the execution date of this deed. An affidavit stating that the condition has been fulfilled, filed within six months of said date, if not contradicted by a recorded statement filed within the same six months, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on it.

TO HAVE AND TO HOLD the above described property unto the named purchaser Cinthia Quezada, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of judgment in the above referred tax suit to all taxing units which were a party of said suit and as fully and absolutely as the entities named below can convey the above described real property by virtue of said judgment and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Cinthia Quezada

This instrument was acknowledged before me on the _____ day of _____,
_____, by Cinthia Quezada.

Notary Public, State of Texas

This deed is effective as of the date of the last notary acknowledgment of the Grantors' and Grantee's signatures.

CITY OF BIG SPRING

By: _____
Robert H. Moore, III, Mayor

ATTEST:

City Secretary

This instrument was acknowledged before me on the _____ day of _____, _____, by Robert H. Moore, III, Mayor on behalf of CITY OF BIG SPRING in its capacity therein stated.

Notary Public, State of Texas

HOWARD COUNTY

By: _____
Randy Johnson, County Judge

ATTEST:

Jury Padron, County Clerk

This instrument was acknowledged before me on the _____ day of _____, _____, by
Randy Johnson, County Judge, on behalf of HOWARD COUNTY in its capacity therein stated.

Notary Public, State of Texas

BIG SPRING INDEPENDENT SCHOOL DISTRICT

By: _____
Fabian Serrano, Board President

ATTEST:

Tom Olague, Board Secretary

This instrument was acknowledged before me on the _____ day of _____, _____, by
Fabian Serrano, Board President, on behalf of BIG SPRING INDEPENDENT SCHOOL DISTRICT in its
capacity therein stated.

Notary Public, State of Texas

~~~~~

**HOWARD COLLEGE**

By: \_\_\_\_\_  
John E. Freeman, Board Chairman

ATTEST:

\_\_\_\_\_  
Adrian Calvio, Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
John E. Freeman, Board Chairman, on behalf of HOWARD COLLEGE in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

~~~~~



Management Info:

Status:	Trust	
Best Process:	Sold	Best Process Type:
Progress:	SOLD to Cinthina Quezada pending approval no homestead \$2188.87 in cleanup costs by city	

Property Info:

City:	Big Spring		
Cad Property Id:	278992	CAD Value:	5260
Site Description:	702 E 15th St, Big Spring, TX 79720, USA		

Owner Info:	City of Big Spring in Trust
-------------	-----------------------------

	Oscar H. Hernandez 1405 BENTON BIG SPRING , TX 79720
Legal Description:	MUST BE BROUGHT INTO CODE WITHIN 6 MONTHS MINIMUM BID IS \$550.00 All of Lot 2, Block 19 of the Cole & Strayhorn Addition to the City of Big Spring, Howard County, Texas; being that property more particularly described in a Quitclaim Deed recorded in Volume 1156, Page 331 in the Official Public Records of Howard County, Texas.

Homestead:	No	Site Structure:	Yes	Non Affixed Material:	Yes
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Litigation Info:

Case Number:	7012		
Judgement Date:	09/18/2023	Sale Date:	11/07/2023
Sheriff's Deed Date:	11/07/2023	Redemption Date:	05/15/2024
Court:	118th DC		
Style Plaintiff:	Howard County, ET AL		
Style Defendant:	Oscar H. Hernandez		
Sheriff's Deed Volume:			
Tax Due:	No		
Delinquent:	Yes	Litigation:	No

“NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.”

TAX DEED

STATE OF TEXAS §

§

COUNTY OF HOWARD §

WHEREAS, by a Warrant issued out of the 118th Judicial District Court of Howard County, Texas; in Cause No.7064 styled City of Big Spring, vs. Owners Of Various Properties Located Within The City Limits Of Big Spring, Texas, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a warrant rendered in said cause on the 10th day of October, 2024, in favor of the Plaintiffs.

WHEREAS, in obedience to said Warrant, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 10th day of October 2024 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said warrant established therein, the title to said real property pursuant to said warrant and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said warrant adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the warranting said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **NINE THOUSAND FIVE HUNDRED DOLLARS & 00/100 (\$9,500.00)**, said amount being the highest and best offer received from **Rosa Avila,** [REDACTED] receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

Lot Five (5), Block Eleven (11), Earles 50X130 963, Block/Tract Eleven (11), City of Big Spring, Howard County, Texas, (R280827)

WHEREAS this conveyance is also subject to the following Fee Simple Determinable Condition:

Grantee will do everything necessary to bring the Property into compliance with all state and local codes within six months of the execution date of this deed. An affidavit stating that the condition has been fulfilled, filed within six months of said date, if not contradicted by a recorded statement filed within the same six months, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on it.

TO HAVE AND TO HOLD the above described property unto the named purchaser Rosa Avila, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of warrant in the above referred tax suit to all taxing units which were a party of said suit and as fully and absolutely as the entities named below can convey the above described real property by virtue of said warrant and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Rosa Avila

This instrument was acknowledged before me on the _____ day of _____, _____, by Rosa Avila.

Notary Public, State of Texas

This deed is effective as of the date of the last notary acknowledgment of the Grantors' and Grantee's signatures.

CITY OF BIG SPRING

By: _____
Robert H. Moore, III, Mayor

ATTEST:

City Secretary

This instrument was acknowledged before me on the _____ day of _____, _____, by Robert H. Moore, III, Mayor on behalf of CITY OF BIG SPRING in its capacity therein stated.

Notary Public, State of Texas

HOWARD COUNTY

By: _____
Randy Johnson, County Judge

ATTEST:

Jury Padron, County Clerk

This instrument was acknowledged before me on the _____ day of _____, _____, by
Randy Johnson, County Judge, on behalf of HOWARD COUNTY in its capacity therein stated.

Notary Public, State of Texas

BIG SPRING INDEPENDENT SCHOOL DISTRICT

By: _____
Fabian Serrano, Board President

ATTEST:

Tom Olague, Board Secretary

This instrument was acknowledged before me on the _____ day of _____, _____, by
Fabian Serrano, Board President, on behalf of BIG SPRING INDEPENDENT SCHOOL DISTRICT in its
capacity therein stated.

Notary Public, State of Texas

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**HOWARD COLLEGE**

By: \_\_\_\_\_  
John E. Freeman, Board Chairman

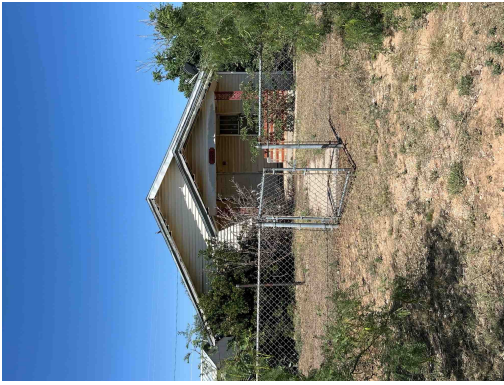
ATTEST:

\_\_\_\_\_  
Adrian Calvio, Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
John E. Freeman, Board Chairman, on behalf of HOWARD COLLEGE in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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Management Info:

Status: Trust

Best Process: Sold Best Process Type:

Progress: SOLD To Rosa Avila pending approval
\$603.64 in cleanup costs by city

Property Info:

City: Big Spring

Cad Property Id: 280827 CAD Value: 46441

Site Description: 708 Douglas St, Big Spring, TX 79720, USA

Owner Info: City of Big Spring in Trust

Legal Description: Previous Owner:
PINEDA GUADALUPE F
MUST BE BROUGHT INTO CODES WITHIN 6 MONTHS
MINIMUM BID IS \$8,000.00
Lot Five (5), Block Eleven (11), Earles 50X130 963, Block/Tract Eleven (11), City of Big Spring, Howard County, Texas.

Homestead: No Site Structure: Yes Non Affixed Material: Yes

Litigation Info:

Case Number: 7064

Judgement Date: 10/10/2024 Sale Date: 11/05/2024

Sheriff's Deed Date: 11/30/-0001 Redemption Date: 11/30/-0001

Court: 118th

Style Plaintiff: City of Big Spring

Style Defendant: OWNERS OF VARIOUS PROPERTIES LOCATED WITHIN THE CITY LIMITS OF BIG SPRING, TEXAS

Sheriff's Deed Volume:

Tax Due: No

Delinquent: Yes Litigation: No

“NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.”

TAX DEED

STATE OF TEXAS §

§

COUNTY OF HOWARD §

WHEREAS, by an Order of Sale issued out of the 118th Judicial District Court of Howard County, Texas; in Cause No. 7038 styled Howard County Tax Office, vs. Baldemar Salazar, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a judgment rendered in said cause on the 28th day of January, 2025, in favor of the Plaintiffs.

WHEREAS, in obedience to said Order of Sale, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 28th day of January 2025 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said judgment established therein, the title to said real property pursuant to said judgment and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said judgment adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the judgment in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **TWO THOUSAND FIVE HUNDRED ONE DOLLARS AND 00/100 (\$2,501.00)**, said amount being the offer received from **Guadalupe Perez Magallanes, [REDACTED]**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

Being the North part of Lots Eleven (11) & Twelve (12), Block Nine (9) of the Jones Valley Addition in the City of Big Spring, Howard County, Texas; Being that property more

particularly described in a Sheriff's Tax Deed recorded in Volume 1180, Page 292 of the Official Deed Records of Howard County, Texas., (R282171)

WHEREAS this conveyance is also subject to the following Fee Simple Determinable Condition:

Grantee will do everything necessary to bring the Property into compliance with all state and local codes within 30 days of the execution date of this deed. An affidavit stating that the condition has been fulfilled, filed within 30 days of said date, if not contradicted by a recorded statement filed within the same 30 days, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on it.

TO HAVE AND TO HOLD the above described property unto the named purchaser Guadalupe Perez Magallanes, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of judgment in the above referred tax suit to all taxing units which were a party of said suit and as fully and absolutely as the entities named below can convey the above described real property by virtue of said judgment and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Guadalupe Perez Magallanes

This instrument was acknowledged before me on the _____ day of _____,
_____, by Guadalupe Perez Magallanes.

Notary Public, State of Texas

This deed is effective as of the date of the last notary acknowledgment of the Grantors' and Grantee's signatures.

CITY OF BIG SPRING

By: _____
Robert H. Moore, III, Mayor

ATTEST:

City Secretary

This instrument was acknowledged before me on the _____ day of _____, _____, by Robert H. Moore, III, Mayor on behalf of CITY OF BIG SPRING in its capacity therein stated.

Notary Public, State of Texas

HOWARD COUNTY

By: _____
Randy Johnson, County Judge

ATTEST:

Jury Padron, County Clerk

This instrument was acknowledged before me on the _____ day of _____, _____, by
Randy Johnson, County Judge, on behalf of HOWARD COUNTY in its capacity therein stated.

Notary Public, State of Texas

BIG SPRING INDEPENDENT SCHOOL DISTRICT

By: _____
Fabian Serrano, Board President

ATTEST:

Tom Olague, Board Secretary

This instrument was acknowledged before me on the _____ day of _____, _____, by
Fabian Serrano, Board President, on behalf of BIG SPRING INDEPENDENT SCHOOL DISTRICT in its
capacity therein stated.

Notary Public, State of Texas

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**HOWARD COLLEGE**

By: \_\_\_\_\_  
John E. Freeman, Board Chairman

ATTEST:

\_\_\_\_\_  
Adrian Calvio, Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
John E. Freeman, Board Chairman, on behalf of HOWARD COLLEGE in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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Management Info:

Status: Trust

Best Process: Sold Best Process Type:

Progress: Sold pending approval to Guadalupe Perez- Magallanes
No cleanup or liens

Property Info:

City: Big Spring

Cad Property Id: 282171 CAD Value: 1147

Site Description: 509 Galveston St, Big Spring, TX 79720, USA

Owner Info: CITY OF BIG SPRING, IN TRUST

Legal Description: MUST BE BROUGHT INTO CODE WITHIN 30 DAYS
MINIMUM BID IS \$500.00
Being the North part of Lots Eleven (11) & Twelve (12), Block Nine (9) of the Jones Valley Addition in the City of Big Spring, Howard County, Texas; Being that property more particularly described in a Sheriff's Tax Deed recorded in Volume 1180, Page 292 of the Official Deed Records of Howard County, Texas.

Homestead: No Site Structure: No Non Affixed Material: No

Litigation Info:

Case Number: 7038

Judgement Date: 01/28/2025 Sale Date: 05/06/2025

Sheriff's Deed Date: 05/09/2025 Redemption Date: 11/15/2025

Court: 118th

Style Plaintiff: Howard County Tax Office

Style Defendant: Baldemar Salazar

Sheriff's Deed Volume: 2025-00003613

Tax Due: No

Delinquent: Yes Litigation: No