



CITY COUNCIL REGULAR AGENDA

Tuesday, October 28, 2025

Notice is hereby given that the City Council of the City of Big Spring, Texas will meet in Regular Session on Tuesday, October 28, 2025, 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.

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|---|--------|--------|
| 5. Open Public Hearing | | Moore |
| 6. PUBLIC HEARING - To Consider the Creation of a Tax Increment Reinvestment Zone (TIRZ) to Include Approximately 620 Acres of Land Located West of Big Spring McMahon-Wrinkle Airport, City of Big Spring, Texas. | 7-8 | Darden |
| 7. PUBLIC HEARING - Consideration and Possible Action Concerning Abatement of Public Nuisance, at 707 W 7TH, BIG SPRING, TEXAS 79720 – LEGAL DESCRIPTION: LOT 12, BLOCK 11, EARLES SUBDIVISION, BIG SPRING, HOWARD COUNTY, TEXAS – OWNER: JOANA AGUIRRE | 9-58 | Bowles |
| 8. PUBLIC HEARING - Consideration and Possible Action Concerning Abatement of Public Nuisance, at 1315 MESA, BIG SPRING, TEXAS 79720 – LEGAL DESCRIPTION: LOT 6, BLOCK 3, MOUNTAIN VIEW SUBDIVISION, BIG SPRING, HOWARD COUNTY, TEXAS – OWNER: BEATRICE M. YBARRA | 59-92 | Bowles |
| 9. PUBLIC HEARING - Consideration and Possible Action Concerning Abatement of Public Nuisance, at 509 JOHNSON, BIG SPRING, TEXAS 79720 – LEGAL DESCRIPTION: LOT 8, BLOCK 34, ORIGINAL TOWN SUBDIVISION, BIG SPRING, HOWARD COUNTY, TEXAS – OWNER: THE ESTATE OF YVONNE KAY GAITHER QUALLS | 93-141 | Bowles |
| 10. Close Public Hearing | | Moore |

City Manager's Report

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| 11. City Manager's report on the following items: | | Darden |
| <ul style="list-style-type: none">• Update - Large Item Pickup, District 4• E-Waste Recycling Day - Nov. 8th• City Holiday - Veterans Day, Nov. 11th• Crime Stopper Award• TML Conference Oct. 29-31• Reminder - City Council Meeting Monday, Nov. 17th | | |

Consent Items

- | | | |
|---|---------|--------|
| 12. Approval of the City Council Minutes of the Regular Meeting of October 14, 2025 | 142-152 | Davis |
| 13. Acknowledge Receipt of the Big Spring Economic Development Corporation Board of Directors Minutes for the Regular Meeting of August 19, 2025 and of the Special Meetings of September 9, 2025, September 22, 2025 and October 7, 2025 | 153-159 | Medina |
| 14. Final Reading of an Ordinance Amending Ordinance Number 024-2025 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, by Decreasing the General Fund Budget for the Purpose of Reimbursing the Texas Comptroller of Public Accounts for an Overpayment of Local Sales and Use Taxes from 2013 to 2107; Providing for Severability; and Providing an Effective Date. | 160-163 | Smith |
| 15. Final Reading of an Ordinance Amending Chapter 2 of the Code of Ordinances Entitled "Administration," Article V "Finance," Division 2 Entitled "Capital Replacement Fund," by Providing for Interfund Loans from the General Fund to Enterprise Funds and Special Revenue Funds for Capital Purchases; Setting Terms for Repayment Including Interest; Providing for Severability; Providing for the Repeal of Conflicting Legislation; 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. | 164-168 | Smith |
| 16. Final Reading of an Ordinance Amending Section 2-58, Article III, Chapter 2 of the Big Spring City Code Section Entitled "Director of Finance"; and Adopting Section 2-59 Entitled "Director of Public Works," and 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 | 169-170 | Darden |
| 17. Final Reading of an Ordinance of the City Council of the City of Big Spring, Texas, Authorizing Z-25-01, Amending the Big Spring Zoning Ordinance by Rezoning Approximately 4.083 Acres of Land in Section 4, Block 32, T-1-S, T&P RR. Co. Survey, Big Spring, Howard County, Texas, From SF-1, Single-Family Dwelling District to PD, Planned Development | 171-173 | Bowles |

for a Housing Development; Providing for 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.

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| 18. | Final Reading of an Ordinance to Adjust Fees for the Municipally-Owned Comanche Trail Golf Course to Provide for Revenue to Meet Expenses and to Provide Discounts to Residents of Big Spring and Public School Districts that are Partially Coextensive with the City of Big Spring by Amending Article VII, Entitled "Comanche Trail Golf Course," Division 2, Entitled "Pavilion Areas," Chapter 40, Entitled "Parks, Recreation and Cultural Affairs," Big Spring City 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 | 174-
183 | Bowles |
| 19. | Final Reading of an Ordinance Adopting Two Maintenance-Related Closing Days Per Month on the Second and Fourth Mondays of Each Month for the Comanche Trail Golf Course and Assigning the Golf Manager to Report to the Director of Public Works by Amending Article VII, "Comanche Trail Golf Course, Chapter 40 "Parks, Recreation, and Cultural Affairs, Big Spring City 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 | 184-
186 | Bowles |
| 20. | Final Reading of an Ordinance Prohibiting Through Truck Traffic Along Business US Highway 87-M by Establishing "Truck Routes" as Article VII of Chapter 48 of the Big Spring City Code; Authorizing the City Manager to Erect Appropriate Signs; Providing for Severability; Finding and Determining that the Meetings at Which the Ordinance was Discussed were Open to the Public as Required by Law; Providing for Publication; Providing for the Repeal of Conflicting Legislation; and Providing an Effective Date | 187-
193 | Bowles |
| 21. | Final Reading of an Ordinance Establishing Compensation and Benefits for the City Manager, City Attorney, and Municipal Court Judges; 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 | 194-
196 | Moore |

Vouchers

22.	Vouchers for 10/10/25	\$	1,565,895.88	Wilkerson
	Vouchers for 10/17/25	\$	1,088,286.19	

Bids

23.	Consideration and Possible Action to Award a Bid for 10 Ton Commercial Grade Gas 208/230/3Ph American Standard Air Conditioner for the Airport Terminal Building with SKC A/C LLC and Authorizing the City Manager or his Designee to Execute any Necessary Documents	197-198	Feeley
24.	Consideration and Possible Action to Award a Bid for the Purchase of a Golf Cart to Transport Pilots and Passengers at McMahon-Wrinkle Airport and Authorizing the City Manager or His Designee to Execute any Necessary Documents	199	Feeley
25.	Consideration and Possible Action to Award a Bid for Wood Chipping at the Big Sandy Landfill and Authorizing the City Manager or HIs Designee to Execute any Necessary Documents	200-202	Bowles

New Business

26.	Consideration and Possible Action to Approve an Event Funding Request to Howard College for the Mark Adams Classic Basketball Tournament	203	Himes
27.	First Reading of a Resolution Casting Vote(s) to Elect Directors for the Howard Central Appraisal District for the Years 2026 and 2027; and Directing the City Secretary to Submit the Official Ballot to the Chief Appraiser of the Howard Central Appraisal District Before December 15, 2025; Finding and Determining that the Meetings at Which the Resolution was Discussed were Open to the Public as Required by Law; and Providing an Effective Date	204-207	Darden
28.	First Reading of an Ordinance Pursuant to Chapter 311 of the Texas Tax Code, Creating Tax Increment Refinancing Zone Number One, City of Big Spring, Texas; 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.	208-231	Darden

Council Input

- | | |
|-------------|-------|
| 29. Input | Moore |
| 30. 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, October 22, 2025** 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.

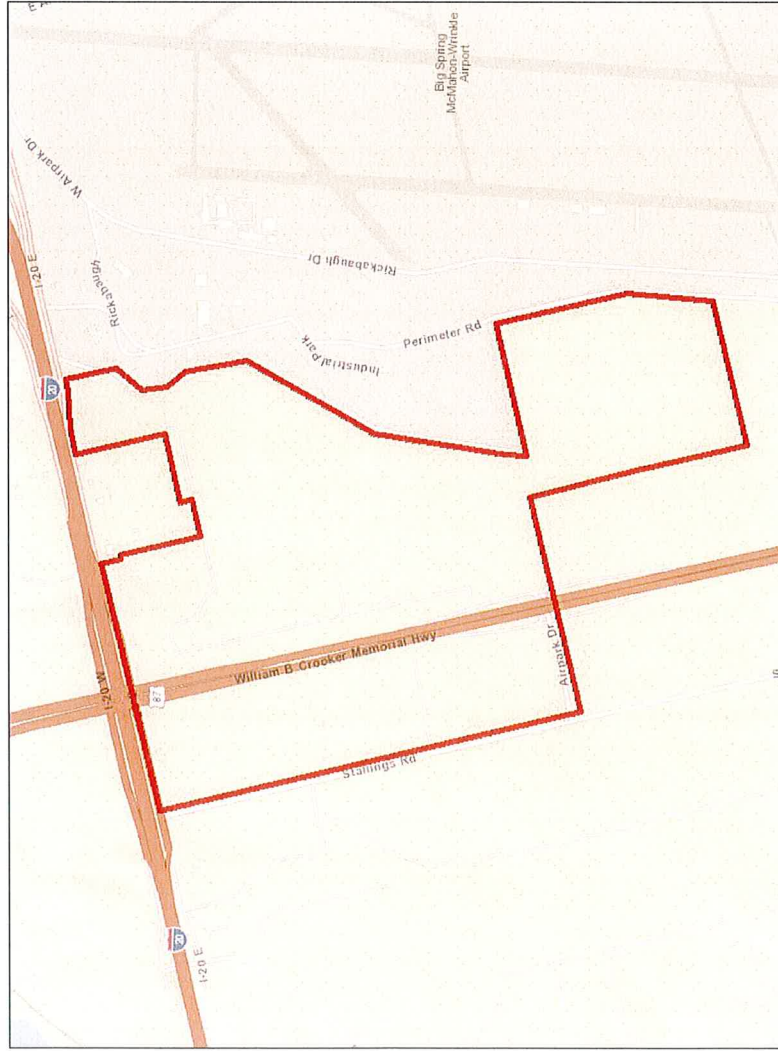
Introduction

Tax Increment Reinvestment Zone #1, City of Big Spring

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

On November 11, 2025 the City Council of the City of Big Spring, Texas (the "Council"), pursuant to Chapter 311 of the Texas Tax Code, will consider an ordinance to designate a contiguous geographic area within the City limits as Reinvestment Zone Number One, City of Big Spring, Texas. The goal of Tax Increment Reinvestment Zone #1 (TIRZ #1) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This preliminary project and financing plan outlines the funding of \$2,007,718 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Big Spring. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



 - TIRZ Boundary

Tax Increment Reinvestment Zone #1 City of Big Spring, Texas

PRELIMINARY PROJECT AND FINANCING PLAN
OCTOBER 2025



707 W 7TH

Code Enforcement Officer: Malissa Garcia

Exhibit A-1

STATE OF TEXAS

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COUNTY OF HOWARD

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**AFFIDAVIT OF MALISSA GARCIA
CONCERNING 707 W 7TH**

BEFORE ME, the undersigned authority, on this day, personally appeared **Malissa Garcia**, who, being by me duly sworn, deposed as follows:

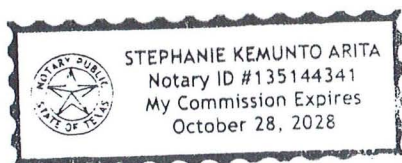
“My name is **Malissa Garcia**. I am over 21 years of age, of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated:

“I am a Code Enforcement Officer for the City of Big Spring, Texas. In the course of my duties, I inspect properties for compliance with Texas state law and the ordinances of the City of Big Spring. I am an employee of the City of Big Spring and am familiar with the manner in which its records are created and maintained by virtue of my duties and responsibilities. Attached are pages of records relating to the Code Compliance Case for **707 W 7TH**, Big Spring, Texas. These are exact duplicates of original records. The records were made at or near the time of each act, event, or finding set forth. The records were made by, or from information transmitted by, persons with knowledge of the matters set forth. The records were kept in the course of regularly conducted business activity. It is the regular practice of the business activity to make the records.”

SIGNED on the 22 day of October, 2025.

M. Garcia
AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of October, 2025 by the above referenced Affiant.



Stephanie Kemunto Arta
Notary Public, State of Texas

Exhibit A-2

Howard Property Search

Property Details

Account		
Property ID:	280834	Geographic ID: B3180016300
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	707 W 7TH	
Map ID:		Mapsco:
Legal Description:	LT 12 BK 11 EARLES 50X130 955 ACQ 08192021 BLK/TRACT 11 0.149 ACRES	
Abstract/Subdivision:		
Neighborhood:	(CDCS) CEDAR CREST	
Owner ⓘ		
Owner ID:	437824	
Name:	AGUIRRE JOANA	
Agent:		
Mailing Address:	703 FURNEAUX ST. SUDAN, TX 79371	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$21,274 (+)
Improvement Non-Homesite Value:	\$2,543 (+)
Land Homesite Value:	\$6,490 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$30,307 (=)
Agricultural Value Loss: ⓘ	\$0 (-)

Appraised Value:	\$30,307 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$30,307
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

If you have any questions or concerns with online tax payments, please contact the tax assessor office at (432) 264-2232.

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

Property Taxing Jurisdiction

Owner: AGUIRRE JOANA %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
01H	HOWARD COUNTY	0.301711	\$30,307	\$30,307	\$91.44	
02B	CITY OF BIG SPRING	0.678903	\$30,307	\$30,307	\$205.76	
03B	BIG SPRING ISD	0.752678	\$30,307	\$30,307	\$228.11	
052	HOWARD COLLEGE	0.216637	\$30,307	\$30,307	\$65.66	

Total Tax Rate: 1.949929

Estimated Taxes With Exemptions: \$590.97

Estimated Taxes Without Exemptions: \$590.97

STATE OF TEXAS

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COUNTY OF HOWARD

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CERTIFICATION
707 W 7TH CASE NOTES

“This record, attached as **Exhibit A-3**, was made at or near the time by – or from information transmitted by a person or persons with the City with knowledge.

This record was kept in the course of a regularly conducted business activity of the Code Compliance Department of the City of Big Spring, Texas.

Making this record was a regular practice of that activity.

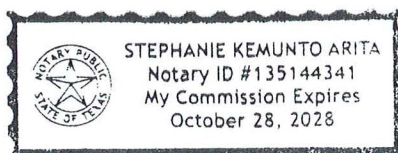
1. The City uses a computer.
2. The computer is reliable.
3. The City has developed procedures for inserting data into the computer.
4. The procedure has built-in safeguards to ensure accuracy and to identify errors.
5. The City keeps the computer in a good state of repair.
6. I had the computer readout certain data.
7. I used the proper procedures to obtain the readout.
8. The computer was in working order at the time I obtained the readout.
9. I recognize the attached **Exhibit A-3** as the readout.”

SIGNED on the 22 day of October, 2025.

M. Garcia
AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of October, 2025

by the above referenced Affiant.



Stephanie Kemunto Arta
Notary Public, State of Texas

Exhibit A-3



CASE NOTES

Report Run On: Monday, 13 October
2025 16:21

Case # 25-00001635
Site Address: 707 W 7TH
Case Description: structure is not up to code

Parcel # : 280834

Note Type	Note Code	Text	Created By	Begin Date	End Date
SITE VISIT		reinspected and will get folder together for abatement	Malissa Garcia	10/13/25	
GENERAL		SCOPE OF WORK	Malissa Garcia	10/13/25	
GENERAL		ABATEMENT PROCEDURES	Malissa Garcia	10/13/25	
GENERAL		ABATEMENT FORM	Malissa Garcia	10/13/25	
GENERAL		NOTICE OF VIOLATION	Malissa Garcia	07/22/25	
SITE VISIT		structure is not up to code I will send notice to property owner	Malissa Garcia	07/21/25	
CORRECTIVE ACTION		structure needs to be brought up to code or demolished. Deadline for compliance (7) seven days from the date of mailing.	Malissa Garcia	07/21/25	

STATE OF TEXAS

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COUNTY OF HOWARD

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**CERTIFICATION OF
PHOTOGRAPHS BY MALISSA GARCIA**

“With regard to the photographs in **Exhibits A-4** I am familiar with and recognize the scene depicted in the photographs. On July 21, 2025 and October 13, 2025, I inspected the property described as:

LOT 12, BLOCK 11, EARLES SUBDIVISION Big Spring, Howard County,
Texas, also known as **707 W 7TH**, Big Spring, Texas.

Each of the photographs is a fair and accurate depiction of the scene at the relevant time.”

SIGNED on the 22 day of October, 2025.

M. Garcia
AFFIANT

SWORN TO AND SUBSCRIBED before me this 20nd day of October, 2025
by the above referenced Affiant.

Stephanie Kemunto Arita
Notary Public, State of Texas

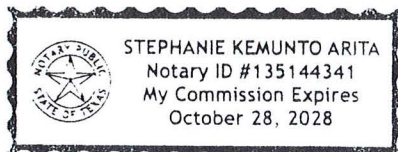


Exhibit A-4



2025-05-14 1:00 PM

25-00001636



JULY 21 2025 1:50 PM



07/21/2025 14:00:00



JUN 21 2025 1:50 PM



July 21, 2025 1:51 PM

25-00001635



JULY 21, 2025 1:51 PM

25-00001635

2542938
3394753

July 21, 2025 1:51 PM



July 21, 2025 1:52 PM



July 21, 2025 1:52 PM



July 21, 2025 1:52 PM



July 31, 2025 1:52 PM

25-00001625



July 21, 2025 1:52 PM



July 21, 2025 1:53 PM



July 21, 2025 1:53 PM



July 21, 2025 1:59 PM



October 13, 2025 11:47 AM



October 13, 2025 11:48 AM



October 13, 2025 11:48 AM

2542868
3394758

October 13, 2025 11:49 AM

25-00001635



October 13, 2025 11:49 AM

25-0000 1635



October 13, 2025 11:49 AM

25-00001635



October 13, 2025 11:49 AM

25-00001635

STATE OF TEXAS

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COUNTY OF HOWARD

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**CERTIFICATION
NOTICE SENT BY MALISSA GARCIA**

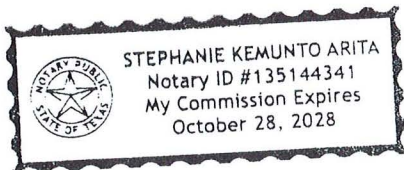
“The document in **Exhibit A-5** presents factual findings from a legally authorized investigation for code compliance. The document is a copy of the official record.”

Certified Mail Return for **Exhibit A-5** is also attached.

SIGNED on the 22 day of October, 2025.

M. Garcia
AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of October, 2025
by the above referenced Affiant.



Stephanie Kemunto Arta
Notary Public, State of Texas

Exhibit A-5



City of Big Spring Code Compliance

217 East 3rd St. Big Spring TX 79720 - Ph: 432-264-2504

NOTICE OF VIOLATION

Re: 707 W 7TH BIG SPRING, TX 00000

Legal Description: LT 12 BK 11 EARLES 50X130 955 ACQ 08192021 BLK/TRACT 11 0.149 ACRES

Date 07/22/2025

Case No: 25-00001635

AGUIRRE JOANA
703 FURNEAUX ST.
SUDAN, TX 79371

Dear AGUIRRE JOANA

The City of Big Spring has determined that the following section of the **2021 property Maintenance Code of Big Spring** has been violated, constituting a nuisance:

Violation:

SUBSTANDARD STRUCTURE

Description of Violation:

304.1.1 UNSAFE CONDITIONS. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity. 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations have deterioration or distress that appears to reduce their load-carrying capacity. 3. Structures or components thereof have deterioration or distress that appears to reduce their load-carrying capacity. 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or watertight. 5. Reserved. 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and is not capable of supporting all nominal loads and resisting all load effects. 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects. 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes, and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 12. Exterior stairs, decks, porches, balconies, and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 13. Chimneys, cooling towers, smokestacks, and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.



City of Big Spring Code Compliance

217 East 3rd St. Big Spring TX 79720 - Ph: 432-264-2504

NOTICE OF VIOLATION

Re: 707 W 7TH BIG SPRING, TX00000

Legal Description: LT 12 BK 11 EARLES 50X130 955 ACQ 08192021 BLK/TRACT 11 0.149 ACRES

Corrective Action:

structure needs to be brought up to code or demolished. Deadline for compliance (7) seven days from the date of mailing.

For further information about this notice, please contact the following person:

Issued by:

Malissa Garcia

Code Compliance

432.264.2506

mgarcia@mybigspring.com

Phone

Email Address

If this matter has been taken care of please notify this office at (432)264-2504

It is the sincere hope of the City that you will cooperate with us in helping to make Big Spring an attractive, healthful place in which to live.

Sincerely,

A handwritten signature in blue ink that reads "M. Garcia".

Malissa Garcia - Code Compliance



Code Compliance

217 E 3rd St., Big Spring, Texas 79720 · Ph. 432-264-2505

**NOTICE OF VIOLATION
AND NOTICE OF HEARING**

Sent via: Certified Mail; Return Receipt Requested

October 16, 2025

Joana Aguirre
703 Furneaux St.
Sudan, Texas 79371

Joana Aguirre
707 W 7th St.
Big Spring, Texas 79720

Liliana Yulieth Alcantar Vargas
707 W 7th St.
Big Spring, Texas 79720

Re: 707 W 7TH, BIG SPRING, TEXAS 79720
LEGAL DESCRIPTION: LOT 12, BLOCK 11, EARLES SUBDIVISION, Howard
County

Big Spring Code Compliance has determined that at the following structure(s): REAR STRUCTURE, at the property as stated above, is/are in violation of the following section(s) of the **Property Maintenance Code of Big Spring (PMC)**, constituting a nuisance:

VIOLATION	DESCRIPTION OF VIOLATION
111.1.5 HAZARDOUS STRUCTURE OR PREMISES. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be hazardous: 3. Any building, structure, or portion thereof that is dangerous. 6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.	The rear structure is in disrepair and needs to be brought up to Code. The structure is neglected, damaged, dilapidated, and unsecured so as to constitute an attractive nuisance. The rear structure has gaps in its

7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.	exterior walls. The structure also has loose roofing components and broken windows. The structure is open to the elements. Hazardous condition.
304.1.1 UNSAFE CONDITIONS. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity. 3. Structures or components thereof have deterioration or distress that appears to reduce their load-carrying capacity. 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and in capable of supporting all nominal loads and resisting all load effects.	The structural members appear to have deteriorated. The exterior walls of the structure are dilapidated and are missing some panels. There are gaps in the exterior walls of the structure where material is missing or deteriorated. The structure has loose roofing components. The roof of the structure appears to be bowing in. The roof appears to admit rain and has signs of deterioration. Unsafe condition.
304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.	The exterior walls of the structure are dilapidated and have gaps where material is missing or deteriorated.
304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.	The roof has defects that admit rain and is not sound and not tight.
304.13 Windows, skylight and door frames. Every window, skylight and door frame shall be kept in sound condition, good repair and weather tight.	Windows and doors are not in sound condition, good repair, or weather tight.

The following actions are required to correct the violation(s) at the structure(s) as stated above:

Corrective Action Sought by Code Compliance

Secure and vacate the structure(s) until the violation(s) are resolved,
and:

REPAIR OR DEMOLISH AND REMOVE

REAR STRUCTURE.

For further information about this notice, please contact the following person:

Issued by

Malissa Garcia	Code Enforcement Officer
<i>Name</i>	<i>Title</i>
+1 (432) 264-2506	mgarcia@mybigspring.com
<i>Phone</i>	<i>E-mail</i>

The City's goal is voluntary compliance.

FAILURE TO TAKE THE CORRECTIVE ACTION BY THE DEADLINE MAY RESULT IN FINE. Failure to take the corrective action regarding the nuisance(s) by the prescribed deadline(s) may result in a complaint (a criminal charge, Class C Misdemeanor) sworn against you in the Municipal Court of Big Spring alleging the violation. A person found guilty may be convicted by the Court and fined. Each day that a violation continues after due notice has been served is deemed a separate offense. A convicted person may appeal their case to Howard County Court. This punishment is separate from and in addition to any abatement action that the City may perform and cannot result in a lien.

YOU ARE HEREBY NOTIFIED THAT THE CITY HAS INITIATED PROCEEDINGS TO ABATE THE ABOVE-DESCRIBED NUISANCES AT YOUR EXPENSE. This proceeding is held before a hearing board (either City Council or the Board of Adjustment and Appeals). The hearing board will review the case and rule on the City's request to abate the nuisance. If so ordered by the hearing board, the City will abate the nuisance and send you and/or the owner(s) an invoice for the City's costs plus a civil penalty, typically 25% of the amount of the costs. In the event you and/or the owner(s) do not pay the invoice promptly, the City of Big Spring will assess a lien against the property to secure payment for services rendered and the civil penalty. You have the right to appeal the costs, lien, and civil penalty to the District Court. The abatement procedure is separate from and in addition to any charge filed in Municipal Court.

The City Council will serve as the Hearing Board for your case. The hearing is scheduled for **5:30 PM, October 28, 2025** at the City Council Chambers located at **307 E 4th St., Big Spring,**

Texas 79720. You are encouraged to attend this hearing to demonstrate the scope of work that may be required to comply with the Building Codes and the time it will take to reasonably perform the work.

CONDUCT OF THE HEARING. The Structural Standards Ordinance of the Big Spring City Code provides the following concerning the conduct of the hearing:

SECTION A-1.10. Rights of Parties

- (a) Rules. Hearings need not be conducted according to the technical rules relating to evidence and witnesses.
- (b) Admissibility of Evidence. Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this State.
- (c) Exclusion of Evidence. Irrelevant and unduly repetitious evidence shall be excluded.
- (d) Rights of Parties. Each party shall have the following rights, among others:
 - 1. To call and examine witnesses on any matter relevant to the issues of the hearing;
 - 2. To introduce documentary and physical evidence;
 - 3. To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;
 - 4. To impeach any witness regardless of which party first called him to testify;
 - 5. To rebut the evidence against him;
 - 6. To represent himself or to be represented by anyone of his choice who is lawfully permitted to do so.

Section C-9.02 (c)The City Attorney shall present the case for the City. If the City Attorney is recused or disqualified, the City Manager shall determine who shall present the case for the City.

YOU HAVE A RIGHT TO APPEAL THE DECISION OF THE HEARING BOARD. If the Hearing Board enters an order to abate the violation(s) at the structure(s) at the property, the order is preliminary, allowing you to appeal the order to District Court within thirty (30) days pursuant to Section 8.03 of the Structural Standards Ordinance of the Big Spring City Code. If you fail to appeal the Hearing Board's ruling within that time, such order shall become the final

order.

FAILURE TO COMPLY/ATTACHMENT OF LIEN. If the owner of a premises fails to comply with an order of the Board within the time prescribed, and the City conducts abatement or work, either through an available public agency or by contract or arrangement with private persons, and the cost of such abatement work shall be charged against the real estate upon which the nuisance is located and shall be a lien on such real estate.

NOTICE TO OWNER: According to the real property records of Howard County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

NOTICE TO EMPLOYEE OF OWNER: If you are an individual employed by the owner of the property, or a company that manages the property on behalf of the owner, you may be personally liable for criminal or civil penalties resulting from the violation under Section 250.003, Texas Local Government Code, unless, not later than the fifth calendar day after this notice you provide the property owner's name, current street address, and telephone number to the Code Compliance Officer who sent this notice.

TRANSFER OF OWNERSHIP UNLAWFUL: Please be advised that until this order is complied with, it shall be unlawful (being a Class C Misdemeanor) to transfer ownership of the property— with conditions and exceptions stated in PMC Sec. 111.6.

RIGHTS AND REMEDIES RESERVED. The City of Big Spring expressly reserves any additional rights and remedies that may be available to it, including but not limited to injunctive or equitable relief.

CITY CODE. The City Code is online at <https://codelibrary.amlegal.com/codes/bigspringtx>. See Big Spring City Code, Chapter 36, Property Maintenance Code of Big Spring; and 2021 International Property Maintenance Code, available for public inspection at the Office of the City Secretary at 310 Nolan St., Big Spring, Texas and available online for free at <https://codes.iccsafe.org/codes/i-codes>.

Sincerely,



Malissa Garcia, Code Enforcement Officer
City of Big Spring, Texas

9589 0710 5270 2544 0810 92

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee		10/28/25 Public Hearing Postmark Here 707 W 7TH Final Notice
\$		
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage		

Joana Aguirre
703 Fumeaux St.
Sudan, Texas 79371

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2544 0810 85

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee		10/28/25 Public Hearing Postmark Here 707 W 7TH Final Notice
\$		
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage		

Joana Aguirre
707 W 7th St.
Big Spring, Texas 79720

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2544 0810 78

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee		10/28/25 Public Hearing Postmark Here 707 W 7TH Final Notice
\$		
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage		

Liliana Yulieth Alcantar Vargas
707 W 7th St.
Big Spring, Texas 79720

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Page 51 of 231

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052702544081092

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was picked up at a postal facility at 1:27 pm on October 21, 2025 in SUDAN, TX 79371.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Postal Facility

SUDAN, TX 79371

October 21, 2025, 1:27 pm

See All Tracking History

Feedback

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Tracking Number:

Remove X

9589071052702544081085

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item arrived at our USPS facility in EL PASO TX DISTRIBUTION CENTER on October 22, 2025 at 8:33 am. The item is currently in transit to the destination.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network

Arrived at USPS Regional Facility

EL PASO TX DISTRIBUTION CENTER
October 22, 2025, 8:33 am

Forwarded

BIG SPRING, TX
October 18, 2025, 4:15 pm

See All Tracking History

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

See More 

Tracking Number:

Remove 

9589071052702544081078

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 4:14 pm on October 18, 2025 in BIG SPRING, TX 79720.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered**Delivered, Left with Individual**

BIG SPRING, TX 79720

October 18, 2025, 4:14 pm

See All Tracking History**What Do USPS Tracking Statuses Mean?** (<https://faq.usps.com/s/article/Where-is-my-package>)**See More** ▼

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

STATE OF TEXAS

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COUNTY OF HOWARD

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**CERTIFICATION
OF POSTING OF PUBLIC HEARING**

“The Hearing Board of the City of Big Spring, Texas notice of Public Hearing scheduled for October 28, 2025, attached as **Exhibit A-6**, was posted on or near the front door of each dwelling unit listed in the attached notice on October 17, 2025.”

SIGNED on the 22 day of October, 2025.

M. Garcia
AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of October, 2025
by the above referenced Affiant.

Stephanie Kemunto Arta
Notary Public, State of Texas

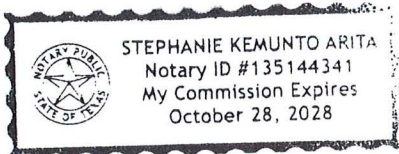


Exhibit A-6



Code Enforcement

217 E 3rd St., Big Spring, Texas 79720 · Ph. 432-264-2505

NOTICE OF PUBLIC HEARING CONCERNING PUBLIC NUISANCE

NOTICE IS HEREBY GIVEN THAT THE BIG SPRING HEARING BOARD WILL HOLD A PUBLIC HEARING ON **OCTOBER 28TH, 2025, AT 5:30 P.M.**, IN THE CITY OF BIG SPRING COUNCIL CHAMBERS AT 307 E 4TH ST., BIG SPRING, TEXAS 79720 TO CONSIDER ABATEMENT OF PUBLIC NUISANCES ON PROPERTIES IN THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS. ALL INTERESTED PERSONS MAY SPEAK, THEN A DETERMINATION WILL BE MADE AND REMEDIAL ACTION ORDERED ON THE FOLLOWING PROPERTIES:

707 W 7TH – LEGAL DESCRIPTION: LOT 12, BLOCK 11, EARLES SUBDIVISION – OWNER: JOANA AGUIRRE

1315 MESA – LEGAL DESCRIPTION: LOT 6, BLOCK 3, MOUNTAIN VIEW SUBDIVISION – OWNER: BEATRICE M YBARRA

509 JOHNSON – LEGAL DESCRIPTION: LOT 8, BLOCK 34, ORIGINAL TOWN SUBDIVISION – OWNER: ESTATE YVONNE KAY PAYNE

THE CITY OF BIG SPRING HEARING BOARD MEETING IS AVAILABLE TO ALL PERSONS REGARDLESS OF DISABILITY. IF YOU REQUIRE SPECIAL ASSISTANCE, PLEASE CONTACT TAMI DAVIS AT 432-264-2513 OR AT 310 NOLAN, BIG SPRING, TEXAS 79720, AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING.



October 17, 2025 9:54 AM

1315 MESA

Code Compliance Official: Ashley Guerra

Exhibit B-1

STATE OF TEXAS

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COUNTY OF HOWARD

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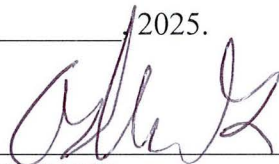
**AFFIDAVIT OF ASHLEY GUERRA
CONCERNING 1315 MESA**

BEFORE ME, the undersigned authority, on this day, personally appeared **Ashley Guerra**, who, being by me duly sworn, deposed as follows:

“My name is **Ashley Guerra**. I am over 21 years of age, of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated:

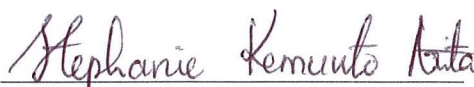
“I am a Code Compliance Official for the City of Big Spring, Texas. In the course of my duties, I inspect properties for compliance with Texas state law and the ordinances of the City of Big Spring. I am an employee of the City of Big Spring and am familiar with the manner in which its records are created and maintained by virtue of my duties and responsibilities. Attached are pages of records relating to the Code Compliance Case for **1315 MESA**, Big Spring, Texas. These are exact duplicates of original records. The records were made at or near the time of each act, event, or finding set forth. The records were made by, or from information transmitted by, persons with knowledge of the matters set forth. The records were kept in the course of regularly conducted business activity. It is the regular practice of the business activity to make the records.”

SIGNED on the 22 day of October, 2025.



AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of October, 2025 by the above referenced Affiant.



Notary Public, State of Texas

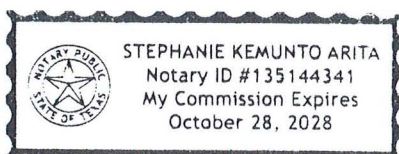


Exhibit B-2

Howard Property Search

Property Details

Account		
Property ID:	284108	Geographic ID: B4650002700
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1315 MESA	
Map ID:		Mapsco:
Legal Description:	LT 6 BK 3 MOUNTAIN VIEW 60.7X140 197 BLK/TRACT 3 0.196 ACRES ACQ 08032017	
Abstract/Subdivision:		
Neighborhood:	(WRGT2) WRIGHTS 2	
Owner ?		
Owner ID:	422526	
Name:	YBARRA BEATRICE M	
Agent:		
Mailing Address:	1315 MESA STREET BIG SPRING, TX 79720	
% Ownership:	100.0%	
Exemptions:	DP - HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$97,585 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$2,347 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$99,932 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$99,932 (=)
HS Cap Loss:	\$41,400 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$58,532
Ag Use Value:	\$0

2025 Values have been certified.

If you have any questions or concerns with online tax payments, please contact the tax assessor office at (432) 264-2232.

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

Property Taxing Jurisdiction

Owner: YBARRA BEATRICE M %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
01H	HOWARD COUNTY	0.301711	\$99,932	\$46,826	\$141.28	
02B	CITY OF BIG SPRING	0.678903	\$99,932	\$41,826	\$283.96	
03B	BIG SPRING ISD	0.752678	\$99,932	\$0	\$0.00	\$0.00
052	HOWARD COLLEGE	0.216637	\$99,932	\$46,826	\$101.44	

Total Tax Rate: 1.949929

Estimated Taxes With Exemptions: \$526.68

Estimated Taxes Without Exemptions: \$1,948.61

STATE OF TEXAS

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COUNTY OF HOWARD

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CERTIFICATION
1315 MESA CASE NOTES

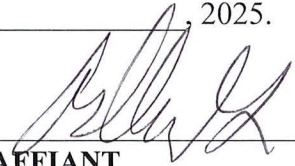
“This record, attached as **Exhibit B-3**, was made at or near the time by – or from information transmitted by a person or persons with the City with knowledge.

This record was kept in the course of a regularly conducted business activity of the Code Compliance Department of the City of Big Spring, Texas.

Making this record was a regular practice of that activity.

1. The City uses a computer.
2. The computer is reliable.
3. The City has developed procedures for inserting data into the computer.
4. The procedure has built-in safeguards to ensure accuracy and to identify errors.
5. The City keeps the computer in a good state of repair.
6. I had the computer readout certain data.
7. I used the proper procedures to obtain the readout.
8. The computer was in working order at the time I obtained the readout.
9. I recognize the attached **Exhibit B-3** as the readout.”

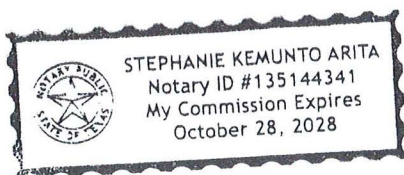
SIGNED on the 22 day of October, 2025.

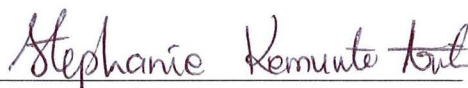


AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of October, 2025

by the above referenced Affiant.





Notary Public, State of Texas

Exhibit B-3



CASE NOTES

Report Run On: Monday, 13 October
2025 16:08

Case # 25-00001116

Parcel # : 284108

Site Address: 1315 MESA

Case Description: PORPERTY HAS A SUBSTANDARD STRUCTURE REAR TO MAIN STRUCTURE

Note Type	Note Code	Text	Created By	Begin Date	End Date
SITE VISIT		WENT BACK FOR A REINSPECTION NO PROGRESS HAS BEEN MADE GOING TO PREPAIR TO SEND TO LEGAL	Ashley Guerra	10/13/25	
GENERAL		SENT OUT NOTICE OF VIOLATION ON 6-10- 25	Ashley Guerra	06/10/25	
SITE VISIT		WAS IN THE AREA NOTICED A SS REAR TO MAIN STRUCTURE	Ashley Guerra	06/04/25	
CORRECTIVE ACTION		THERE IS A SUBSTANDARD STRUCTURE ON PROPERTY REAR TO THE MAIN STRUCTURE THAT NEEDS TO BE BROUGHT UP TO CODE OR BROUGHT DOWN DEADLINE FOR COMPLAINEE (7) SEVEN DAYS FROM THE DATE OF MAILING	Ashley Guerra	06/04/25	

STATE OF TEXAS

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COUNTY OF HOWARD

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**CERTIFICATION OF
PHOTOGRAPHS BY ASHLEY GUERRA**

“With regard to the photographs in **Exhibits B-4** I am familiar with and recognize the scene depicted in the photographs. On June 4, 2025, and October 13, 2025, I inspected the property described as:

LOT 6, BLOCK 3, MOUNTAIN VIEW SUBDIVISION Big Spring, Howard County, Texas, also known as **1315 MESA**, Big Spring, Texas.

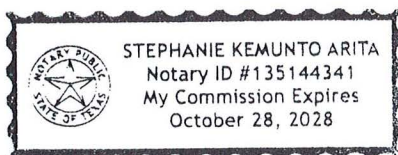
Each of the photographs is a fair and accurate depiction of the scene at the relevant time.”

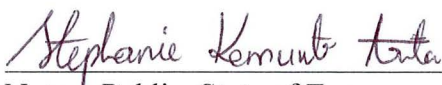
SIGNED on the 22 day of October, 2025.



AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of October, 2025
by the above referenced Affiant.





Notary Public, State of Texas

Exhibit B-4



June 04, 2025 3:07 PM



June 04, 2025 3:07 PM

25-0000116



June 04, 2025 3:13 PM

25-00001116



October 13, 2025 3:38 PM 31

25-20001116



October 13, 2025 3:38 PM 231



October 13, 2025 3:38 PM

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STATE OF TEXAS

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COUNTY OF HOWARD

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**CERTIFICATION
NOTICE SENT BY ASHLEY GUERRA**

“The document in **Exhibit B-5** presents factual findings from a legally authorized investigation for code compliance. The document is a copy of the official record.”

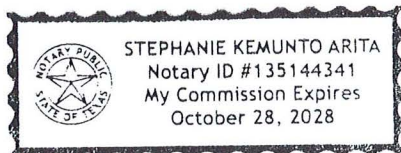
Certified Mail Return for **Exhibit B-5** is also attached.

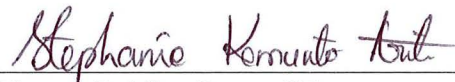
SIGNED on the 22 day of October, 2025.



AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of October, 2025
by the above referenced Affiant.





Notary Public, State of Texas

Exhibit B-5



City of Big Spring Code Compliance

217 East 3rd St. Big Spring TX 79720 - Ph: 432-264-2504

NOTICE OF VIOLATION

Re: 1315 MESA BIG SPRING, TX 00000

Legal Description: LT 6 BK 3 MOUNTAIN VIEW 60.7X140 197 BLK/TRACT 3 0.196 ACRES ACQ 08032017

Date 06/10/2025

Case No: 25-00001116

YBARRA BEATRICE M
1315 MESA STREET
BIG SPRING, TX 79720

Dear YBARRA BEATRICE M

The City of Big Spring has determined that the following section of the **2021 property Maintenance Code of Big Spring** has been violated, constituting a nuisance:

Violation:

SUBSTANDARD STRUCTURE

Description of Violation:

304.1.1 UNSAFE CONDITIONS. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity. 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations have deterioration or distress that appears to reduce their load-carrying capacity. 3. Structures or components thereof have deterioration or distress that appears to reduce their load-carrying capacity. 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or watertight. 5. Reserved. 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and is not capable of supporting all nominal loads and resisting all load effects. 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects. 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes, and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 12. Exterior stairs, decks, porches, balconies, and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 13. Chimneys, cooling towers, smokestacks, and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.



City of Big Spring Code Compliance

217 East 3rd St. Big Spring TX 79720 - Ph: 432-264-2504

NOTICE OF VIOLATION

Re: 1315 MESA BIG SPRING, TX00000

Legal Description: LT 6 BK 3 MOUNTAIN VIEW 60.7X140 197 BLK/TRACT 3 0.196 ACRES ACQ 08032017

Corrective Action:

THERE IS A SUBSTANDARD STRUCTURE ON PROPERTY REAR TO THE MAIN STRUCTURE THAT NEEDS TO BE BROUGHT UP TO CODE OR BROUGHT DOWN DEADLINE FOR COMPLAINT (7) SEVEN DAYS FROM THE DATE OF MAILING

For further information about this notice, please contact the following person:

Issued by:

Ashley Guerra

Code Compliance

432-264.2505

aguerra@mybigspring.com

Phone

Email Address

If this matter has been taken care of please notify this office at (432)264-2504

It is the sincere hope of the City that you will cooperate with us in helping to make Big Spring an attractive, healthful place in which to live.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ashley Guerra", is written over a light blue horizontal line.

Ashley Guerra - Code Compliance



Code Compliance

217 E 3rd St., Big Spring, Texas 79720 · Ph. 432-264-2505

**NOTICE OF VIOLATION
AND NOTICE OF HEARING**

Sent via: Certified Mail; Return Receipt Requested

October 16, 2025

Beatrice M. Ybarra
1315 Mesa Ave.
Big Spring, Texas 79720

Re: 1315 MESA, BIG SPRING, TEXAS 79720
LEGAL DESCRIPTION: LOT 6, BLOCK 3, MOUNTAIN VIEW SUBDIVISION,
Howard County

Big Spring Code Compliance has determined that at the following structure(s): REAR STRUCTURE, at the property as stated above, is/are in violation of the following section(s) of the **Property Maintenance Code of Big Spring (PMC)**, constituting a nuisance:

VIOLATION	DESCRIPTION OF VIOLATION
111.1.5 HAZARDOUS STRUCTURE OR PREMISES. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be hazardous: 3. Any building, structure, or portion thereof that is dangerous. 6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy. 7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.	The rear structure is in disrepair and needs to be brought up to Code. The structure is neglected, damaged, and dilapidated so as to constitute an attractive nuisance. The rear structure has gaps in its exterior walls with portions of the walls missing. The roof of the structure is dilapidated from loose material and has holes and gaps where roofing components are missing. The structure is open to the

	elements. Hazardous condition.
304.1.1 UNSAFE CONDITIONS. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity. 3. Structures or components thereof have deterioration or distress that appears to reduce their load-carrying capacity. 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and in capable of supporting all nominal loads and resisting all load effects.	The structural members appear to have deteriorated. The rear structure has gaps in its exterior walls with portions of the walls missing. The roof of the structure is dilapidated from loose material and has holes and gaps where roofing components are missing. The roof appears to admit rain and has signs of deterioration. Unsafe condition.
304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.	The exterior walls of the structure are dilapidated and have gaps where material is missing or deteriorated.
304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.	The roof has defects that admit rain and is not sound and not tight.

The following actions are required to correct the violation(s) at the structure(s) as stated above:

Corrective Action Sought by Code Compliance

Secure and vacate the structure(s) until the violation(s) are resolved, and:

REPAIR OR DEMOLISH AND REMOVE

REAR STRUCTURE.

For further information about this notice, please contact the following person:

Issued by

<u>Ashley Guerra</u>	<u>Code Compliance Official</u>
<i>Name</i>	<i>Title</i>
<u>+1 (432) 264-2505</u>	<u>aguerra@mybigspring.com</u>
<i>Phone</i>	<i>E-mail</i>

The City's goal is voluntary compliance.

FAILURE TO TAKE THE CORRECTIVE ACTION BY THE DEADLINE MAY RESULT IN FINE.

Failure to take the corrective action regarding the nuisance(s) by the prescribed deadline(s) may result in a complaint (a criminal charge, Class C Misdemeanor) sworn against you in the Municipal Court of Big Spring alleging the violation. A person found guilty may be convicted by the Court and fined. Each day that a violation continues after due notice has been served is deemed a separate offense. A convicted person may appeal their case to Howard County Court. This punishment is separate from and in addition to any abatement action that the City may perform and cannot result in a lien.

YOU ARE HEREBY NOTIFIED THAT THE CITY HAS INITIATED PROCEEDINGS TO ABATE THE ABOVE-DESCRIBED NUISANCES AT YOUR EXPENSE.

This proceeding is held before a hearing board (either City Council or the Board of Adjustment and Appeals). The hearing board will review the case and rule on the City's request to abate the nuisance. If so ordered by the hearing board, the City will abate the nuisance and send you and/or the owner(s) an invoice for the City's costs plus a civil penalty, typically 25% of the amount of the costs. In the event you and/or the owner(s) do not pay the invoice promptly, the City of Big Spring will assess a lien against the property to secure payment for services rendered and the civil penalty. You have the right to appeal the costs, lien, and civil penalty to the District Court. The abatement procedure is separate from and in addition to any charge filed in Municipal Court.

The City Council will serve as the Hearing Board for your case. The hearing is scheduled for **5:30 PM, October 28, 2025** at the City Council Chambers located at **307 E 4th St., Big Spring, Texas 79720**. You are encouraged to attend this hearing to demonstrate the scope of work that may be required to comply with the Building Codes and the time it will take to reasonably perform the work.

CONDUCT OF THE HEARING. The Structural Standards Ordinance of the Big Spring City Code provides the following concerning the conduct of the hearing:

SECTION A-1.10. Rights of Parties

- (a) Rules. Hearings need not be conducted according to the technical rules relating to evidence and witnesses.
- (b) Admissibility of Evidence. Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this State.
- (c) Exclusion of Evidence. Irrelevant and unduly repetitious evidence shall be excluded.
- (d) Rights of Parties. Each party shall have the following rights, among others:
 - 1. To call and examine witnesses on any matter relevant to the issues of the hearing;
 - 2. To introduce documentary and physical evidence;
 - 3. To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;
 - 4. To impeach any witness regardless of which party first called him to testify;
 - 5. To rebut the evidence against him;
 - 6. To represent himself or to be represented by anyone of his choice who is lawfully permitted to do so.

Section C-9.02 (c) The City Attorney shall present the case for the City. If the City Attorney is recused or disqualified, the City Manager shall determine who shall present the case for the City.

YOU HAVE A RIGHT TO APPEAL THE DECISION OF THE HEARING BOARD. If the Hearing Board enters an order to abate the violation(s) at the structure(s) at the property, the order is preliminary, allowing you to appeal the order to District Court within thirty (30) days pursuant to Section 8.03 of the Structural Standards Ordinance of the Big Spring City Code. If you fail to appeal the Hearing Board's ruling within that time, such order shall become the final order.

FAILURE TO COMPLY/ATTACHMENT OF LIEN. If the owner of a premises fails to comply with an order of the Board within the time prescribed, and the City conducts abatement or work, either through an available public agency or by contract or arrangement with private persons, and the cost of such abatement work shall be charged against the real estate upon which the nuisance is located and shall be a lien on such real estate.

NOTICE TO OWNER: According to the real property records of Howard County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

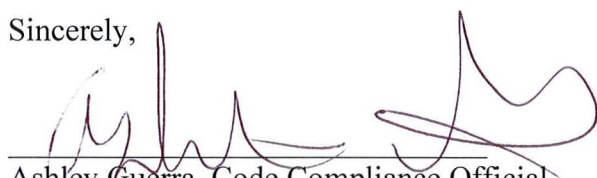
NOTICE TO EMPLOYEE OF OWNER: If you are an individual employed by the owner of the property, or a company that manages the property on behalf of the owner, you may be personally liable for criminal or civil penalties resulting from the violation under Section 250.003, Texas Local Government Code, unless, not later than the fifth calendar day after this notice you provide the property owner's name, current street address, and telephone number to the Code Compliance Officer who sent this notice.

TRANSFER OF OWNERSHIP UNLAWFUL: Please be advised that until this order is complied with, it shall be unlawful (being a Class C Misdemeanor) to transfer ownership of the property— with conditions and exceptions stated in PMC Sec. 111.6.

RIGHTS AND REMEDIES RESERVED. The City of Big Spring expressly reserves any additional rights and remedies that may be available to it, including but not limited to injunctive or equitable relief.

CITY CODE. The City Code is online at <https://codelibrary.amlegal.com/codes/bigspringtx>. See Big Spring City Code, Chapter 36, Property Maintenance Code of Big Spring; and 2021 International Property Maintenance Code, available for public inspection at the Office of the City Secretary at 310 Nolan St., Big Spring, Texas and available online for free at <https://codes.iccsafe.org/codes/i-codes>.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ashley Guerra', is written over a horizontal line.

Ashley Guerra, Code Compliance Official
City of Big Spring, Texas

9589 0710 5270 3522 6572 78

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	10/28/25 Public Hearing Postmark Here 1315 MESA Final Notice
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage	
Beatrice M. Ybarra 1315 Mesa Ave. Big Spring, Texas 79720	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**9589071052703522657278**[Copy](#)[Schedule a Redelivery \(https://tools.usps.com/redelivery.htm\)](https://tools.usps.com/redelivery.htm)

Latest Update

We attempted to deliver your item at 3:49 pm on October 18, 2025 in BIG SPRING, TX 79720 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning October 20, 2025. If this item is unclaimed by November 2, 2025 then it will be returned to sender.

Get More Out of USPS Tracking:**USPS Tracking Plus®**

Delivery Attempt: Action Needed

Notice Left (No Authorized Recipient Available)

BIG SPRING, TX 79720

October 18, 2025, 3:49 pm

Arrived at USPS Regional Facility

MIDLAND TX DISTRIBUTION CENTER

October 17, 2025, 9:20 am

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)[Text & Email Updates](#)[Schedule Redelivery](#)[USPS Tracking Plus®](#)

Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

STATE OF TEXAS

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COUNTY OF HOWARD

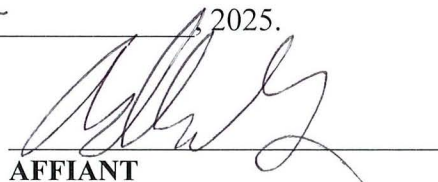
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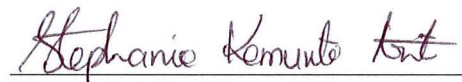
**CERTIFICATION
OF POSTING OF PUBLIC HEARING**

“The Hearing Board of the City of Big Spring, Texas notice of Public Hearing scheduled for October 28, 2025, attached as **Exhibit B-6**, was posted on or near the front door of each dwelling unit listed in the attached notice on October 17, 2025.”

SIGNED on the 22 day of October, 2025.


AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of October, 2025
by the above referenced Affiant.


Notary Public, State of Texas

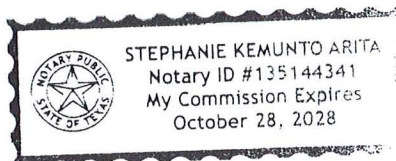


Exhibit B-6



Code Enforcement

217 E 3rd St., Big Spring, Texas 79720 · Ph. 432-264-2505

NOTICE OF PUBLIC HEARING CONCERNING PUBLIC NUISANCE

NOTICE IS HEREBY GIVEN THAT THE BIG SPRING HEARING BOARD WILL HOLD A PUBLIC HEARING ON **OCTOBER 28TH, 2025, AT 5:30 P.M.**, IN THE CITY OF BIG SPRING COUNCIL CHAMBERS AT 307 E 4TH ST., BIG SPRING, TEXAS 79720 TO CONSIDER ABATEMENT OF PUBLIC NUISANCES ON PROPERTIES IN THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS. ALL INTERESTED PERSONS MAY SPEAK, THEN A DETERMINATION WILL BE MADE AND REMEDIAL ACTION ORDERED ON THE FOLLOWING PROPERTIES:

707 W 7TH – LEGAL DESCRIPTION: LOT 12, BLOCK 11, EARLES SUBDIVISION – OWNER: JOANA AGUIRRE

1315 MESA – LEGAL DESCRIPTION: LOT 6, BLOCK 3, MOUNTAIN VIEW SUBDIVISION – OWNER: BEATRICE M YBARRA

509 JOHNSON – LEGAL DESCRIPTION: LOT 8, BLOCK 34, ORIGINAL TOWN SUBDIVISION – OWNER: ESTATE YVONNE KAY PAYNE

THE CITY OF BIG SPRING HEARING BOARD MEETING IS AVAILABLE TO ALL PERSONS REGARDLESS OF DISABILITY. IF YOU REQUIRE SPECIAL ASSISTANCE, PLEASE CONTACT TAMI DAVIS AT 432-264-2513 OR AT 310 NOLAN, BIG SPRING, TEXAS 79720, AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING.



October 17, 2025 10:04 AM



509 JOHNSON

Code Compliance Official: Shannon Fant

Exhibit C-1

STATE OF TEXAS

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COUNTY OF HOWARD

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**AFFIDAVIT OF SHANNON FANT
CONCERNING 509 JOHNSON**

BEFORE ME, the undersigned authority, on this day, personally appeared **Shannon Fant**, who, being by me duly sworn, deposed as follows:

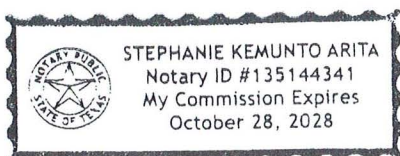
“My name is **Shannon Fant**. I am over 21 years of age, of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated:

“I am a Code Compliance Official for the City of Big Spring, Texas. In the course of my duties, I inspect properties for compliance with Texas state law and the ordinances of the City of Big Spring. I am an employee of the City of Big Spring and am familiar with the manner in which its records are created and maintained by virtue of my duties and responsibilities. Attached are pages of records relating to the Code Compliance Case for **509 JOHNSON**, Big Spring, Texas. These are exact duplicates of original records. The records were made at or near the time of each act, event, or finding set forth. The records were made by, or from information transmitted by, persons with knowledge of the matters set forth. The records were kept in the course of regularly conducted business activity. It is the regular practice of the business activity to make the records.”

SIGNED on the 22 day of October, 2025.

Shannon Fant
AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of October, 2025 by the above referenced Affiant.



Stephanie Kemunto Arita
Notary Public, State of Texas

Exhibit C-2

Howard Property Search

Property Details

Account		
Property ID:	284736	Geographic ID: B4830030600
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	509 JOHNSON	
Map ID:		Mapsco:
Legal Description:	LT 8 BK 34 ORIGINAL TOWN 50X140 0745 0.161 ACRES	
Abstract/Subdivision:		
Neighborhood:	(OGTN) ORIGINAL TOWN	
Owner ?		
Owner ID:	20123	
Name:	PAYNE YVONNE KAY	
Agent:		
Mailing Address:	509 JOHNSON BIG SPRING , TX 79720	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$16,238 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$5,260 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$21,498 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$21,498 (=)
HS Cap Loss:	\$5,525 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$15,973
Ag Use Value:	\$0

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

Property Taxing Jurisdiction

Owner: PAYNE YVONNE KAY **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
01H	HOWARD COUNTY	0.221030	\$21,498	\$10,973	\$24.25	
02B	CITY OF BIG SPRING	0.671465	\$21,498	\$10,973	\$73.68	
03B	BIG SPRING ISD	0.728300	\$21,498	\$0	\$0.00	
052	HOWARD COLLEGE	0.158693	\$21,498	\$10,973	\$17.41	

Total Tax Rate: 1.779488

Estimated Taxes With Exemptions: \$115.34

Estimated Taxes Without Exemptions: \$382.56

STATE OF TEXAS

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COUNTY OF HOWARD

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CERTIFICATION
509 JOHNSON CASE NOTES

“This record, attached as **Exhibit C-3**, was made at or near the time by – or from information transmitted by a person or persons with the City with knowledge.

This record was kept in the course of a regularly conducted business activity of the Code Compliance Department of the City of Big Spring, Texas.

Making this record was a regular practice of that activity.

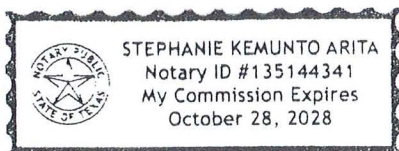
1. The City uses a computer.
2. The computer is reliable.
3. The City has developed procedures for inserting data into the computer.
4. The procedure has built-in safeguards to ensure accuracy and to identify errors.
5. The City keeps the computer in a good state of repair.
6. I had the computer readout certain data.
7. I used the proper procedures to obtain the readout.
8. The computer was in working order at the time I obtained the readout.
9. I recognize the attached **Exhibit C-3** as the readout.”

SIGNED on the 22 day of October, 2025.

Stant
AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of October, 2025

by the above referenced Affiant.



Stephanie Kemunto Arta
Notary Public, State of Texas

Exhibit C-3



CASE NOTES

Page 1 of 1

Report Run On: Tuesday, 11 March
2025 13:38

Case # 25-00000081

Parcel # : 284736

Site Address: 509 JOHNSON

Case Description: SUBSTANDARD

Note Type	Note Code	Text	Created By	Begin Date	End Date
GENERAL		DOCKET	Malissa Garcia	03/05/25	
STAFF REPORT		NO RESPONSE FROM PROPERTY OWNER I AM SENDING TO LEGAL	Shannon Fant	03/04/25	
SITE VISIT		REINSPECTED THE PROPERTY AND FOUND THE STRUCTURE NOT TO BE MAINTAINED AND I TOOK PICTURES I HAVE NOT HEARD FROM THE PROPERTY OWNER I WILL PROCEED WITH THE CASE	Shannon Fant	03/03/25	
CORRECTIVE ACTION		DEADLINE FOR COMPLIANCE IS SEVEN DAYS FROM THE DATE OF MAILING 1.27.2025	Shannon Fant	01/27/25	
SITE VISIT		INSPECTED THE PROPERTY FOUND IT NOT TO BE MAINTAINED AND FRONT WINDOW ON HOUSE IS BUSTED OUT THERE IS A REAR STRUCTURE THAT SHOWS WEATHER DAMAGE AND STRUCTURE DAMAGE THAT IS NOT SAFE TOOK PICTURES WILL MAIL NOV TO THE PROPERTY OWNER	Shannon Fant	01/23/25	

STATE OF TEXAS

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COUNTY OF HOWARD

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**CERTIFICATION OF
PHOTOGRAPHS BY SHANNON FANT**

“With regard to the photographs in **Exhibits C-4** I am familiar with and recognize the scene depicted in the photographs. On February 21, 2025, and March 3, 2025, I inspected the property described as:

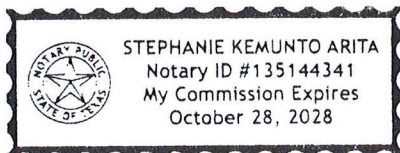
LOT 8, BLOCK 34, ORIGINAL TOWN SUBDIVISION Big Spring, Howard County, Texas, also known as **509 JOHNSON**, Big Spring, Texas.

Each of the photographs is a fair and accurate depiction of the scene at the relevant time.”

SIGNED on the 22 day of October, 2025.

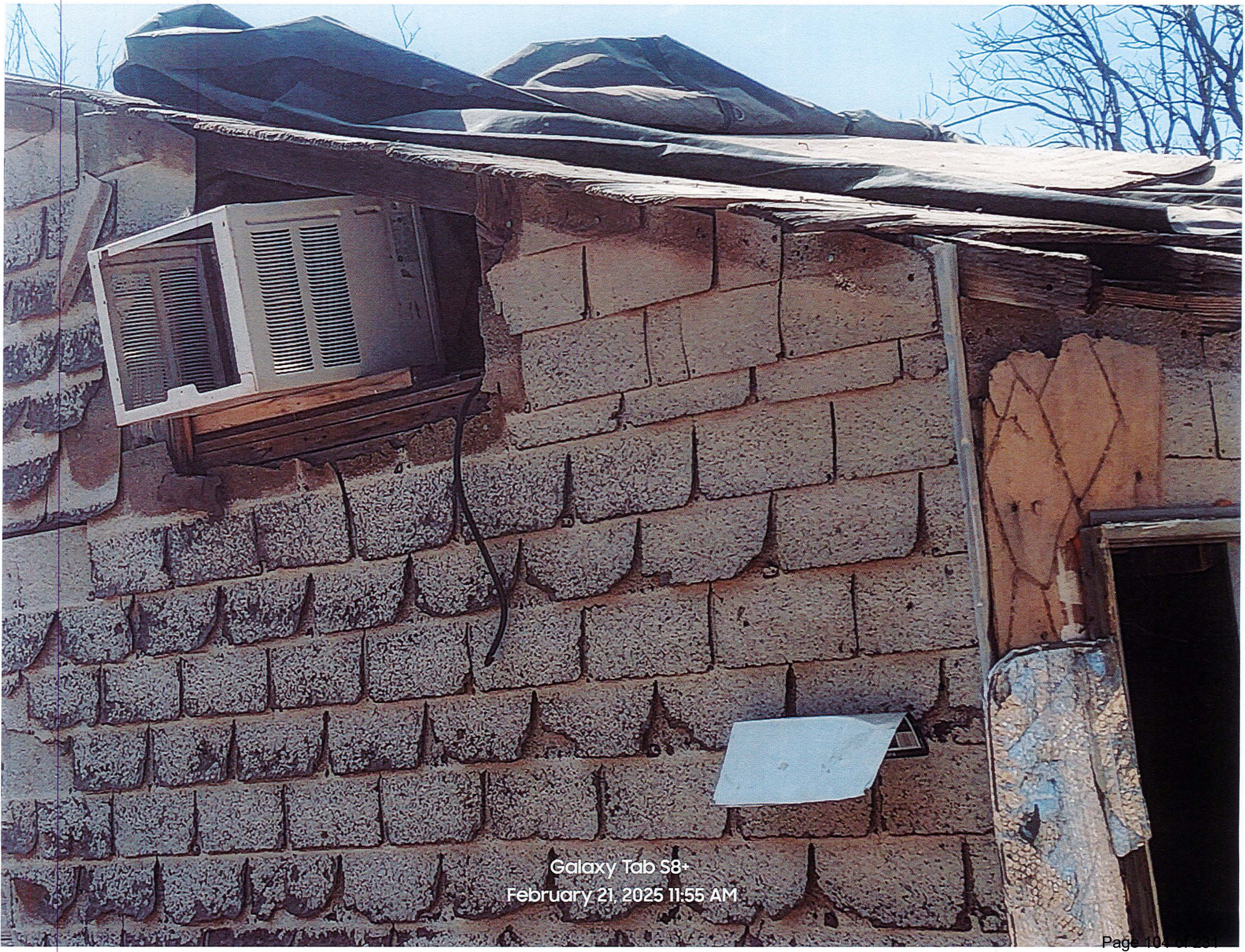
Shannon Fant
AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of October, 2025
by the above referenced Affiant.



Stephanie Kemunto Arta
Notary Public, State of Texas

Exhibit C-4



Galaxy Tab S8+
February 21, 2025 11:55 AM



Galaxy Tab S8+
February 21, 2025 11:55 AM



Galaxy Tab S8+
February 21, 2025 11:55 AM



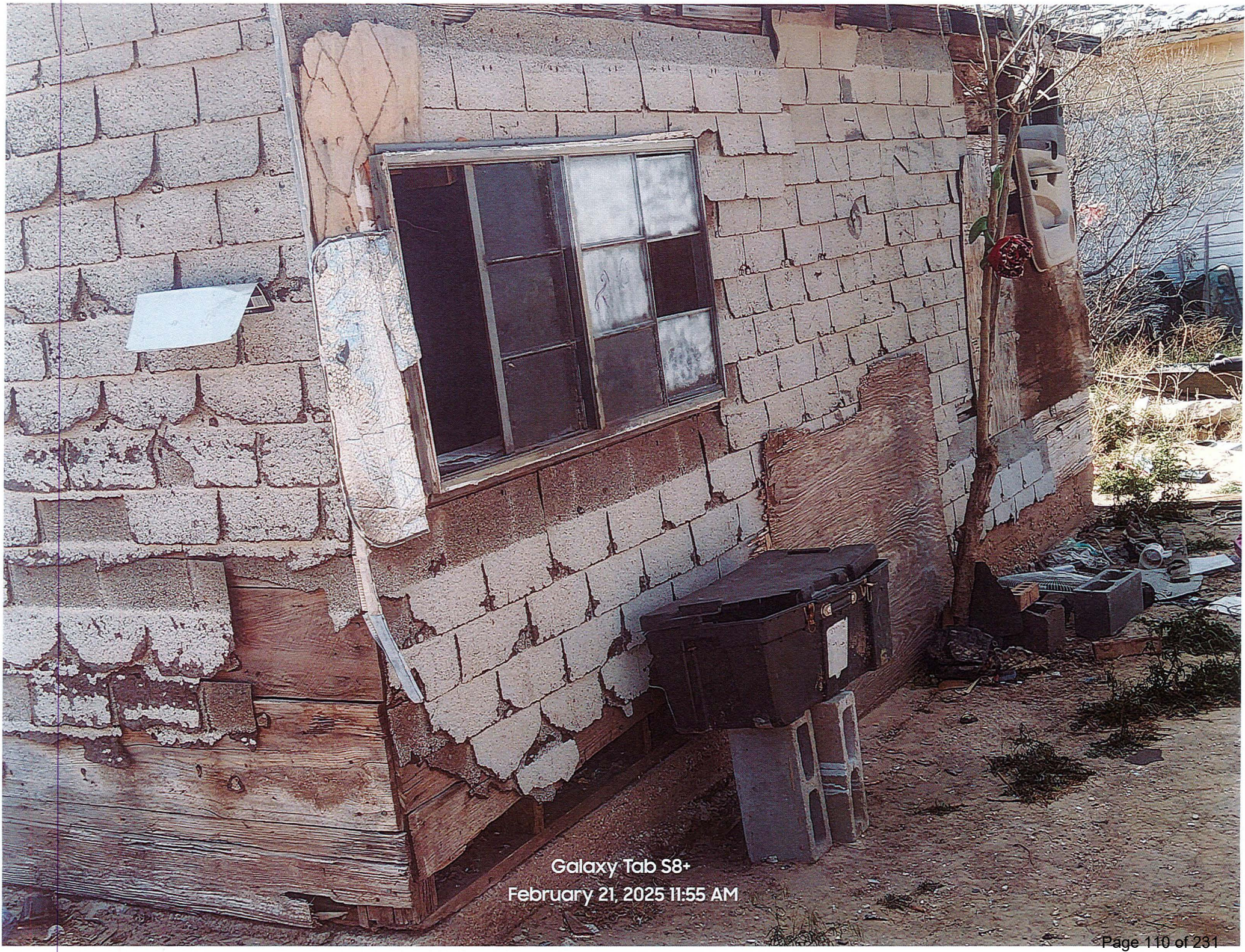
Galaxy Tab S8+
February 21, 2025 11:55 AM



Galaxy Tab S8+
February 21, 2025 11:55 AM



February 27, 2025 11:55 AM



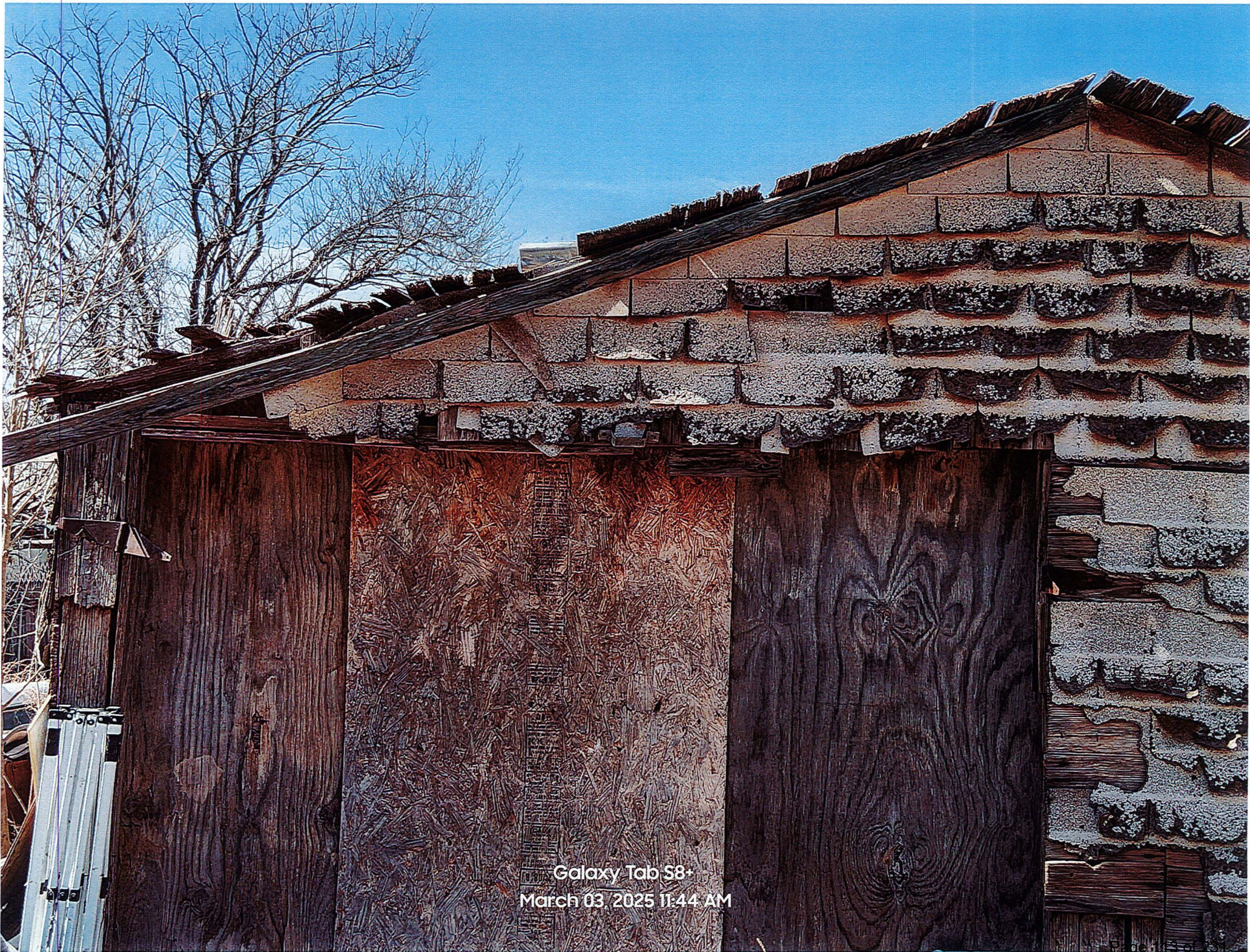
Galaxy Tab S8+
February 21, 2025 11:55 AM



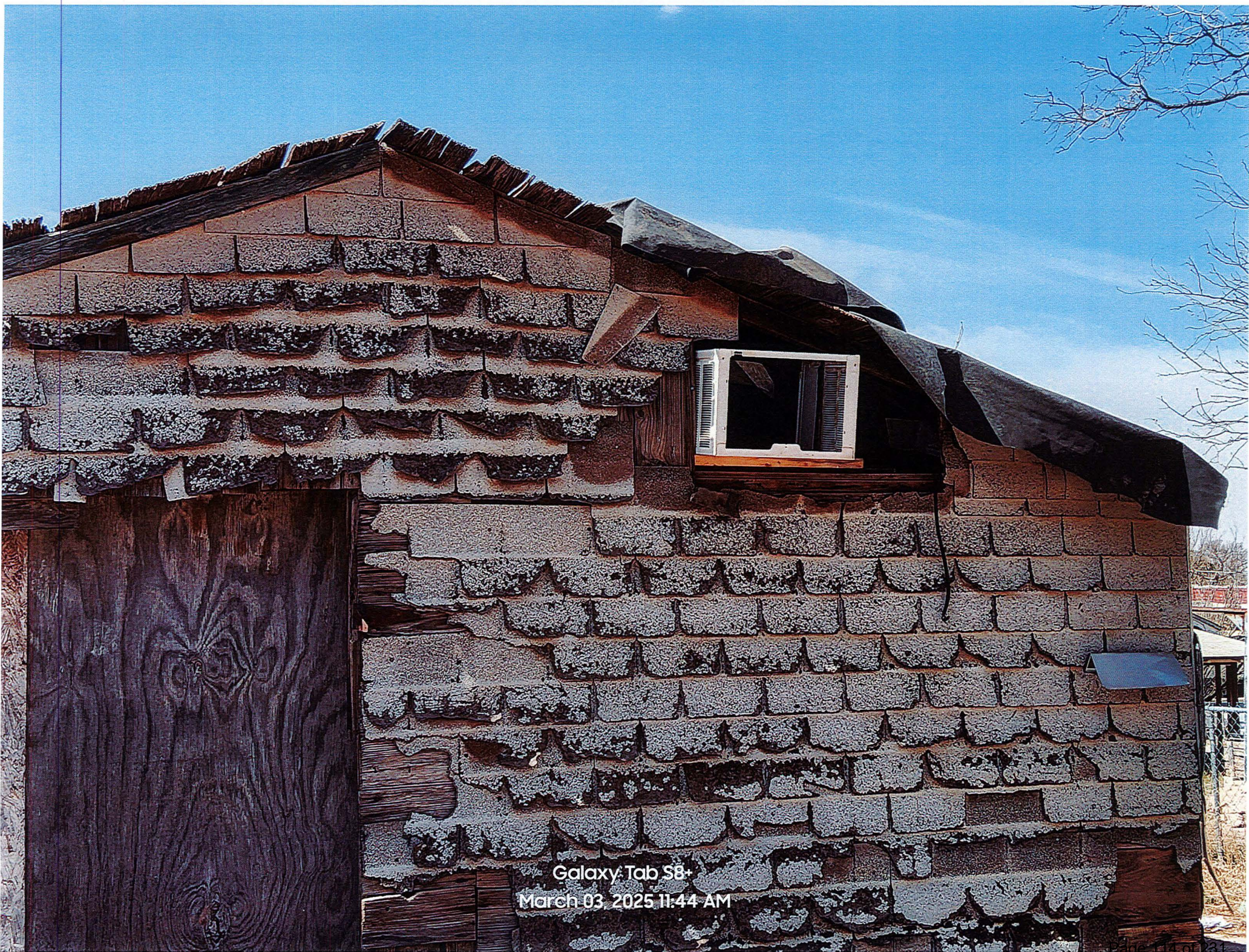
Galaxy Tab S8+
February 21, 2025 11:55 AM



Galaxy Tab S8+
February 21, 2025 11:55 AM



Galaxy Tab S8+
March 03, 2025 11:44 AM



Galaxy Tab S8+
March 03 2025 11:44 AM



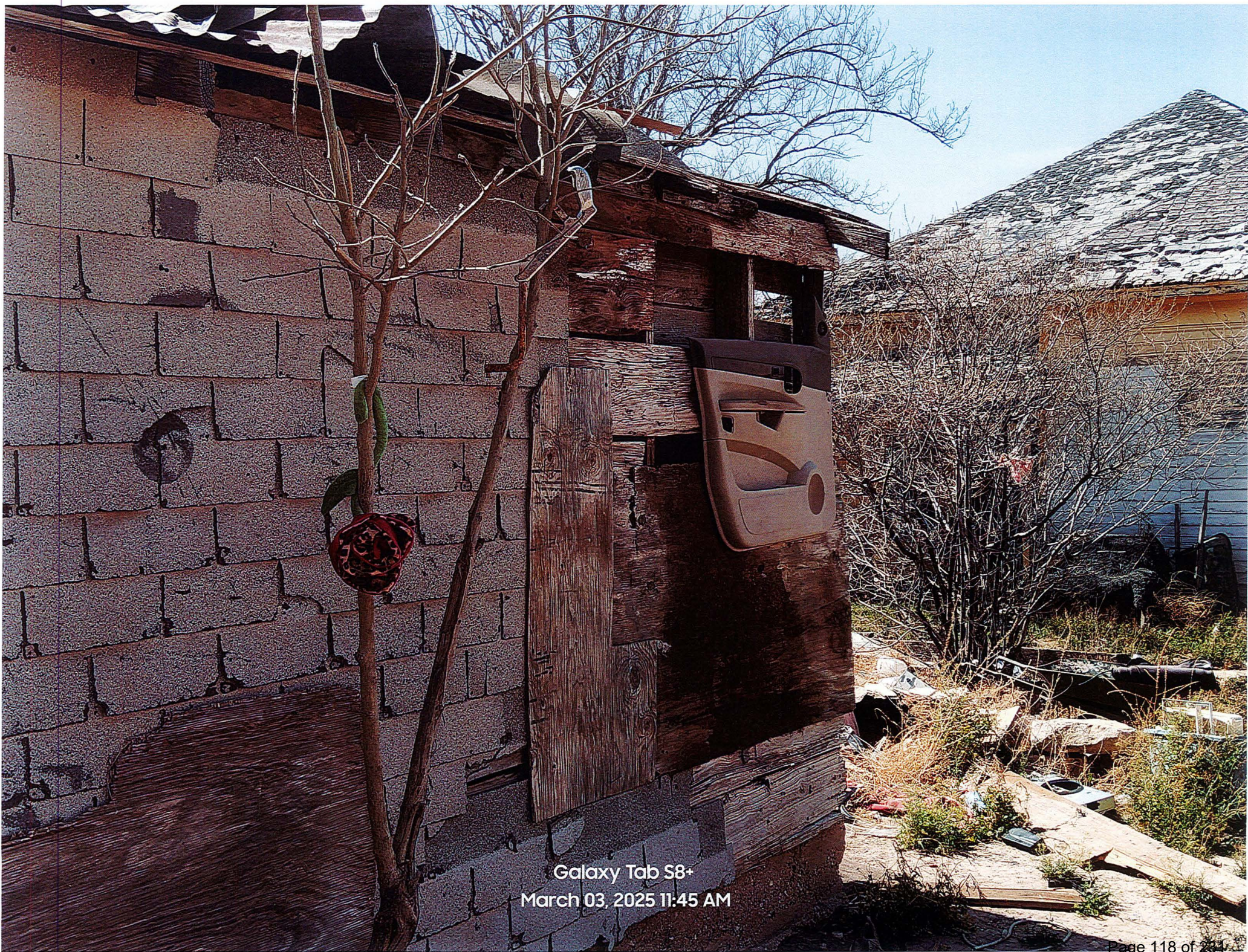
Galaxy Tab S8+
March 03, 2025 11:45 AM



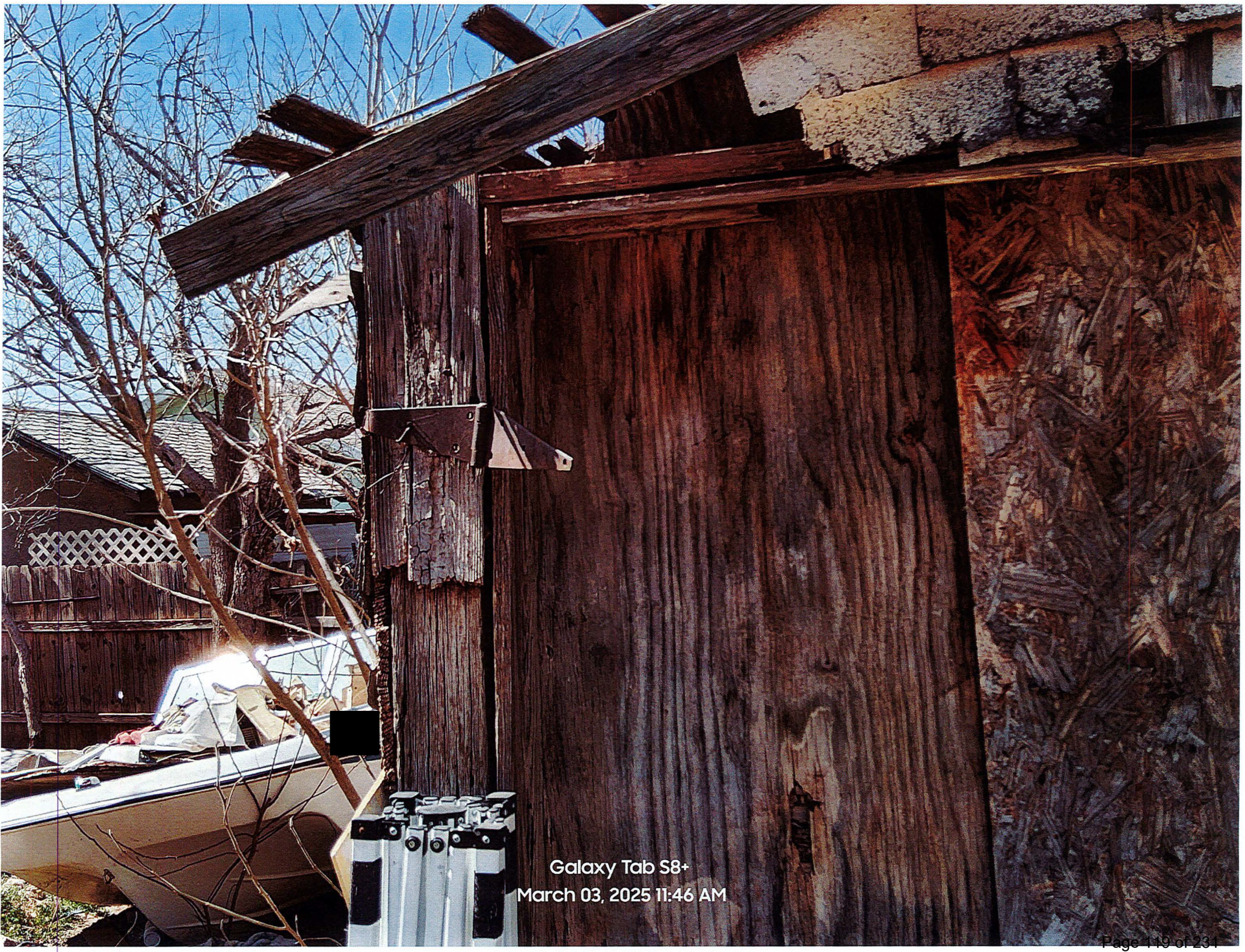
Galaxy Tab S8+
March 03, 2025 11:45 AM



Galaxy Tab S8+
March 03, 2025 11:45 AM



Galaxy Tab S8+
March 03, 2025 11:45 AM



Galaxy Tab S8+
March 03, 2025 11:46 AM



Galaxy Tab S8+
March 03, 2025 11:46 AM

STATE OF TEXAS

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COUNTY OF HOWARD

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**CERTIFICATION
NOTICE SENT BY SHANNON FANT**

“The document in **Exhibit C-5** presents factual findings from a legally authorized investigation for code compliance. The document is a copy of the official record.”

Certified Mail Return for **Exhibit C-5** is also attached.

SIGNED on the 22 day of October, 2025.

Shannon Fant
AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of October, 2025
by the above referenced Affiant.

Stephanie Kemunto Arita
Notary Public, State of Texas

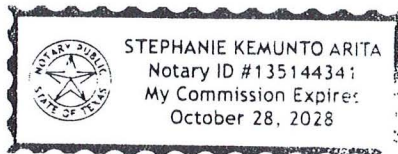


Exhibit C-5



City of Big Spring Code Compliance

217 East 3rd St. Big Spring TX 79720 - Ph: 432-264-2504

NOTICE OF VIOLATION

Re: 509 JOHNSON BIG SPRING, TX 79720

Legal Description: LT 8 BK 34 ORIGINAL TOWN 50X140 0745 0.161 ACRES

Date 03/11/2025

Case No: 25-00000081

PAYNE YVONNE KAY
509 JOHNSON
BIG SPRING, TX 79720

Dear PAYNE YVONNE KAY

The City of Big Spring has determined that the following section of the **2021 property Maintenance Code of Big Spring** has been violated, constituting a nuisance:

Violation:

SUBSTANDARD STRUCTURE

Description of Violation:



City of Big Spring Code Compliance

217 East 3rd St. Big Spring TX 79720 - Ph: 432-264-2504

NOTICE OF VIOLATION

Re: 509 JOHNSON BIG SPRING, TX 79720

Legal Description: LT 8 BK 34 ORIGINAL TOWN 50X140 0745 0.161 ACRES

304.1.1 UNSAFE CONDITIONS. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity. 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations have deterioration or distress that appears to reduce their load-carrying capacity. 3. Structures or components thereof have deterioration or distress that appears to reduce their load-carrying capacity. 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or watertight. 5. Reserved. 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and is incapable of supporting all nominal loads and resisting all load effects. 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects. 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes, and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 12. Exterior stairs, decks, porches, balconies, and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. 13. Chimneys, cooling towers, smokestacks, and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Corrective Action:

DEADLINE FOR COMPLIANCE IS SEVEN DAYS FROM THE DATE OF MAILING 1.27.2025

For further information about this notice, please contact the following person:

Issued by:

Shannon Fant

Code Compliance

432.264.2508

sfant@mybigspring.com

Phone

Email Address

If this matter has been taken care of please notify this office at (432)264-2504

It is the sincere hope of the City that you will cooperate with us in helping to make Big Spring an attractive, healthful place in which to live.

Sincerely,

Shannon Fant - Code Compliance



Code Compliance

217 E 3rd St., Big Spring, Texas 79720 · Ph. 432-264-2505

**NOTICE OF VIOLATION
AND NOTICE OF HEARING**

Sent via: Certified Mail; Return Receipt Requested

October 16, 2025

The Estate of Yvonne Kay Gaither Qualls
509 S Johnson St.
Big Spring, Texas 79720

The Estate of Yvonne Kay Gaither Qualls
1806 Settles St.
Big Spring, Texas 79720

The Estate of Yvonne Kay Gaither Qualls
1804 Settles St.
Big Spring, Texas 79720

The Estate of Yvonne Kay Gaither Qualls
1700 S Lancaster St., Unit 34
Big Spring, Texas 79720

The Estate of Yvonne Kay Gaither Qualls
4031 Big Bend Ave.
Port Arthur, Texas 77642-5655

Re: 509 JOHNSON, BIG SPRING, TEXAS 79720
LEGAL DESCRIPTION: LOT 8, BLOCK 34, ORIGINAL TOWN SUBDIVISION,
Howard County

Big Spring Code Compliance has determined that at the following structure(s): REAR
STRUCTURE, at the property as stated above, is/are in violation of the following section(s) of
the **Property Maintenance Code of Big Spring (PMC)**, constituting a nuisance:

VIOLATION	DESCRIPTION OF VIOLATION
-----------	-----------------------------

111.1.5 HAZARDOUS STRUCTURE OR PREMISES. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be hazardous: 3. Any building, structure, or portion thereof that is dangerous. 6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy. 7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.	The rear structure is in disrepair and needs to be brought up to Code. The structure is neglected, damaged, dilapidated, and unsecured so as to constitute an attractive nuisance. The rear structure has gaps in its exterior walls. The structure also has loose and missing roofing components with some windows missing. The structure is open to the elements. Hazardous condition.
304.1.1 UNSAFE CONDITIONS. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity. 3. Structures or components thereof have deterioration or distress that appears to reduce their load-carrying capacity. 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects. 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and in capable of supporting all nominal loads and resisting all load effects.	The structural members appear to have deteriorated. The exterior walls of the structure are dilapidated and are missing some material. The rear structure has gaps in its exterior walls. The structure also has loose and missing roofing components. The structure is missing some windows. The roof of the structure is dilapidated and has holes and gaps from missing roofing components. The roof appears to admit rain and has signs of deterioration. Unsafe condition.
304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.	The exterior walls of the structure are dilapidated and are missing some material. The rear structure has gaps in its exterior walls.
304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to	The roof has defects that admit rain and is not sound and not tight.

prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.	
304.13 Windows, skylight and door frames. Every window, skylight and door frame shall be kept in sound condition, good repair and weather tight.	Windows and doors are not in sound condition, good repair, or weather tight.

The following actions are required to correct the violation(s) at the structure(s) as stated above:

Corrective Action Sought by Code Compliance

Secure and vacate the structure(s) until the violation(s) are resolved, and:

REPAIR OR DEMOLISH AND REMOVE

REAR STRUCTURE.

For further information about this notice, please contact the following person:

Issued by	<u>Shannon Fant</u>	<u>Code Compliance Official</u>
	<i>Name</i>	<i>Title</i>
	<u>+1 (432) 264-2508</u>	<u>sfant@mybigspring.com</u>
	<i>Phone</i>	<i>E-mail</i>

The City's goal is voluntary compliance.

FAILURE TO TAKE THE CORRECTIVE ACTION BY THE DEADLINE MAY RESULT IN FINE. Failure to take the corrective action regarding the nuisance(s) by the prescribed deadline(s) may result in a complaint (a criminal charge, Class C Misdemeanor) sworn against you in the Municipal Court of Big Spring alleging the violation. A person found guilty may be convicted by the Court and fined. Each day that a violation continues after due notice has been served is deemed a separate offense. A convicted person may appeal their case to Howard County Court. This punishment is separate from and in addition to any abatement action that the City may perform and cannot result in a lien.

YOU ARE HEREBY NOTIFIED THAT THE CITY HAS INITIATED PROCEEDINGS TO ABATE THE ABOVE-DESCRIBED NUISANCES AT YOUR EXPENSE. This proceeding is held before a hearing board (either City Council or the Board of Adjustment and Appeals). The hearing board will review the case and rule on the City's request to abate the nuisance. If so ordered by the hearing board, the City will abate the nuisance and send you

and/or the owner(s) an invoice for the City's costs plus a civil penalty, typically 25% of the amount of the costs. In the event you and/or the owner(s) do not pay the invoice promptly, the City of Big Spring will assess a lien against the property to secure payment for services rendered and the civil penalty. You have the right to appeal the costs, lien, and civil penalty to the District Court. The abatement procedure is separate from and in addition to any charge filed in Municipal Court.

The City Council will serve as the Hearing Board for your case. The hearing is scheduled for **5:30 PM, October 28, 2025** at the City Council Chambers located at **307 E 4th St., Big Spring, Texas 79720**. You are encouraged to attend this hearing to demonstrate the scope of work that may be required to comply with the Building Codes and the time it will take to reasonably perform the work.

CONDUCT OF THE HEARING. The Structural Standards Ordinance of the Big Spring City Code provides the following concerning the conduct of the hearing:

SECTION A-1.10. Rights of Parties

- (a) Rules. Hearings need not be conducted according to the technical rules relating to evidence and witnesses.
- (b) Admissibility of Evidence. Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in courts of competent jurisdiction in this State.
- (c) Exclusion of Evidence. Irrelevant and unduly repetitious evidence shall be excluded.
- (d) Rights of Parties. Each party shall have the following rights, among others:
 - 1. To call and examine witnesses on any matter relevant to the issues of the hearing;
 - 2. To introduce documentary and physical evidence;
 - 3. To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;
 - 4. To impeach any witness regardless of which party first called him to testify;
 - 5. To rebut the evidence against him;

6. To represent himself or to be represented by anyone of his choice who is lawfully permitted to do so.

Section C-9.02 (c) The City Attorney shall present the case for the City. If the City Attorney is recused or disqualified, the City Manager shall determine who shall present the case for the City.

YOU HAVE A RIGHT TO APPEAL THE DECISION OF THE HEARING BOARD. If the Hearing Board enters an order to abate the violation(s) at the structure(s) at the property, the order is preliminary, allowing you to appeal the order to District Court within thirty (30) days pursuant to Section 8.03 of the Structural Standards Ordinance of the Big Spring City Code. If you fail to appeal the Hearing Board's ruling within that time, such order shall become the final order.

FAILURE TO COMPLY/ATTACHMENT OF LIEN. If the owner of a premises fails to comply with an order of the Board within the time prescribed, and the City conducts abatement or work, either through an available public agency or by contract or arrangement with private persons, and the cost of such abatement work shall be charged against the real estate upon which the nuisance is located and shall be a lien on such real estate.

NOTICE TO OWNER: According to the real property records of Howard County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

NOTICE TO EMPLOYEE OF OWNER: If you are an individual employed by the owner of the property, or a company that manages the property on behalf of the owner, you may be personally liable for criminal or civil penalties resulting from the violation under Section 250.003, Texas Local Government Code, unless, not later than the fifth calendar day after this notice you provide the property owner's name, current street address, and telephone number to the Code Compliance Officer who sent this notice.

TRANSFER OF OWNERSHIP UNLAWFUL: Please be advised that until this order is complied with, it shall be unlawful (being a Class C Misdemeanor) to transfer ownership of the property— with conditions and exceptions stated in PMC Sec. 111.6.

RIGHTS AND REMEDIES RESERVED. The City of Big Spring expressly reserves any additional rights and remedies that may be available to it, including but not limited to injunctive or equitable relief.

CITY CODE. The City Code is online at <https://codelibrary.amlegal.com/codes/bigspringtx>. See Big Spring City Code, Chapter 36, Property Maintenance Code of Big Spring; and 2021 International Property Maintenance Code, available for public inspection at the Office of the City Secretary at 310 Nolan St., Big Spring, Texas and available online for free at

<https://codes.iccsafe.org/codes/i-codes>.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Shannon Fant', written over a horizontal line.

Shannon Fant, Code Compliance Official
City of Big Spring, Texas

9589 0710 5270 3522 6624 70

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Postage

The Estate of Yvonne Kay Gaither Qualls
 509 S Johnson St.
 Big Spring, Texas 79720

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

10/28/25 Public
 Hearing

Postmark
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509 JOHNSON

Final
 Notice

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Postage

The Estate of Yvonne Kay Gaither Qualls
 1806 Settles St.
 Big Spring, Texas 79720

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

10/28/25 Public
 Hearing

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509 JOHNSON

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☐ Adult Signature Restricted Delivery	\$

Postage

The Estate of Yvonne Kay Gaither Qualls
 1700 S Lancaster St., Unit 34
 Big Spring, Texas 79720

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

10/28/25 Public
 Hearing

Postmark
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Postage

The Estate of Yvonne Kay Gaither Qualls
 1804 Settles St.
 Big Spring, Texas 79720

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

10/28/25 Public
 Hearing

Postmark
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509 JOHNSON

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

The Estate of Yvonne Kay Gaither Qualls
 4031 Big Bend Ave.
 Port Arthur, Texas 77642-5655

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

10/28/25 Public
 Hearing

Postmark
 Here

509 JOHNSON

Final
 Notice

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**9589071052703522662470**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item departed our USPS facility in ALBUQUERQUE, NM 87101 on October 21, 2025 at 10:05 pm.
The item is currently in transit to the destination.

Get More Out of USPS Tracking:

USPS Tracking Plus®

[Delivered](#)[Out for Delivery](#)[Preparing for Delivery](#)

Moving Through Network

Departed USPS Facility

ALBUQUERQUE, NM 87101
October 21, 2025, 10:05 pm

Arrived at USPS Facility

ALBUQUERQUE, NM 87101
October 21, 2025, 8:00 pm

[See All Tracking History](#)

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)[Text & Email Updates](#)

USPS Tracking Plus®



Product Information



See Less ^

Tracking Number:

Remove X

9589071052703522662487

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was returned to the sender on October 18, 2025 at 2:29 pm in BIG SPRING, TX 79720 because the address was vacant or the business was no longer operating at the location and no further information was available.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

Vacant

BIG SPRING, TX 79720
October 18, 2025, 2:29 pm

Arrived at USPS Regional Facility

MIDLAND TX DISTRIBUTION CENTER
October 17, 2025, 9:09 am

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

See More v

Tracking Number:

Remove X

9589071052703522662500

Copy

Schedule a Redelivery (<https://tools.usps.com/redelivery.htm>)

Latest Update

We attempted to deliver your item at 1:45 pm on October 18, 2025 in BIG SPRING, TX 79720 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning October 20, 2025. If this item is unclaimed by November 2, 2025 then it will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt: Action Needed

Notice Left (No Authorized Recipient Available)

BIG SPRING, TX 79720

October 18, 2025, 1:45 pm

Out for Delivery

BIG SPRING, TX 79720

October 18, 2025, 8:53 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

[See More](#) ▼

Tracking Number:

[Remove](#) ✕

9589071052703522662494

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was returned to the sender on October 18, 2025 at 2:28 pm in BIG SPRING, TX 79720 because the addressee was not known at the delivery address noted on the package.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

**Addressee Unknown**

BIG SPRING, TX 79720
October 18, 2025, 2:28 pm

**Arrived at USPS Regional Facility**

MIDLAND TX DISTRIBUTION CENTER
October 17, 2025, 9:32 am

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

See More

Tracking Number:

9589071052703522657261

Remove

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

We could not access the delivery location to deliver your package at 2:19 pm on October 21, 2025 in PORT ARTHUR, TX 77642. We will redeliver on the next delivery day. No action needed.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Alert

**No Access to Delivery Location**

PORT ARTHUR, TX 77642
October 21, 2025, 2:19 pm

**Arrived at USPS Regional Facility**

BEAUMONT TX DISTRIBUTION CENTER
October 20, 2025, 6:43 pm



[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

See More

[Track Another Package](#)

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

STATE OF TEXAS

§

COUNTY OF HOWARD

§

§

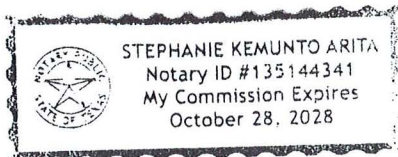
**CERTIFICATION
OF POSTING OF PUBLIC HEARING**

“The Hearing Board of the City of Big Spring, Texas notice of Public Hearing scheduled for October 28, 2025, attached as **Exhibit C-6**, was posted on or near the front door of each dwelling unit listed in the attached notice on October 17, 2025.”

SIGNED on the 22 day of October, 2025.

[Signature]
AFFIANT

SWORN TO AND SUBSCRIBED before me this 22nd day of October, 2025
by the above referenced Affiant.



Stephanie Kemunto Arta
Notary Public, State of Texas

Exhibit C-6



Code Enforcement

217 E 3rd St., Big Spring, Texas 79720 · Ph. 432-264-2505

NOTICE OF PUBLIC HEARING CONCERNING PUBLIC NUISANCE

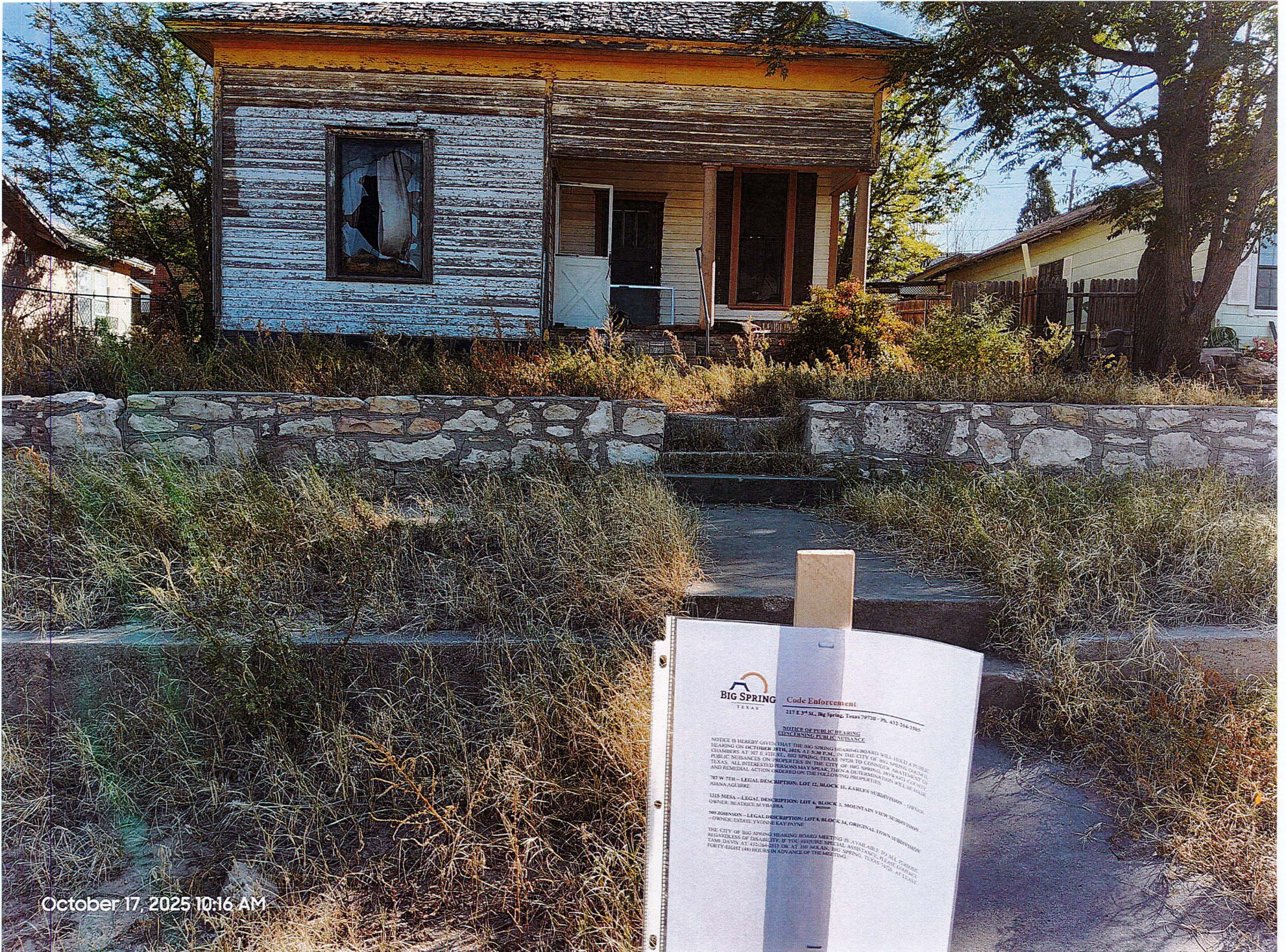
NOTICE IS HEREBY GIVEN THAT THE BIG SPRING HEARING BOARD WILL HOLD A PUBLIC HEARING ON **OCTOBER 28TH, 2025, AT 5:30 P.M.**, IN THE CITY OF BIG SPRING COUNCIL CHAMBERS AT 307 E 4TH ST., BIG SPRING, TEXAS 79720 TO CONSIDER ABATEMENT OF PUBLIC NUISANCES ON PROPERTIES IN THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS. ALL INTERESTED PERSONS MAY SPEAK, THEN A DETERMINATION WILL BE MADE AND REMEDIAL ACTION ORDERED ON THE FOLLOWING PROPERTIES:

707 W 7TH – LEGAL DESCRIPTION: LOT 12, BLOCK 11, EARLES SUBDIVISION – OWNER: JOANA AGUIRRE

1315 MESA – LEGAL DESCRIPTION: LOT 6, BLOCK 3, MOUNTAIN VIEW SUBDIVISION – OWNER: BEATRICE M YBARRA

509 JOHNSON – LEGAL DESCRIPTION: LOT 8, BLOCK 34, ORIGINAL TOWN SUBDIVISION – OWNER: ESTATE YVONNE KAY PAYNE

THE CITY OF BIG SPRING HEARING BOARD MEETING IS AVAILABLE TO ALL PERSONS REGARDLESS OF DISABILITY. IF YOU REQUIRE SPECIAL ASSISTANCE, PLEASE CONTACT TAMI DAVIS AT 432-264-2513 OR AT 310 NOLAN, BIG SPRING, TEXAS 79720, AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING.



October 17, 2025 10:16 AM



October 17, 2025 10:17 AM

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

The City Council of the City of Big Spring, Texas, met in a REGULAR AGENDA in the City Council Chambers located at 307 E. 4th St., Big Spring, Texas, at 5:30 PM, October 14, 2025, with the following members present in person:

MAYOR ROBERT MOORE
COUNCIL MEMBER NICK ORNELAS
COUNCIL MEMBER DIANE YANEZ
MAYOR PRO TEM CODY HUGHES
COUNCIL MEMBER HOMER WILKERSON
COUNCIL MEMBER DANIEL MORENO
COUNCIL MEMBER GLORIA BLACKBURN

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

Chance Nichols 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 thanked the staff for their excellent work on the Blow out at the Bunker event and seems to be growing every year.

Announcements, Presentations and Public Hearings

Open Public Hearings

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

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn

7

NAYS: None

0

MOTION PASSED

PUBLIC HEARING - Z25-01 Zone Change from Single Family Residential (SF-1) to Planned Development (PD) Zone for a 4.083 Acre Tract out of Section 4, Block 32, T-1-S, T&P RR. Co. Survey, Howard County Texas, Called Kentwood Estates

Shane Bowles, Public Works Director, explained the zone change request on the Northeast corner of Birdwell at 25th Street from a SF-1, Single-Family Dwelling, to a Planned Development for Housing District for a proposed future development which includes 18 single family residential lots. No comments were made at this time.

At this time Council Member Ornelas asked the Council to address 2 city owned properties (901 NW 3rd & 600 NW 7th) before considering the abatements listed below.

PUBLIC HEARING - Consideration and Possible Action Concerning Abatement of Public Nuisance, at THE MAIN STRUCTURE LOCATED ON 1800 E 15TH – LEGAL DESCRIPTION: LOT 8, BLOCK 3, MAY THIXTON SUBDIVISION, AND THE ATTACHED CARPORT STRUCTURE LOCATED ON 1716 E 15TH – LEGAL DESCRIPTION: W/2 OF LOT 9, BLOCK 3, MAY THIXTON SUBDIVISION – OWNER: MARIA MARTINEZ AND THE ESTATE OF GUADALUPE D. MARTINEZ

MOTION WAS MADE BY Mayor Moore to abate the above captioned property (1800 E. 15th), seconded by Council Member Wilkerson.

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

6

NAYS: Council Member Ornelas

1

MOTION PASSED

PUBLIC HEARING - Consideration and Possible Action Concerning Abatement of Public Nuisance, at 207 N AUSTIN, BIG SPRING, TEXAS 79720 – LEGAL DESCRIPTION: S/50 OF LOT 9, BLOCK 7, TENNYSON SUBDIVISION, BIG SPRING, HOWARD COUNTY, TEXAS – OWNER: JESSE RINCON

MOTION WAS MADE BY Mayor Pro Tem Hughes to abate the above captioned property (207 N. Austin), seconded by Council Member Wilkerson.

YEAS: Mayor Moore, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn **6**

NAYS: Council Member Ornelas **1**

MOTION PASSED

PUBLIC HEARING - Consideration and Possible Action Concerning Abatement of Public Nuisance, at 301 E 19TH, BIG SPRING, TEXAS 79720 – LEGAL DESCRIPTION: LOT 7, BLOCK 2, COLLEGE HEIGHTS SUBDIVISION, BIG SPRING, HOWARD COUNTY, TEXAS – OWNER: MONROE CASEY JR

MOTION WAS MADE BY Council Member Yanez to abate the above captioned property (301 E. 19th St.), seconded by Council Member Wilkerson.

YEAS: Mayor Moore, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn **6**

NAYS: Council Member Ornelas **1**

MOTION PASSED

Close Public Hearings

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

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn **7**

NAYS: None **0**

MOTION PASSED

City Manager's Report

City Manager's report on the following items:

- Large Item Pickup, District 4 - Oct. 15th
- Update - Blowout at the Bunker
- Update - Texas Building

- Keep Big Spring Beautiful Donation - 15 Trees

Todd Darden, City Manger, reported on the above captioned items as follows: Large item pickup for District 4 for will be on October 15th; The Blowout at the Bunker event was a great success; The Texas Building has been torn down; and Keep Big Spring Beautiful has donated 15 trees to be planted throughout the city parks.

Consent Items

Approval of the City Council Minutes of the Regular Meeting of September 23, 2025 and of the Special Meeting of September 24, 2025

Final Reading of a Resolution Finding that the Application of Oncor Electric Delivery Company LLC ("Oncor") to Change Rates Within the City Should be Denied; Finding that the City's Reasonable Rate Case Expenses Shall be Reimbursed by Oncor; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to Oncor and Legal Counsel

Final Reading of a Resolution 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 Opened to the Public as Required by Law

Final Reading of a Resolution Designating Nominees for the Position of Director on the Howard Central Appraisal District Board of Directors for the Years 2026 and 2027; and Providing for an Effective Date

MOTION WAS MADE BY Council Member Ornelas to approve the above captioned minutes and resolutions, seconded by Council Member Yanez.

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn

NAYS: None

MOTION PASSED

Vouchers

Vouchers for 09/19/25 \$ 560,977.72

Vouchers for 09/26/25 \$ 295,125.54

Mayor Pro Tem Hughes reviewed the above captioned vouchers.

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

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez,

7

Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member
Moreno, Council Member Blackburn
NAYS: None

0
MOTION PASSED

Vouchers for 10/03/25 \$ 1,264,799.44

Council Member Wilkerson reviewed the above captioned vouchers.
**MOTION WAS MADE BY Council Member Wilkerson to approve the above
captioned vouchers, seconded by Mayor Pro Tem Hughes.**

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, 7
Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member
Moreno, Council Member Blackburn
NAYS: None 0

MOTION PASSED

Bids

Consideration and Possible Action to Award and Purchase Upgraded Broadcast
Equipment for the City Council Chambers

**MOTION WAS MADE BY Mayor Moore to award the above captioned bid to ENCO
in the amount of \$282,554.98, seconded by Council Member Ornelas.**

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, 7
Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member
Moreno, Council Member Blackburn
NAYS: None 0

MOTION PASSED

New Business

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

**City Council Members acknowledged receipt of the City Attorney's quarterly
claims and litigation report. No action was necessary.**

First Reading of an Ordinance Amending Ordinance Number 024-2025 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, by Decreasing the General Fund
Budget for the Purpose of Reimbursing the Texas Comptroller of Public Accounts for an
Overpayment of Local Sales and Use Taxes from 2013 to 2107; Providing for
Severability; and Providing an Effective Date.

**MOTION WAS MADE BY Mayor Pro Tem Hughes to approve the above captioned
ordinance, seconded by Council Member Wilkerson.**

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, 7

Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn
NAYS: None

0
MOTION PASSED

First Reading of an Ordinance Amending Chapter 2 of the Code of Ordinances Entitled "Administration," Article V "Finance," Division 2 Entitled "Capital Replacement Fund," by Providing for Interfund Loans from the General Fund to Enterprise Funds and Special Revenue Funds for Capital Purchases; Setting Terms for Repayment Including Interest; Providing for Severability; Providing for the Repeal of Conflicting Legislation; 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 Mayor Pro Tem Hughes to approve the above captioned ordinance, seconded by Council Member Ornelas.

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn
NAYS: None

7
0
MOTION PASSED

First Reading of an Ordinance Amending Section 2-58, Article III, Chapter 2 of the Big Spring City Code Section Entitled "Director of Finance"; and Adopting Section 2-59 Entitled "Director of Public Works," and 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 Yanez to approve the above captioned ordinance, seconded by Mayor Pro Tem Hughes.

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn
NAYS: None

7
0
MOTION PASSED

First Reading of an Ordinance of the City Council of the City of Big Spring, Texas, Authorizing Z-25-01, Amending the Big Spring Zoning Ordinance by Rezoning Approximately 4.083 Acres of Land in Section 4, Block 32, T-1-S, T&P RR. Co. Survey, Big Spring, Howard County, Texas, From SF-1, Single-Family Dwelling District to PD, Planned Development for a Housing Development; Providing for 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 Mayor Pro Tem Hughes to approve the above captioned ordinance, seconded by Mayor Moore.

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn 7
NAYS: None 0

MOTION PASSED

First Reading of an Ordinance to Adjust Fees for the Municipally-Owned Comanche Trail Golf Course to Provide for Revenue to Meet Expenses and to Provide Discounts to Residents of Big Spring and Public School Districts that are Partially Coextensive with the City of Big Spring by Amending Article VII, Entitled "Comanche Trail Golf Course," Division 2, Entitled "Pavilion Areas," Chapter 40, Entitled "Parks, Recreation and Cultural Affairs," Big Spring City 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

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

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn 7
NAYS: None 0

MOTION PASSED

First Reading of an Ordinance Adopting Two Maintenance-Related Closing Days Per Month on the Second and Fourth Mondays of Each Month for the Comanche Trail Golf Course and Assigning the Golf Manager to Report to the Director of Public Works by Amending Article VII, "Comanche Trail Golf Course, Chapter 40 "Parks, Recreation, and Cultural Affairs, Big Spring City 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

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

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn 7
NAYS: None 0

MOTION PASSED

First Reading of an Ordinance Prohibiting Through Truck Traffic Along Business US Highway 87-M by Establishing "Truck Routes" as Article VII of Chapter 48 of the Big Spring City Code; Authorizing the City Manager to Erect Appropriate Signs; Providing for Severability; Finding and Determining that the Meetings at Which the Ordinance was Discussed were Open to the Public as Required by Law; Providing for Publication; Providing for the Repeal of Conflicting Legislation; and Providing an Effective Date

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

**YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, 7
Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member
Moreno, Council Member Blackburn**

NAYS: None 0

MOTION PASSED

Consideration and Possible Action to Extend Texas Communities Group Agreement and Authorizing the City Manager or His Designee to Execute any Necessary Documents

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

**YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, 7
Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member
Moreno, Council Member Blackburn**

NAYS: None 0

MOTION PASSED

Consideration and Possible Action to Approve an Agreement with Secured Document Shredding, Inc. for Shredding Services for Various Departments and Authorizing the City Manager or His Designee to Execute any Necessary Documents

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

**YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, 7
Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member
Moreno, Council Member Blackburn**

NAYS: None 0

MOTION PASSED

Consideration and Possible Action Associated with Issuing a Request for Qualifications to Develop a Multi-Modal Master Plan to Incorporate the Airport, Trucking and Rail into a Marketable Plan to Include Rebranding McMahon-Wrinkle Airport and Authorizing the City Manager or His Designee to Execute any Necessary Documents

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

**YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, 7
Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member
Moreno, Council Member Blackburn**

NAYS: None 0

MOTION PASSED

Consideration and Possible Action to Approve an Event Funding Request from Hotel Settles for a Masquerade Ball

MOTION WAS MADE BY Mayor Moore to approve the above captioned event funding request, seconded by Council Member Ornelas.

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn

7

NAYS: None

0

MOTION PASSED

Consideration and Possible Action to Confirm the City Manager's Reappointment of Tommy Tune to the Civil Service Commission

MOTION WAS MADE BY Mayor Moore to confirm the above captioned reappointment of Tommy Tune to the Civil Service Commission, seconded by Council Member Wilkerson.

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn

7

NAYS: None

0

MOTION PASSED

Consideration and Possible Action to Reschedule the Regular City Council Meetings in November and December 2025 to the Following Dates:

- **Two (2) Meetings on Monday, November 17, 2025; and**
- **Two (2) Meetings on Tuesday, December 9, 2025**

MOTION WAS MADE BY Council Member Yanez to approve the above captioned dates for the two council meetings in November and December 2025, seconded by Mayor Pro Tem Hughes.

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn

7

NAYS: None

0

MOTION PASSED

Boards and Committees

Consideration and Possible Action on the Below Listed Board By Appointing a New Member:

Big Spring-Howard County Joint Airport Zoning Board
Shannon Thomason

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

YEAS: Council Member Ornelas, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Moreno, Council Member Blackburn

5

NAYS: Mayor Moore, Council Member Wilkerson

2
MOTION PASSED

Council Input

Input

Council Member Ornelas thanked several staff members for their help on several issues and a reminder that early voting begins Oct. 20th

Council Member Yanez thanked Susan and Todd for approving the tree memorial to be held in remembrance of Nati Saldivar on October 21st at 9 a.m. at Bert Andres park

Council Member Wilkerson thanked staff members and Scott Emerson for their work on the blow out at the bunker event

Council Member Blackburn thanked staff members

Council Member Moreno thanked Scott Emerson on the work he is doing on the veterans memorial

Executive Session

ADJOURN into Executive Session in Matters Covered by Section 551.074, Texas Government Code, "Personnel Matters; Closed Meeting" to Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of the following:

City Attorney

City Manager

Municipal Judge

Mayor Moore adjourned into the above captioned executive session at 6:30 p.m.

Reconvene into Open Session and Take Any Necessary Action on the Executive Session

Mayor Moore reconvened into open session at 6:34 p.m.

First Reading of an Ordinance Establishing Compensation and Benefits for the City Manager, City Attorney, and Municipal Court Judges; 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 Mayor Moore to approve the above captioned ordinance, seconded by Mayor Pro Tem Hughes.

YEAS: Mayor Moore, Council Member Ornelas, Council Member Yanez, Mayor Pro Tem Hughes, Council Member Wilkerson, Council Member Moreno, Council Member Blackburn

NAYS: None

0
MOTION PASSED

Adjourn

Mayor Moore adjourned the City Council meeting at 6:43 p.m.

Robert H. Moore III, Mayor

ATTEST:

Tami L. Davis, City Secretary

**Minutes of the Board of Director's Regular Meeting
BIG SPRING ECONOMIC DEVELOPMENT CORPORATION
Tuesday, August 19, 2025, 5:15 p.m.
Offices of the Big Spring Economic Development Corporation
215 West Third Street, Big Spring, Texas**

The Regular Meeting of the August 19, 2025, in the offices of the Big Spring Economic Development Corporation. The following notice was sent on August 13, 2025, 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 August 19, 2025, 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, Action on Minutes of the July 15, 2025, Regular Meeting and August 5, 2025 Special Meeting, Consideration/Action to Approve July Investment Report and Financials, Consideration/Action to Approve a Performance Agreement between Big Spring EDC and Howard College for Workforce Training, Consideration/Action to Approve a Resolution Supporting Feasibility Study with Ports to Plains, Consideration/Action to Approve a Resolution Supporting Future Interstate Designation with Ports to Plains, Consideration/Action to Approve a Resolution Supporting Highway Funding with Ports to Plains, Directors Report, Executive Session, Action as a Result of Executive Session, Board Comment, and Adjourn".

Directors Present:

Ms. Anna Scott- President
Mr. Kevin Armstrong- Secretary/Treasurer
Mr. Raul Benavides
Mr. Terry McDaniel

Directors Absent:

Mr. Brent Strande- Vice President
Mr. Cody Williams

Staff Present:

Mr. Mark Willis, Ms. Teresa Morris

Guests that signed in: Gloria McDonald, Scott Emerson, Justin Myers, Leslie Elrod-Hobbs, Penny Phillips, Nick Ornelas

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

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

AGENDA ITEM #2- Public Comment:

None

AGENDA ITEM #3- Action on the Minutes of July 15, 2025, Regular Meeting and August 5, 2025 Special Meeting:

Ms. Scott presented the Minutes. Mr. Benavides made a motion to approve seconded by Mr. Armstrong. The motion passed 4 to 0 with all members present voting "aye" in favor of the motion.

AGENDA ITEM #4- Consideration/Action to Approve July Investment Report and Financials:

Mr. Armstrong presented the investment report and financials. Mr. McDaniel made a motion to approve seconded by Mr. Benavides. The motion passed 4 to 0 with all members present voting "aye" in favor of the motion.

ACTION ITEM #5- Consideration/Action to Approve a Performance Agreement between BSERC and Howard College for Equipment for Lineman Training Program:

Mr. Willis presented Performance Agreement. Motion to approve the Performance Agreement was made by Mr. Armstrong seconded by Mr. McDaniel. The motion passed 4 to 0 with all members present voting "aye" in favor of the motion.

ACTION ITEM #6- Consideration/Action to Approve a Resolution Supporting Feasibility Study with Ports to Plains:

Ms. Morris presented the Resolution. Motion to approve the Resolution was made by Mr. Benavides seconded by Mr. Armstrong. The motion passed 4 to 0 with all members present voting "aye" in favor of the motion.

ACTION ITEM #7- Consideration/Action to Approve a Resolution Supporting Future Interstate Designation with Ports to Plains:

Ms. Morris presented the Resolution. Motion to approve the Resolution was made by Mr. Armstrong seconded by Mr. Benavides. The motion passed 4 to 0 with all members present voting "aye" in favor of the motion.

ACTION ITEM #8- Consideration/Action to Approve a Resolution Supporting Highway Funding with Ports to Plains:

Ms. Morris presented the Resolution. Motion to approve the Resolution was made by Mr. Benavides seconded by Mr. McDaniel. The motion passed 4 to 0 with all members present voting "aye" in favor of the motion.

ACTION ITEM #9- Directors Report:

Projects: Crossroads Business Park: Staff continue to work with various stakeholders to reschedule a groundbreaking. The annexation of the Crossroads Business Park is complete and discussions concerning zoning and potential covenants associated with the park's development will follow shortly. The consultants contracted to construct the potential TIRZ that includes the park, and additional properties made a presentation to the Big Spring City Council and the Howard County Commissioners' Court explaining the concept and basic outline of how the zone would work. Staff continue to discuss foreign trade zone status for the entire area with the Midland Foreign Trade Zone administrators to facilitate the inclusion of the park as a subzone of that entity. Staff continue to work with the county and college on data center projects. Staff are working with a potential expansion project. Meetings: The EDC Director attended and participated in: High Ground organization round table meeting, Stand-Up Rural America Summit, Upward Bound Program, Southern Economic Development Council annual meeting, High Ground annual board and planning meeting, a radio interview, 2 City staff meetings, 2 City Council meetings. The Associate Director attended and participated in: Grader for International Economic Development, CECD exam, Commissioner's Court, Howard County Group, Upward Bound Program, School to Industry. Applications for the EDC Director position were reviewed, and interviews will begin shortly of those applications the Board and Advisory Committee felt met the criteria. The Annual Report, Budget, Plan of Work and the contract with Howard College will be presented to City Council on Aug. 26. The next Board meeting will be rescheduled for September 25th.

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

Ms. Scott adjourned the Board into Executive Session at 5:36 pm, August 19, 2025. Ms. Scott called the Executive Session to order at 5:40 pm. Ms. Scott adjourned out of executive session at 6:29 pm, August 19, 2025. Ms. Scott reconvened into open session at 6:30 pm., August 19, 2025.

AGENDA ITEM #11- Action as a Result of Executive Session:

Motion to close the Executive Director job posting was made by Mr. Benavides, seconded by Mr. Armstrong. The motion passed 4 to 0 with all members present voting "aye" in favor of the motion.

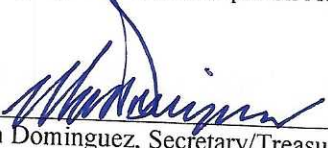
AGENDA ITEM #12-Board Comments:

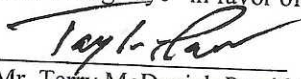
Ms. Scott expressed her appreciation for the work the staff continues to do.

AGENDA ITEM #13- Adjourn:

Ms. Scott called for a motion to adjourn. The motion to adjourn was made by Mr. Armstrong, seconded by Mr. McDaniel. The motion passed 4 to 0 with all members present voting "aye" in favor of the motion. The meeting adjourned at 6:32 pm on August 19, 2025.

ATTEST:


Mr. Nolan Dominguez, Secretary/Treasurer


Mr. Terry McDaniel, President
Taylor Parks, VP

Minutes of the Board of Director's Special Meeting
BIG SPRING ECONOMIC DEVELOPMENT CORPORATION
Tuesday, September 9, 2025, 12:00p.m.
Offices of the Big Spring Economic Development Corporation
215 West Third Street, Big Spring, Texas

The Regular Meeting of the Board of Directors of the Big Spring Economic Development Corporation was called to order at 12:00 p.m. Tuesday, September 9, 2025, in the offices of the Big Spring Economic Development Corporation. The following notice was sent on September 3, 2025, to the Board of Directors, the news media, and duly posted on October 14, 2024, 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 Tuesday, September 9, 2025 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, Executive Session, Action as a Result of Executive Session, Directors Report, Board Comment, and Adjourn".

Directors Present:

Ms. Anna Scott- President
Mr. Brent Strande- Vice President
Mr. Kevin Armstrong- Secretary/Treasurer
Mr. Raul Benavides
Mr. Terry McDaniel

Directors Absent:

Mr. Cody Williams

Staff Present:

Ms. Teresa Morris

Guests that signed in: Nick Ornelas, Gloria McDoanld, Robert Moore, Tommy Churchwell

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

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

AGENDA ITEM #2- Public Comment:

None

AGENDA ITEM #3- Adjourn into Executive Session in Accordance with Texas Government Code, Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

Ms. Scott adjourned the Board into Executive Session @ 12:00 pm., September 9, 2025

Ms. Scott called the Executive Session to order at 12:02 pm

Ms. Scott adjourned out of executive session at 1:02pm.

Ms. Scott reconvened into open session at 1:03 pm., September 9, 2025

AGENDA ITEM #4- Action as a Result of Executive Session:

Motion that in the event an Interim Executive Director is necessary, the Board of Directors will make that appointment at the regular meeting on September 25, 2025, by Mr. Benavides, seconded by Mr. Strande. The motion passed 5 to 0 with all members present voting "aye" in favor of the motion.

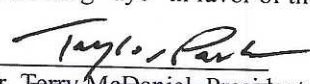
AGENDA ITEM #5-Board Comments: None

AGENDA ITEM #6- Adjourn:

Ms. Scott called for a motion to adjourn. The motion to adjourn was made by Mr. Strande, seconded by Mr. McDaniel. The motion passed 5 to 0 with all members present voting "aye" in favor of the motion. The meeting adjourned at 1:05 pm on September 9, 2025.

ATTEST:


Mr. Nolan Dominguez, Secretary/Treasurer


Mr. Terry McDaniel, President
Taylor Park, VP

Minutes of the Board of Director's Special Meeting
BIG SPRING ECONOMIC DEVELOPMENT CORPORATION
Monday, September 22, 2025, 5:15p.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 5:17 p.m. Monday, September 22, 2025, in the offices of the Big Spring Economic Development Corporation. The following notice was sent on September 11, 2025, to the Board of Directors, the news media, and duly posted on September 11, 2025 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, September 22, 2025 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, Executive Session, Action as a Result of Executive Session, Directors Report, Board Comment, and Adjourn".

Directors Present:

Ms. Anna Scott- President
Mr. Brent Strande- Vice President
Mr. Kevin Armstrong- Secretary/Treasurer
Mr. Terry McDaniel

Directors Absent:

Mr. Cody Williams
Mr. Raul Benavides

Staff Present:

Mr. Mark Willis

Guests that signed in: Gloria McDoanld, Robert Moore, Tommy Churchwell, Penny Phillips, Leslie Elrod-Hobbs, Scott Emerson, Justin Myers

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

Ms. Scott called the meeting to order at 5:17 p.m. Mr. Armstrong led the invocation and pledge.

AGENDA ITEM #2- Public Comment:

None

AGENDA ITEM #3- Adjourn into Executive Session in Accordance with Texas Government Code, Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

Ms. Scott adjourned the Board into Executive Session @ 5:18 pm., September 22, 2025

Ms. Scott called the Executive Session to order at 5:19 pm

Ms. Scott adjourned out of executive session at 9:31pm.

Ms. Scott reconvened into open session at 9:32 pm., September 22, 2025

AGENDA ITEM #4- Action as a Result of Executive Session:

Motion to authorize the outgoing Executive Director to negotiate a contract with Teresa Morris for the incoming Executive Director position, by Mr. Strande, seconded by Mr. Armstrong. The motion passed 4 to 0 with all members present voting "aye" in favor of the motion.

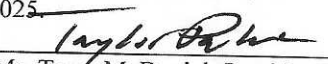
AGENDA ITEM #5-Board Comments: None

AGENDA ITEM #6- Adjourn:

Ms. Scott called for a motion to adjourn. The motion to adjourn was made by Mr. McDaniel, seconded by Mr. Armstrong. The motion passed 4 to 0 with all members present voting "aye" in favor of the motion. The meeting adjourned at 9:34 pm on September 22, 2025.

ATTEST:


Mr. Nolan Dominguez, Secretary/Treasurer


Mr. Terry McDaniel, President

Taylor Parks, VP

**Minutes of the Board of Director's Special Meeting
BIG SPRING ECONOMIC DEVELOPMENT CORPORATION
Tuesday, October 7, 2025, 5:15p.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. Tuesday, October 7, 2025, in the offices of the Big Spring Economic Development Corporation. The following notice was sent on September 29, 2025, to the Board of Directors, the news media, and duly posted on September 29, 2025, 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 Tuesday, October 7, 2025, 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, Introduction of Board Members, election of Officers, Executive Session, Action as a Result of Executive Session, Directors Report, Board Comment, and Adjourn".

Directors Present:

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

Directors Absent:

Mr. Chad Wash

Staff Present:

Ms. Teresa Morris

Guests that signed in: Cody Hughes, Homer Wilkerson, Diane Yanez, Jennifer Lopez, Boatie Boatenhamer

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- Introduction of Board Members:

Mr. McDaniel introduced the new Board Members and the district they represent. Terry McDaniel, Mayor; Nolan Dominguez District 1; Munday Weeks District 2; Taylor Parks District 3; Chad Wash District 4; Scott Emerson District 5; Gary Fuqua District 6.

AGENDA ITEM #4- Election of Officers:

Mr. Emerson nominated Mr. McDaniel for President, Mr. Parks for Vice President, and Mr. Dominguez for Secretary/Treasurer. Motion to approve nominations was made by Mr. Emerson, seconded by Mr. Fuqua. The motion passed 6 to 0 with all members present voting "aye" in favor of the motion.

AGENDA ITEM #5- Adjourn into Executive Session in Accordance with Texas Government Code, Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

Mr. McDaniel adjourned the Board into Executive Session @ 5:28 pm., October 7, 2025

Mr. McDaniel called the Executive Session to order at 5:30 pm

Ms. McDaniel adjourned out of executive session at 6:40 pm.

Ms. McDaniel reconvened into open session at 6:41 pm., October 7, 2025

AGENDA ITEM #6- Action as a Result of Executive Session:

Motion to authorize Mr. Terry McDaniel, Mr. Taylor Parks and Mr. Nolan Dominquez to be put on the signature card for banking process, by Mr. Emerson, seconded by Mr. Fuqua. Removing Mark Willis, Anna Scott, Kevin Armstrong, Cody Williams, and Brent Strande. The motion passed 6 to 0 with all members present voting "aye" in favor of the motion.

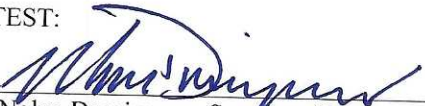
Motion to reopen the Executive Director position was made by Mr. Emerson, seconded by Mr. Weeks. The motion passed 6 to 0 with all members present voting "aye" in favor of the motion.

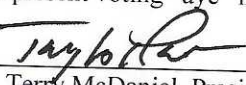
AGENDA ITEM #7-Board Comments: None

AGENDA ITEM #8- 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 6 to 0 with all members present voting "aye" in favor of the motion. The meeting adjourned at 6:49 pm on October 7, 2025.

ATTEST:


Mr. Nolan Dominguez, Secretary/Treasurer


Mr. Taylor Parks, VP



Memorandum

Date: October 14, 2025

From: Sandy Smith, Finance Director

To: Mayor and City Council

Re: Assessment of an Overpayment of Texas Sales and Use Taxes

We received a letter from the Texas Comptroller of Public Accounts (attached) on September 29, 2025 informing us of a Sales and Use Tax overpayment. A call was made to the Comptroller's Office, but the only information she was allowed to share was that the overpayment was made by a utility from 2013 to 2017.

An open records request has been made for the name of the taxpayer; however, we have not received any information to date.

It is staff's recommendation to amend the budget so we will be able to reimburse the Comptroller for the funds they have already refunded to the taxpayer.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS, AMENDING ORDINANCE NUMBER 024-2025 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 BY INCREASING THE GENERAL FUND BUDGET FOR THE PURPOSE OF REIMBURSING THE TEXAS COMPTROLLER OF PUBLIC ACCOUNTS FOR AN OVERPAYMENT OF LOCAL SALES AND USE TAXES FROM 2013 TO 2017; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the City Council adopted the annual 2025-26 budget for the City of Big Spring, Texas on September 23, 2025 (“Budget”); and

WHEREAS the City Manager and the Finance Director recommend that the City Council increase the General Fund budgeted expenditures and amend the Budget previously approved;

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

SECTION 1. The General Fund Budget of the Annual Budget for the City of Big Spring, Texas for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 is hereby decreased by the amount of \$364,095.03 to account 002-4020-000, for the purpose of reimbursing the Texas Comptroller of Public Accounts for an overpayment of local sales and use taxes from 2013 to 2017. The net decrease will be funded through Fund Balance.

SECTION 2. The remaining portions of Ordinance Number 024-2025 shall remain in full force and effect.

SECTION 3. Should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose, the reminder of this ordinance shall not be affected thereby.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 5. This ordinance shall be effective immediately after its second reading.

PASSED AND APPROVED on first reading at a regular meeting of the City Council on the _____ day of _____, **2025** with all members of the Council present voting “aye” for the passage of same.

PASSED AND APPROVED on second and final reading at a regular meeting of the City Council on the _____ day of _____, **2025** 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



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

September 24, 2025



Treasurer
City of Big Spring
310 Nolan Street
Big Spring, TX 79720-2657

Dear Treasurer:

This letter is to notify you that the city of Big Spring has been overpaid in local sales and use taxes in the amount of \$364,095.03. This overpayment occurred because a taxpayer initially applied local taxes on items later determined by our auditors to be nontaxable. Since these taxes were refunded to the taxpayer, they now must be repaid to the State.

The options to repay the overpaid amount are as follows:

- ☐ 1) Full reimbursement by one-time ACH deposit or check* (if deposit, contact me for banking instructions).
- ☐ 2) Apply all monthly collections to the overpaid amount until the amount has been repaid, or
- ☐ 3) Enter into a 54- month payback agreement where a monthly deduction of \$6,742.00 will be deducted for 53 months with a final deduction of \$6,769.03. The deduction would start the month after we receive your response or two months after the date of this letter if we do not receive a response. Additionally, future significant audit payments or one-time payments may be applied toward the repayment amount to reduce the length of the payback and notifications of those applications will be sent as they occur.

No fees of any type will be assessed on the payback amount.

*If you choose option 1, whether full reimbursement by one-time check or deposit, the payback amount should be adjusted by the 2% service fee. Multiply the payback amount by 2% (.02), subtract the 2% amount from the payback amount, then pay the adjusted amount.

Please mark an X in the applicable box above for the option you wish to choose, have a city official sign at the bottom, and return this letter by email to shirley.kaatz@cpa.texas.gov or by mail to the address given below.

If you have any questions or need additional information, you may call me toll free at (800) 531-5441, ext. 50550. My mailing address is PO Box 13528, Austin, TX, 78711 or my email is shirley.kaatz@cpa.texas.gov.

Sincerely,
Shirley Kaatz
Revenue Accounting Division
Tax Allocation Section

Date _____
City Official Name _____
Title _____
Signature _____



Memorandum

Date: October 14, 2025

From: Sandy Smith, Finance Director

To: Mayor and City Council

Re: Ordinance Establishing Capital Replacement Fund (CRF)

Purpose:

This memo is to present and recommend adoption of the attached ordinance establishing a Capital Replacement Fund (CRF) for the City of Big Spring. The ordinance provides a structured and fiscally responsible mechanism for funding capital purchases within enterprise and special revenue funds.

Background:

The City of Big Spring has identified the need for a dedicated funding source to support capital improvements and equipment replacement for departments operating under enterprise funds (e.g., water, wastewater, solid waste). Historically, these departments have relied on their own fund balances or ad hoc transfers, which can strain financial planning and long-term sustainability.

Key Provisions of the Ordinance:

- **Creation of the CRF:**
A special fund will be established and funded through appropriations from the General Fund.
- **Loan Mechanism:**
Loans from the CRF to enterprise departments will be authorized by Council resolution, based on recommendations from the City Manager and Director of Finance.
- **Repayment Terms:**
 - Maximum repayment period of five (5) fiscal years

- Interest rate set annually by Council (not less than the average rate earned by the General Fund)
- Repayments include both principal and interest and are returned to the General Fund
- Repayment obligations must be included in the borrowing department's annual operating budget
- **Oversight and Reporting:**

The Director of Finance will maintain all records and present an annual report to Council detailing CRF activity, loan status, and repayments.

Recommendation:

Staff recommends approval of the ordinance to establish the Capital Replacement Fund. This initiative promotes transparency, accountability, and long-term financial planning for capital expenditures across enterprise operations.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS, AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES ENTITLED “ADMINISTRATION”, ARTICLE V. FINANCE, DIVISION 2 ENTITLED “CAPITAL REPLACEMENT FUND” BY PROVIDING FOR INTERFUND LOANS FROM THE GENERAL FUND TO ENTERPRISE FUNDS AND SPECIAL REVENUE FUNDS FOR CAPITAL PURCHASES; SETTING TERMS FOR REPAYMENT INCLUDING INTEREST; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING LEGISLATION; 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, the City of Big Spring is a Texas home-rule municipality; and

WHEREAS, the City of Big Spring recognizes the need for a dedicated funding mechanism to support capital purchases for enterprise fund operations, special revenue funds, and to prevent depletion of the fund balances of those funds; and

WHEREAS, the City Council finds that establishing a Capital Replacement Fund (CRF) will promote fiscal responsibility and long-term planning; 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. The Big Spring Code of Ordinances, Chapter 2 entitled “Administration”, Article V entitled “Finance”, Division 2, entitled “Capital Replacement Fund,” is hereby amended in its entirety as follows:

Sec. 2-164. Establishment of Capital Replacement Fund

There is hereby ~~established~~ created a special fund ~~account~~ to be known as the Capital Replacement Fund (CRF). The CRF shall be funded through appropriations from the General Fund and shall be used exclusively for capital purchases and improvements for

departments operating under enterprise funds, including but not limited to water, wastewater, and solid waste services. Said fund shall be for the purpose of financing capital improvements, new capital equipment and/or replacement of capital equipment for the departments within the city. The funds currently in the account number 06 and future funds, specifically allocated to the CRF by city council, pay back and interest from departments securing loans from the fund shall be maintained in this account.

Sec. 2-165. Loan Structure and Repayment Terms ~~Loan Approvals~~

(a) Loans from the CRF to enterprise fund departments shall be authorized by resolution of the City Council upon recommendation by the City Manager and Director of Finance.

~~The major division directors may submit to the city manager proposals for the acquisitions of new capital equipment, replacement capital equipment and/or capital improvements within their area of responsibility. The request must be fully justified and funds must be available in the CRF for the project. After review, the city manager may forward the request to the city council for their consideration. The city council, upon favorable consideration of the request, shall pass a resolution delineating the authorization of the funds, the payback period and interest rate to be paid for the use of the monies.~~

(b) Each loan shall include:

- A defined principal amount
- A repayment schedule not to exceed five (5) fiscal years
- An interest rate set annually by the City Council, not less than the average rate earned by the General Fund on its investments

~~The division director, upon second reading of the resolution authorizing the funds, shall follow the procedures outlined in the purchasing manual for the procurement of the equipment, facilities or services.~~

(c) Repayments shall be made annually and shall include both principal and interest. All repayments shall be deposited back into the General Fund.

~~The division director shall include the annual payment of principal and interest in the department budget proposals.~~

(d) The borrowing department shall include the repayment obligation in its annual operating budget.

Sec 2-166. Administration and Reporting

(a) The Director of Finance shall maintain records of all CRF transactions, including loan agreements, repayment schedules, and interest calculations.

(b) An annual report shall be presented to the City Council detailing the status of the CRF, outstanding loans, and repayments.

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

SECTION 2. 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 3. 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 4. 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 5. This Ordinance is ordered to be codified.

SECTION 6. This Ordinance shall take effect immediately after passage in accordance with the provisions of the Charter of the City of Big Spring, and it is accordingly so ordained.

SECTION 7. 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 and final 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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS AMENDING SECTION 2-58, ARTICLE III, CHAPTER 2 OF THE BIG SPRING CITY CODE SECTION ENTITLED “DIRECTOR OF FINANCE”; AND ADOPTING SECTION 2-59 ENTITLED “DIRECTOR OF PUBLIC WORKS,” AND 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, the City of Big Spring is a Texas home-rule municipality; and

WHEREAS, adopting this ordinance as 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;

WHEREAS, section 12, Article VI of the Charter of the City of Big Spring was removed from the Charter by the last Charter election; and

WHEREAS, the City rarely issues warrants for payment;

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. The Section 2-58, of the Big Spring city code, Article III, Officers and employees is hereby amended in its entirety as follows:

SECTION 3. Amend Big Spring City Code section 2-58 in part as follows:

- (a) The city manager shall appoint the director of finance and may remove him or her at will.
- (b) ~~Pursuant to its authority under the Charter of the City of Big Spring, Article VI, Section 12, city council hereby reassigns those duties listed in subsection (c) from the city secretary to the director of finance. Reserved.~~
- (c) The director of finance ~~shall be the head of the department of finance, and~~ is assigned the following duties: that of the general accountant of the city and keeping regular accounts of the receipts and disbursements of the city; showing under proper heads each cause of receipt or disbursement; keeping a register of bonds and other evidences of indebtedness issued by the city, of all evidences of indebtedness due and payable to the city, noting the particulars thereof; and examining all claims and accounts filed against the city and noting approval of such as are found correct and disapproval of others.
- (d) The director of finance shall have the duties of the city treasurer.
- (e) The director of finance shall have other duties as the city manager may direct.

(f) The duty to countersign all warrants drawing money upon city accounts shall remain that of the city secretary.

Section 2: Adopt Big Spring City Code section 2-59 as follows:

(a) The city manager shall appoint the director of public works and may remove him or her at will.

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

SECTION 2. 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 3. 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 4. 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 5. This Ordinance is ordered to be codified.

SECTION 6. This Ordinance shall become effective upon its second publication according to law.

SECTION 7. 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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS, AUTHORIZING Z-25-01, AMENDING THE BIG SPRING ZONING ORDINANCE BY REZONING APPROXIMATELY 4.083 ACRES OF LAND IN SECTION 4, BLOCK 32, T-1-S, T&P RR. CO. SURVEY, BIG SPRING, HOWARD COUNTY, TEXAS, FROM SF-1, SINGLE-FAMILY DWELLING DISTRICT TO PD, PLANNED DEVELOPMENT FOR A HOUSING DEVELOPMENT; PROVIDING FOR 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, the Planning and Zoning Commission held a public hearing to solicit public comment during a regular meeting on September 16, 2025; and

WHEREAS, pursuant to Section 6-4, Zoning Ordinance, SF-1, Single-Family Dwelling District is notated as requiring a minimum lot size of 13,000 square feet; and

WHEREAS, the City of Big Spring Subdivision Regulations, Article IV, Section 7, Lots, Subsection (f), "Double fronting lots," requires the creation of a homeowners association to maintain screening; and

WHEREAS the proposed use for the 4.083 acres is also residential but with a reduced lot size of 60 feet frontage and without the requirement for creation of a homeowners association; and

WHEREAS, the Planning and Zoning Commission voted 5-0 to recommend that this zone change application be approved; and

WHEREAS, the City Council held a public hearing during a regular meeting on October 14, 2025; and

WHEREAS, the City Council has considered this request and has determined that approval is in the best interest of the City;

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

SECTION 1. The City Council hereby authorizes a rezone of approximately 4.083 acres located in Section 4, Block 32, T-1-S, T&P RR. Co. Survey, Big Spring, Howard County, Texas, from SF-1, Single-Family Dwelling District, to PD, Planned Development for a Housing Development and such change is hereby approved as an amendment to the Zoning Ordinance under the following development standards:

That said property may be developed under the development standards of the SF-2, Single-Family Dwelling District as described in the zoning regulations, and that a homeowners association shall not be required to maintain any screening feature(s).

The 4.083 acre tract of land comprised of a 2.41 acre tract, 0.46 acre tract and a 1.21 acre tract of land all in the SW/4 of Section 4, Block 32, T-1-S, T & P RR. Co. Survey, Howard County, Texas, is more particularly described by metes and bounds below:

BEGINNING at a 1/2" I.P. Found at the intersection of the East line of Birdwell Lane (80' right of way) and the North line of East 25th Street (100' right of way) for the SW corner of this herein described tract of land from which the SW corner of said Section 4 bears S75°32'30" W 40.00' and S 14°31'56" E 50.00';

THENCE N 14°31'56" W with the East line of said Birdwell Lane a distance of 403.48' to a 1/2" I.R. with cap set at the intersection of the South line of Daphine (50' right of way) for the NW corner of this herein described tract of land;

THENCE N 75°37'30" E with the South line of said Daphine a distance of 441.34' to a 1/2" I.R. with cap set at the NW corner of the Rust tract for the NE corner of this herein described tract of land;

THENCE S 14°30'06" E with the West line of said Rust tract a distance of 402.84' to a 1/2" I.R. with cap set in the North line of said East 25th Street for the SE corner of this herein described tract of land;

THENCE S 75°32'30" W with the North line of East 25th Street a distance of 441.12' to the POINT OF BEGINNING.

Containing 4.083 acres of land

SECTION 2. The City of Big Spring Zoning Map shall be amended to reflect the zoning designation of the above-described property as PD, Planned Development for a Housing Development.

SECTION 3. 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 4. 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 5. 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 6. This Ordinance is ordered to be codified.

SECTION 7. This Ordinance shall become effective upon its second publication according to law.

SECTION 8. 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 **14th** day of **October, 2025**, with all members present voting "aye" for the passage of same.

PASSED AND APPROVED on second and final reading at a regular meeting of the City Council on the **28th** day of **October, 2025**, with all members present 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, October 14, 2025
Subject: Golf Course Rates

Action Requested: Approval to allow the Comanche Trail Golf Course to charge a higher rate for out of Howard County Residents

Background Information: With the increase of 15,000 additional rounds of golf for the 2024-2025 year, we have noticed other courses our size beginning to implement a higher fee for those who do not live in the area.

Financial Considerations:

Expenditure amount requested:	N/A
What fund/department account will this amount be drawn from?	General Fund 390
Revenue generated:	N/A
Would this expenditure be made within the budget for the current fiscal year?	N/A
Does this commit the City to spending funds beyond the current fiscal year? Explain.	N/A

Staff Opinion as to Feasibility and Timeline: This will be implemented on January 1st.

Staff recommendation: It is our recommendation to approve this fee to help better support the Comanche Trail Golf Course.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS TO ADJUST FEES FOR THE MUNICIPALLY-OWNED COMANCHE TRAIL GOLF COURSE TO PROVIDE FOR REVENUE TO MEET EXPENSES AND TO PROVIDE DISCOUNTS TO RESIDENTS OF BIG SPRING AND PUBLIC SCHOOL DISTRICTS THAT ARE PARTIALLY COEXTENSIVE WITH THE CITY OF BIG SPRING BY AMENDING ARTICLE VII, ENTITLED "COMANCHE TRAIL GOLF COURSE," DIVISION 2, ENTITLED "PAVILION AREAS," CHAPTER 40, ENTITLED "PARKS, RECREATION AND CULTURAL AFFAIRS," BIG SPRING CITY 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, the City of Big Spring is a Texas home-rule municipality; and

WHEREAS, Under Texas law, home-rule municipalities possess broad powers of local self-government, and these powers include the authority to manage and operate recreational facilities, such as public golf courses, unless explicitly limited by the Texas Legislature; and

WHEREAS, Texas home-rule cities derive their authority from the Texas Constitution and require clear legislative preemption to limit their powers, and this authority enables municipalities to establish policies, including fee structures, that promote the effective operation of such facilities; and

WHEREAS, the City of Big Spring recognizes that it currently has within its boundaries some of the territory of each of Big Spring Independent School District, Coahoma Independent School District, and Forsan Independent School District, but no other public school district; and

WHEREAS, the City of Big Spring operates the Comanche Trail Golf Course as a public golf course; and

WHEREAS, the City Council intends to adjust fees at the Comanche Trail Golf Course as stated herein to provide for revenue to meet the need of ongoing expenses especially for operational expenses; and

WHEREAS, a policy of offering discounts to municipal residents of the City of Big Spring and residents of public school districts partially or fully coextensive with the City of Big Spring will promote the use of the Comanche Trail Golf Course by the residents of the City and local community members; and

WHEREAS, Residents of the City of Big Spring contribute to the funding of the Comanche Trail Golf Course through local taxes, especially ad valorem taxes, which are

essential for covering capital expenditures, maintenance, and operational costs of the Golf Course; and

WHEREAS, residents in public school districts partially or fully coextensive with the City of Big Spring pay local taxes to support junior golf teams which play golf at Comanche Trail Golf Course; and

WHEREAS, by providing a discount to residents of the City of Big Spring and public school districts partially or fully coextensive with the City of Big Spring, the City ensures that those who bear the financial burdens of supporting the Golf Course receive a direct benefit; and

WHEREAS, Providing discounts for such residents also encourages community engagement and fosters a sense of local pride and ownership in municipal resources; and

WHEREAS, the City Council of Big Spring recognizes that the residents of the City of Big Spring and public school districts partially or fully coextensive with the City of Big Spring should receive discounts as stated herein; and

WHEREAS, each of the purposes stated herein, including promoting community engagement, encouraging local recreation, and supporting public welfare are legitimate governmental purposes, and the classification is based on residency within the City or public school districts partially coextensive with the City, and therefore the Ordinance is a lawful exercise of the City's authority and is within the bounds of both the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States, and of the Texas Constitution; 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. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Sec. 40-234. Golf course fees.

The following fees shall be paid for the use of the municipal golf course:

(1) Daily green fees:

<u>Weekday</u>	<u>\$37</u>
<u>Big Spring resident discount, Weekday</u>	<u>-\$10</u>

<u>Weekday, Senior citizen age 65 or over</u>	<u>\$32</u>
<u>Big Spring resident discount, Weekday, Senior citizen age 65 or over</u>	<u>-\$10</u>
<u>Weekday, Junior golfer (17 or younger)</u>	<u>\$22</u>
<u>Big Spring resident discount, Junior golfer (17 or younger)</u>	<u>-\$5</u>
<u>Weekend and holiday</u>	<u>\$42</u>
<u>Big Spring resident discount, Weekend and holiday</u>	<u>-\$10</u>

Weekday	\$27.00
Weekday, Senior citizen age 65 or over	\$22.00
Weekday, Junior golfer (17 or younger)	\$17.00
Weekend and holiday	\$32.00

Twilight discount—A 50 percent discount to all daily green fees applies if play starts after 4:00 p.m. during daylight saving time or after 3:00 p.m., during any period when daylight savings time is not in effect.

(2) Annual green fees:

a. May be purchased anytime of the year at the golf course. Junior Golf Team Memberships that are purchased through the school shall be valid beginning September 1st of the school year and expire August 31 the following year. This includes the use of the driving range during class times but only while under the instruction of a coach.

<u>Individual</u>	<u>\$1,600</u>
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<u>Big Spring resident discount, Individual</u>	<u>-\$400</u>
<u>Individual—Senior (65 years of age or older)</u>	<u>\$1,300</u>
<u>Big Spring resident discount, Individual—Senior (65 years of age or older)</u>	<u>-\$400</u>
<u>Individual—Junior (17 or younger)</u>	<u>\$300</u>
<u>Big Spring resident discount, Individual—Junior (17 or younger)</u>	<u>-\$100</u>
<u>Individual—Junior Golf Team</u>	<u>\$300</u>
<u>Big Spring resident discount, Individual—Junior Golf Team</u>	<u>-\$100</u>
<u>Family</u>	<u>\$2,200</u>
<u>Big Spring resident discount, Family</u>	<u>-\$400</u>
<u>Family – Senior (65 or older)</u>	<u>\$1,800</u>
<u>Big Spring resident discount, Family – Senior (65 or older)</u>	<u>-\$400</u>

Individual	\$1,200.00
Individual—Senior (65 years of age or older)	\$900.00
Individual—Junior (17 or younger)	\$200.00
Individual—Junior Golf Team	-\$200.00
Family	\$1,800.00

Family—Senior (65 or older)	\$1,400.00
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b. Definitions. The following words, terms and phrases, when used in this subsection (2), shall have the meanings ascribed to them in this subsection (2)b, except where the context clearly indicates a different meaning:

Family play is a family membership defined as four members of a family living in the same household.

Junior Golf Teams are limited to those from school districts that have at least some of their territory within the territory of the City of Big Spring

Unlimited play means that a golfer can play on the course anytime it is open for business and he or she has a ~~scheduled tee~~ ~~scheduled—tee~~-time. Please note that when tournaments are scheduled, the course is not considered open for business.

c.

(i) To qualify for a Big Spring resident discount, an individual must show proof of residency in the City of Big Spring, or a public school district that is partially or fully coextensive with the City of Big Spring, which at the time of the adoption of the ordinance include Big Spring Independent School District, Coahoma Independent School District, and Forsan Independent School District, which may include a government-issued personal ID card with photograph, or other documentation if approved by the golf manager.

(ii) If an individual or family believes they were denied a discount in error, they may appeal the matter to the City Manager or the City Manager's designee, who shall have the final authority to grant or deny a discount. An appeal must be filed in writing with the City Secretary within 30 days of the denial.

(iii) No discounts will be provided after payment is accepted except by appeal.

(iv) Only one discount is allowed per individual.

(3) Shed fees:

Annual cart shed rental	\$720.00
-------------------------	----------

a. All golf cart sheds shall be rented on an annual basis only. The rental period will be in effect from October 1 through September 30 of each year. Cart shed rental fees become delinquent on October 10.

b. All cart shed renters must have a current annual membership and a current annual trail fee in the cart shed renter's name.

(4) Cart trail fees: There shall be a privilege fee assessed for the use of private carts on Comanche Trail Municipal Golf Course. This amount is payable by either an annual or daily fee.

<u>Annual private cart fee</u> <u>(Must have a current annual membership)</u>	<u>\$300</u>
<u>Daily private cart fee</u>	<u>\$13.50 for 1 rider</u> <u>\$27 for 2 riders</u>

Annual private cart fee	\$300.00
(Must have a current annual membership)	
Daily private cart fee	\$12.50 for 1 rider
	\$25.00 for 2 riders

(5) Miscellaneous: For the purposes of this subsection only: "retiree" or "retirees" shall be limited to those former employees who retired from the City of Big Spring with each of the following: a service retirement with the City of Big Spring, and 20 years of service or more with the City of Big Spring.

a. Annual green fees for city employees and retirees shall be \$185.00 annually. This fee will allow the employee or retiree and one designated family member living in the same household to play the course.

b. Golf course employees are not subject to green fees.

c. The city manager, or his designee, may grant reciprocal course courtesy agreements to visiting golf professionals, golf managers and/or superintendents.

(6) Driving range fees:

a. The driving range fees shall be as follows:

Large bucket of range balls (around 75 balls)	\$6.00
Small bucket of range balls (around 45 balls)	\$4.00
Annual driving range fee <u>(This is for 12 months of unlimited usage of the driving range along with an unlimited supply of driving range balls with the provision that all balls and buckets will remain the property of the city golf course.)</u>	\$250.00

~~(This is for 12 months of unlimited usage of the driving range along with an unlimited supply of driving range balls with the provision that all balls and buckets will remain the property of the city golf course.)~~

Sec. 40-235. Tournaments.

Tournaments shall be permitted at the Comanche Trail Golf Course under the following rules:

(a) Each tournament must be approved by the golf course superintendent at least 60 days prior to the requested tournament date;

(b) Shotgun starts shall only be permitted for tournaments with at least 60 participants, except as stated in subsection (c);

(c) Tournaments with less than 60 participants shall be required to schedule tee times at least ten minutes apart. A shotgun start for a tournament of less than 60 participants shall be permitted only if the participants have paid the 60 participant fee minimum. In the event that the tournament has more than 60 participants, the fee will be reduced to \$40 per round of golf played;

(d) All participants in any tournament will be required to pay all fees associated with normal use of the golf course. Participants in school sponsored tournaments will be charged the junior twilight fee, regardless of when the tournament is held;

(e) The golf course ~~manager superintendent~~ shall decide all regulations for tournaments, and shall have the power to schedule any tournament, and to deny any tournament request; and

(f) Those denied a tournament or are aggrieved by a tournament schedule or regulation by the golf course ~~manager superintendent~~ may appeal to city council by written request to the city secretary, which shall have the power to waive subsections (a) and (e) by resolution for a particular tournament.

Sec. 40-236. Golf cart rules and fees.

(a) All golf cart sheds shall only be leased to one person; however, a spouse may be included on the lease.

(b) No golf cart shed leased may be assigned, sublet or sold.

(c) A waiting list will be established in the golf manager's office with a copy submitted to the assistant city manager's office in which vacancies for golf cart sheds will be filled. Unless a person's name is on the list, it will not be considered for future vacancies. It is the potential lessee's responsibility to provide current information on how to contact them if a vacancy occurs and failure to provide such information will cause their name to be removed from the list.

(d) Private carts may not be used by any other person except the lessee's immediate family members (i.e., spouse and children).

(e) Persons that ride on golf carts who are not an immediate family member as defined in subsection (d) shall be required to pay a fee that is one-half of the current trail fee (\$12.50).

(f) A first violation of subsection (d) of this section will result in a penalty in the amount of the current cart rental rate. Any subsequent violation or failure to pay any cart fees or penalties will result in the person being barred from playing golf at the Comanche Trail Golf Course for a period of two months.

(g) Rental fees of golf carts to play within Comanche Trail Golf Course will be as follows:

<u>1 cart for 9 holes of play</u>	<u>\$13.50</u>
<u>1 cart for 18 holes of play</u>	<u>\$27</u>

1 cart for 9 holes of play	\$12.50
1 cart for 18 holes of play	\$25.00

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

SECTION 3. 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 4. 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 5. 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 6. This Ordinance is ordered to be codified.

SECTION 7. This Ordinance shall take January 1, 2026 after passage in accordance with the provisions of the Charter of the City of Big Spring, and it is accordingly so ordained.

SECTION 8. 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



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, October 14, 2025
Subject: Golf Course Operation Hours

Action Requested: Approval to allow the Comanche Trail Golf Course to close every 2nd and 4th Monday to perform maintenance to the course.

Background Information: With the increase of 15,000 additional rounds of golf for the 2024-2025 year, we have noticed the courses is experiencing wear and tear that we cannot keep up with being open seven days a week.

Financial Considerations:

Expenditure amount requested:	N/A
What fund/department account will this amount be drawn from?	General Fund 390
Revenue generated:	N/A
Would this expenditure be made within the budget for the current fiscal year?	N/A
Does this commit the City to spending funds beyond the current fiscal year? Explain.	N/A

Staff Opinion as to Feasibility and Timeline: This will be implemented on January 1st.

Staff recommendation: It is our recommendation to amend the operational hours change to allow us to better maintain the golf course.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS TO BY ADOPTING TWO MAINTENANCE-RELATED CLOSING DAYS PER MONTH ON THE SECOND AND FOURTH MONDAYS OF EACH MONTH FOR THE COMANCHE TRAIL GOLF COURSE AND ASSIGNING THE GOLF MANAGER TO REPORT TO THE DIRECTOR OF PUBLIC WORKS BY AMENDING ARTICLE VII, “COMANCHE TRAIL GOLF COURSE, CHAPTER 40 “PARKS, RECREATION, AND CULTURAL AFFAIRS, BIG SPRING CITY 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, the City of Big Spring is a Texas home-rule municipality;

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. Sections 40-230, 40-231, 40-232, and 40-233 are hereby transferred from Article VI, Amphitheater, Chapter 40, Parks, Recreation, and Cultural Affairs, in the Big Spring City Code to Article VII, Comanche Trail Golf Course.

SECTION 3. The following Sections 40-230 and 40-231, in Article VII, Comanche Trail Golf Course, Chapter 40, Parks, Recreation, and Cultural Affairs, in the Big Spring City Code is hereby adopted.

Big Spring City Code
Chapter 40 - Parks, Recreation, and Cultural Affairs
Article VII - Comanche Trail Golf Course

40-230. Golf manager

The golf manager shall report to the Director of Public Works, except if the City Manager files a letter with the City Secretary assigning the golf manager to report to another employee.

40-231. Comanche Trail Golf Course Hours

The Comanche Trail Golf Course shall be closed for purposes of maintenance on the second and fourth Monday of each month. The City Manager's authority to set hours for the Comanche Trail Golf Course is otherwise unaffected.

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

SECTION 3. 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 4. 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 5. 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 6. This Ordinance is ordered to be codified.

SECTION 7. This Ordinance shall take effect immediately after passage in accordance with the provisions of the Charter of the City of Big Spring, and it is accordingly so ordained.

SECTION 8. 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



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, October 14, 2025
Subject: Truck Route

Action Requested: Approving future I-27 as a designated truck route.

Background Information: The City of Big Spring has been working towards all large trucks taking the bypass instead of driving down Gregg Street. Approval of this would enforce all future DOT permits to take the reliever route instead of cutting through town.

Staff recommendation: It is Staff's recommendation to accept the route as shown.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BIG SPRING, TEXAS TO PROHIBITING THROUGH TRUCK TRAFFIC ALONG BUSINESS US HIGHWAY 87-M BY ESTABLISHING “TRUCK ROUTES” AS ARTICLE VII OF CHAPTER 48 OF THE BIG SPRING CITY CODE; AUTHORIZING THE CITY MANAGER TO ERECT APPROPRIATE SIGNS; PROVIDING FOR SEVERABILITY; FINDING AND DETERMINING THAT THE MEETINGS AT WHICH THE ORDINANCE WAS DISCUSSED WERE OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR PUBLICATION; PROVIDING FOR THE REPEAL OF CONFLICTING LEGISLATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Designated the William B. Crooker Memorial Highway under Section 225.110, Texas Transportation Code, the US 87 Truck Relief Route was completed in 2020, laying important groundwork for the Ports to Plains Corridor; and

WHEREAS, US Highway 87 now routes around the city limits of Big Spring, from Interstate Highway 20 north of Big Spring southward to a location near Mitchell Road, with the former route redesignated as Business US Highway 87-M which continues to run through Big Spring; and

WHEREAS, Trucks traveling between the north and south ends of Big Spring can now drive around the City unless they have business inside the City limits; and

WHEREAS, City Council finds that to further restrict primary truck routes as stated in this Ordinance and to prohibit trucks, in order to minimize the negative impact of through truck traffic in residential areas and commercial areas to protect public safety and promote commerce in Big Spring are in the public interest and are necessary to protect health, life and property, and to preserve the good government, order, and security of the municipality and its inhabitants;

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

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

SECTION 2: There is hereby adopted a new Article VII, “Primary Truck Routes,” in the Big Spring City Code, Chapter 48 “Traffic and Vehicles,” to read as follows:

Big Spring City Code
Chapter 48 Traffic and Vehicles
Article VII Truck Routes

Section 48-301 Definitions

The following definitions apply in this Article.

Interstate Highway 20 includes Interstate Highway 20 and its service roads, exit ramps, on ramps, and overpasses.

Truck. The term "truck" means a single-unit vehicle with a manufacturer's gross weight rating of more than 10,000 pounds, a single-unit vehicle with tandem axles, or all truck-tractor/semitrailers. The term "truck" does not include a "light truck" or "authorized emergency vehicle" as defined by the Texas Transportation Code § 541.201, a school bus, a church bus, or a municipal or utility service truck.

Primary Truck Route. The term "primary" means the route officially designated by the City of Big Spring as stated herein. This route is a designated roadway designed for the safe and efficient movement of trucks and other large commercial vehicles as a part of a heavy traffic channel.

Within the city means inside the city limits of the City of Big Spring and excludes any of the following movement:

- (1) Where it is necessary for commercial purposes to load or unload materials or merchandise at locations situated off primary routes provided the truck leaves and returns to the designated truck route by the most direct route available.
- (2) Trucks driven off the designated routes to a public garage or repair shop when reasonably necessary for the maintenance and repair of such vehicle; provided, however, that this provision shall never be construed as authorizing the repair of vehicles in areas otherwise prohibited by the provisions of this Code, or by state law.
- (3) Trucks moving household goods in accordance with the Federal Motor Carrier Safety Administration Household Goods program.
- (4) For local trucks, traveling to or from a place where a truck can be legally parked or stored while not in use, provided the truck leaves and returns to the designated truck route by the most direct route available.
- (5) A truck shall not be required to enter or exit directly onto the designated truck route if such entry or exit would be unsafe from a traffic safety standpoint as determined and as so designated by the chief of police.

Section 48-302 - Presumption

Any person operating a truck within the city shall have in his possession for the inspection of peace officers evidence of his destination and point of origin to justify the presence of said vehicle on a street or roadway other than a route designated above. Failure to have such evidence in his possession shall not be an offense, but shall create a presumption that such person is operating the truck within the city.

Any person operating a truck upon any street or roadway which is not designated a primary truck route, as provided for hereinabove, shall have in his possession for the inspection of police officers his log book or evidence of his destination and point of origin to justify the presence of said truck on a street or roadway other than a designated truck route.

Sec. 48-303. Primary truck routes established.

- (a) It shall be unlawful for any person to drive or operate a truck on any roadway or highway that is not designated as a primary truck route. The following portions of the following and roadways and highways, which are hereby designated as primary truck routes:
 - (1) Interstate Highway 20 from the west city limits to the east city limits.
 - (2) Farm to Market Road 700 (Marcy Drive) from its intersection with Business Interstate Highway 20-G to its intersection with Interstate Highway 20.
 - (3) Business Interstate Highway 20-G (formerly known as West Highway 80) from its intersection with Interstate Highway 20 to its intersection with Farm to Market Road 700 (Marcy Drive).
 - (4) Business Interstate Highway 20-G (Fourth Street) from its intersection with Farm to Market Road 700 (Marcy Drive) to Interstate Highway 20.
 - (5) Business Interstate Highway 20-G (Third Street) from its intersection with Interstate Highway 20 to Farm to Market Road 700 (Marcy Drive).
- (b) Appropriate signs and marking shall be erected and maintained advising the operators of trucks of the streets and highways which have been designated as primary truck routes.

SECTION 3. Section 48-16, "Primary truck routes established," Article I, In General, Chapter 48, Traffic and Vehicles, Big Spring City Code is hereby amended as follows.

Big Spring City Code
Chapter 48 Traffic and Vehicles
Article I In General

Sec. 48-16. Reserved. ~~Primary truck routes established.~~

- ~~—(a) For the purposes of this section, the term "truck" means a single-unit vehicle with a manufacturer's gross weight rating of more than 10,000 pounds, a single-unit vehicle with tandem axles, or all truck-tractor/semitrailers. The term "truck" does not include a "light truck," as defined by the Texas Transportation Code § 541.201.~~
- ~~—(b) No person shall operate a truck on any street or roadway within the city except on the following portions of the following streets, which are hereby designated as primary truck routes:~~
 - ~~—(1) Interstate Highway 20 from the west city limits to the east city limits.~~
 - ~~—(2) U.S. Highway 87 (Gregg Street) from the north city limits to the south city limits.~~
 - ~~—(3) State Highway 350 from the north city limits to U.S. Highway Business Route East (Fourth Street).~~

~~—(4) Interstate 20 Business Route West (Third Street) from its intersection with Interstate Highway 20 on the east to its intersection with Interstate Highway 20 on the west.~~

~~—(5) Interstate 20 Business Route East (Fourth Street) from its intersection with Interstate Highway 20 on the west to its intersection with Interstate Highway 20 on the east.~~

~~—(6) Farm to Market Road 700 from its intersection with Interstate 20 Business Route to its intersection with Interstate Highway 20.~~

~~—(c) Trucks restricted to the streets designated as primary truck routes may depart from such route where it is necessary to load or unload merchandise at locations situated off of the designated routes unless such route or street is posted prohibiting entry by trucks, including, but not limited to, signs stating: "No Thru Trucks," "No Through Trucks" or similar signage. Vehicles permitted by this subsection to divert from designated truck routes shall follow the most direct truck route to the point nearest their ultimate destination and provided further, that such vehicles shall not leave designated truck routes until they have reached a turning off point that can be described as the shortest distance practical to the ultimate destination of the vehicle, which is consistent with a reasonable operation of the vehicle; provided, further, said vehicle may depart from the designated truck terminal, which is defined as an area for trans-shipment of merchandise and service and maintenance of trucks, provided that such vehicle proceeds by the most direct route that is practicable. Any such vehicles may be driven off the designated routes to a public garage or repair shop when reasonably necessary for the maintenance and repair of such vehicle; provided, however, that this provision shall never be construed as authorizing the repair of vehicles in areas otherwise prohibited by the provisions of this Code, or by state law. Any person operating any of the aforesaid vehicles upon any street or roadway which is not designated a truck route, as provided for hereinabove, shall have in his possession for the inspection of police officers his log book or evidence of his destination and point of origin to justify the presence of said vehicle on a street or roadway other than a designated truck route.~~

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

SECTION 5. The City Manager or his designee is hereby authorized and directed to erect appropriate warning signs in accordance with this ordinance.

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 become effective upon its second publication according to law.

SECTION 10. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 11. 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

Amendment to Truck Route Ordinance

Sec. 48-303. Primary truck routes established

(a) It shall be unlawful for any person to drive or operate a truck on any roadway or highway that is not designated as a primary truck route and within the city. The following portions of the following and roadways and highways, which are hereby designated as primary truck routes

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS ESTABLISHING COMPENSATION AND BENEFITS FOR THE CITY MANAGER, CITY ATTORNEY, AND MUNICIPAL COURT JUDGES; PROVIDING FOR SEVERALBILITY; 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, Section 2, Article X of the Charter of the City of Big Spring states that the presiding judge and any judges will “receive such salary as may be fixed by ordinance,”

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

SECTION 1. The City Council of Big Spring, Texas establishes the compensation for the Judges of the Municipal Court as stated herein.

SECTION 2.

- (a) Compensation for the Presiding Judge appointed by City Council shall be \$98,841.81 per annum (3% increase effective October 26, 2025 & 2 ½% effective on their anniversary date). The Presiding Judge shall receive an automobile allowance of \$600.00 per month unless the City provides a vehicle to Presiding Judge in which case the Presiding Judge will not receive an automobile allowance. The compensation shall be remitted through the standard payroll policies of the City. The Presiding Judge shall be an exempt employee under the federal Fair Labor Standards Act.
- (b) Judicial education for the presiding judge shall be paid according to the agreement between the City and the Presiding Judge.
- (c) The Presiding Judge shall be an at-will employee of the City of Big Spring.
- (d) The Presiding Judge is a “department head” under Section 5, Article VI of the Charter of the City of Big Spring.
- (e) The Presiding Judge shall be subject to the Personnel Policies, except as agreed in writing.
- (f) The Presiding Judge shall not be subject to the administrative directives of the City Manager except as agreed in writing or as the Presiding Judge may elect.
- (g) A contract between the City and the Presiding Judge may provide for terms and conditions, but this Ordinance supersedes a conflicting provision.

SECTION 3.

- (a) Upon completing all judicial education specified in the Texas Rules of Judicial Education, Rule 5 for a given year, an Associate Judge appointed by City Council shall certify to the City of Big Spring that such judicial education has been completed, and the

City shall pay the Associate Judge a flat payment of \$1,000.00 in compensation for the Associate Judge's time.

- (b) For an Associate Judge's judicial education as state law requires, the City shall pay for an Associate Judge's enrollment and hotel expenses to one conference in Texas annually, and for one new judges conference, if applicable. If an Associate Judge is an attorney, City shall pay continuing legal education (CLE) fees associated with the required judicial education. Reimbursement for mileage shall be according to City Manager Administrative Directive No. 19.
- (c) Except as stated in subsections (a) and (b), an Associate Judge shall not receive further compensation for judicial education, nor shall the Associate Judge receive reimbursement of other expenses related to judicial education.
- (d) Compensation other than for judicial education specified in subsections (a), (b), and (c) for an Associate Judge shall be \$48.00 per hour.
- (e) An Associate Judge shall be an independent contractor of the City of Big Spring. An Associate Judge shall not be a City employee.
- (f) As an Associate Judge is not an employee of the City, the Associate Judge shall not be subject to Section 5, Article VI of the Charter of the City of Big Spring.
- (g) The Associate Judge shall not be subject to the Personnel Policies, or administrative directives of the City Manager, except as agreed in writing.
- (h) A contract between the City and an Associate Judge may provide for terms and conditions, but this Ordinance supersedes a conflicting provision.

SECTION 4. The contract for the City Manager appointed by City Council is unaffected except to adjust for the cost of living, the base salary shall be increased by a percentage to result in a base salary of \$189,790.23 per annum (3% increase effective October 26, 2025 & 2 ½% effective on their anniversary date).

SECTION 5. The contract for the City Attorney appointed by City Council is unaffected except to adjust for the cost of living, the base salary shall be increased by a percentage to result in a base salary of \$149,652.48 per annum (3% increase effective October 26, 2025 & 2 ½% effective on their anniversary date).

SECTION 6. This Ordinance supersedes Ordinances 045-2022 and 035-2024 and all prior conflicting ordinances and minute orders of the City Council of Big Spring.

SECTION 7. This Ordinance shall take effect on October 26, 2025.

SECTION 8. The City Manager or his designee is directed to take the necessary administrative actions to implement this Ordinance.

SECTION 9. 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 10. 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 11. This Ordinance will not be codified.

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 and final 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



CITY OF
Big Spring

MEMORANDUM

Date: October 28, 2025

To: Mayor Moore, Big Spring City Council Members and Todd Darden, City Manager

From: Mike Feeley A.A.E., Airport Director

Re: Authorization for an award of a bid from SKC A/C LLC, for the purchase of one 10-ton Commercial Grade Gas 208/230/3Ph RTU Replacement with Curb Adapter and Commercial Warranty American Standard Rooftop Unit for the Airport Terminal Building at McMahon-Wrinkle Airport

Staff received a quote from SKC A/C LLC for the much-needed upgrade to the Airport Terminal Building where the 2001 10 Ton R454B Refrigerant American Standard Rooftop Unit that serves the Terminal Lobby Area and Office Spaces has operated intermittently and needed replacement. Since SKC A/C LLC is state certified and guaranteed to be the best price no other bids were necessary. SKC A/C/ LLC quoted the replacement of the existing unit, which is over 24 years old.

The replacement HVAC system included one 10-ton Commercial Grade Gas 208/230/3Ph RTU Replacement with Curb Adapter and Commercial Warranty American Standard Rooftop as well as the disposal of the old unit and crane services to hoist the units on and off the terminal roof. The total purchase price for the new unit and installation/removal services is \$31,495.00 dollars.

The resources used for this improvement will come from the Heating and Cooling Systems Account 410-021-610-6317 (current balance \$32,000.00 which was appropriated for this purpose).

Based on this bid and their state certification, staff recommend awarding this project to SKC A/C LLC.



SKC A/C LLC

Shane Clark, Owner/Operator
P.O. BOX 3363, BIG SPRING, TX 79721
(432) 466-6025 TX License #TACLA72704E
skc.airheat@gmail.com www.skcair.com
TDLR Complaints 800-803-9202

1 of 1

PROPOSAL

PROPOSAL SUBMITTED TO CITY OF BS AIR PARK – Mike Feeley		TODAY'S DATE September 18, 2025	DATE OF PLANS/PAGE #'S TBD
PHONE NUMBER 432-264-2362	EMAIL ADDRESS mfeeley@mybigspring.com	JOB NAME 10 Ton 3 Phase Gas RTU Replacement	
ADDRESS, CITY, STATE, ZIP 3200 Rickabaugh Dr., Big Spring, TX		JOB LOCATION Terminal – Lobby Area Unit	

TIPS-USA Contract Purchasing Vendor #241001

We propose hereby to furnish material and labor necessary for the project below.

Leasing a crane for the Removal/disposal of existing **2001, 10 Ton R454B Refrigerant American Standard Rooftop Unit Model #YCD121C3H0AA Serial #Z05101589D** which serves the Air Terminal Lobby area. Purchasing a permit from City of Big Spring to install a new 10 Ton, 208/230, 3 Phase Commercial-grade American Standard brand Gas Rooftop Package Unit to include: Setting new package unit on a new SO-McDaniel roof curb adapter and sealing per code; connecting new equipment to existing power and thermostat control wiring; installing black gas pipe from new unit's gas valve through to the outside of the cabinet to customer's gas flex line and sealing per code; setting to customer's supply/return duct system and sealing per code; installing new hail guards; flushing and reconnecting to customer's PVC condensate drainage system, adjusting as needed; performing heating and cooling cycle tests; verifying proper operation; registering equipment online (warranty detailed below).

10 Ton Commercial Grade Gas 208/230/3Ph RTU Replacement w/ Curb Adapter
COMMERCIAL WARRANTY: 5-yrs Compressor, 1-yrs Parts, 2-yrs SKC Labor

TOTAL COST: \$31,495.00

Thank you for considering us!!

We propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:
Thirty-One Thousand, Four Hundred, Ninety-five Dollars & no/100** dollars (\$ **31,495.00**)

Payment as follows: Balance Due Per City of Big Spring's Remittance Policies

All material is guaranteed to be as specified if accepted within the time frame noted below. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction. **Note:** Should equipment prices fluctuate more than 8% before down payment is received or financing is obtained the total of this proposal will increase accordingly upon immediate notification to responsible party above.

Authorized
Signature

Shane Clark

Note: this proposal may be withdrawn by us
if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and
conditions are satisfactory and are hereby accepted. You are authorized
to do the work as specified. Payment will be made as outlined above.

Signature

Signature

Date of Acceptance

MEMORANDUM

Date: October 28, 2025

To: Mayor Moore, Big Spring City Council Members and Todd Darden, City Manager

From: Mike Feeley A.A.E., Airport Director

Re: Authorization for an award of a bid from Backyard Escapism for an eight-seat Golf Cart to transport pilots and passengers to and from the Airport Terminal Building at McMahon-Wrinkle Airport

Staff received a quote from Backyard Escapism for an eight-seat Golf Cart to transport pilots and passengers to and from the Airport Terminal Building at McMahon-Wrinkle Airport. Many of the transient air crews and passengers are currently walking from the fuel farm to the terminal building. This cart will be used to provide them with transportation back and forth to the terminal building to enhance their experience at our airport.

Staff solicited four bids and received three responses with the fourth being a no bid. The breakdown for the bids is as follows:

Vendor	Type Unit Quoted	Price
Metro Golf Cars	Club Car	\$ 27,094
EZGO	No Bid	\$ -
Metro Golf Cars (SC)	Club Car	\$ 29,980
Backyard Escapism	8 Seat Cart	\$ 17,750

Staff recommends the bid award to Backyard Escapism in the amount of \$17,750 dollars.

The resources used for this acquisition will come from the Motor Vehicles Account 410-021-610-6401 the current balance is \$25,000.00 which was budgeted for this purpose.



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, October 28, 2025
Subject: Wood Chipping

Action Requested: Approving expenditure for wood chipping at the Big Sandy Landfill.

Background Information: The City of Big Spring's Big Sandy Landfill has accumulated a large number of trees over the last two years that need to be grinded up into wood chips. We use the wood chips to cover the trash in the cell mixed in with the dirt.

Financial Considerations:

Expenditure amount requested:	\$70,000.00
What fund/department account will this amount be drawn from?	Enterprise Landfill Fund 350
Revenue generated:	N/A
Would this expenditure be made within the budget for the current fiscal year?	Yes
Does this commit the City to spending funds beyond the current fiscal year? Explain.	N/A

Staff recommendation: It is Staff's recommendation to award the bid to The Organic Recycler.



THE ORGANIC RECYCLER

5501 Ranch to Market Rd 2243
Georgetown, TX 78628

PROJECT QUOTE

Chad Tidwell
City of Big Springs
217 East 3rd Street
Big Spring, TX
79720

Date: 10/13/2025

Job Loc.: Big Sandy Landfill - Big Springs

Thank you for the opportunity to provide a proposal that includes the following services at your project:

ITEM NO.	Description	Quantity	Unit	Price	Sub Total
1	Grind brush pile	1	LS	\$ 70,000.00	\$70,000.00
					\$0.00
	project site shown on next sheet				

Sub Total \$70,000.00

Sales Tax \$0.00

TOTAL \$70,000.00

Sales Tax is not included. If required, additional fee will be assessed

Dry weather required for progress of construction.

Not responsible for any required permitting or permitting fees.

Not responsible for grinding and sorting piles containing excessive dirt/debris.

Not responsible for any erosion control.

Not responsible for any dust suppression.

Price includes 1 mobilization. Additional moves billed at \$3000 per piece of equipment.

Not responsible for non-grindables (trash, fence, debris, rock, concrete, power poles, railroad ties etc.)

Excludes repairs to damaged underground or overhead utilities caused by normal construction.

Repairs to grinding equipment due to contaminants (metal, concrete, rocks, etc..) located in organic material will be assessed at completion of project.

Not responsible for any traffic control necessary for progress of construction.

All trees to be cut at ground level where underground or overhead utilities are present. (hand work is not included)

Not responsible for locating or accuracy of clearing limits.

Not responsible for removing trees/vegetation in any unstable grounds. (Swamp, Marsh)

Proposed price is valid for 30 days

Payment for services shall be due and payable upon completion of grinding.

Items not included in description are excluded from proposal.

Approved By

Company: _____

Date: _____

Sign: _____

Title: _____

The Organic Recycler

By: Devin Meek

Title: Austin Grinding Manager

Job location map





COMMUNITY SERVICES MEMO

Date: October 21, 2025

To: Mayor and City Council, City Manager

From: Susan Himes, Community Services Director

Subject: Request for event funding through CVB

The Convention and Visitor's Bureau staff is recommending awarding event funding in the amount of \$12,000 to Howard College for the Mark Adams Classic Basketball Tournament. The event will be held December 4, 5 and 6 and teams will travel from as far as Missouri for this tournament.

The college has submitted all of the proper paperwork and meets the criteria of Chapter 351 of the Texas Tax Code for HOT funds. The estimated hotel room number is 108 nights and the estimated hotel revenue for this event is \$16,200.

This is the first year of this particular tournament and it will include 8 teams and their coaches and staff from outside our area, as well as any family and friends traveling with them. We are hoping this tournament will become an annual event that we can continue to support and help to grow. We have the funds in the budget to support this event.

Kyle Cooper from Howard College is in attendance and can answer any additional questions about the tournament that you may have.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS, CASTING VOTE(S) TO ELECT DIRECTORS FOR THE HOWARD CENTRAL APPRAISAL DISTRICT FOR THE YEARS 2026 AND 2027; AND DIRECTING THE CITY SECRETARY TO SUBMIT THE OFFICIAL BALLOT TO THE CHIEF APPRAISER OF THE HOWARD CENTRAL APPRAISAL DISTRICT BEFORE DECEMBER 15, 2025; FINDING AND DETERMINING THAT THE MEETINGS AT WHICH THE RESOLUTION WAS DISCUSSED WERE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Big Spring is a taxing unit entitled to vote in the election of the Howard Central Appraisal District Board of Directors, and therefore entitled to nominate and cast votes for candidates for election thereto pursuant to Texas Tax Code § 6.03;

WHEREAS, five (5) directors serving two-year terms beginning January 1st of even-number years are appointed by the taxing units participating in the district;

WHEREAS, the governing body of each taxing unit may cast all its votes for one candidate or distribute them among candidates for any number of directorships;

WHEREAS, the City of Big Spring is allocated 334.5 votes based on its 2024 tax levy; and

WHEREAS, the City Council of the City of Big Spring wishes to cast its votes for the election of the Board of Directors for the Howard Central Appraisal District for 2026-2027;

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

SECTION 1. The City Council casts its 334.5 votes for the following candidate(s) for the Howard Central Joint Tax Appraisal District Board of Directors for the years 2026 and 2027:

- 1. Mr. John Cline votes
- 2. Mr. Mike Dawson votes
- 3. Mr. Scott Emerson votes
- 4. Mr. Jordan Partee votes
- 5. Mr. Craig Wyrick votes

SECTION 2. The City Secretary is hereby directed to submit this resolution to the Chief Appraiser of the Howard Central Appraisal District before **December 15, 2025.**

SECTION 3. 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 4. This Resolution shall become effective immediately after the second reading.

PASSED AND APPROVED on first reading at a regular meeting of the City Council on the ____ day of _____, **2025**, with all members of the Council present voting “aye” for passage of same.

PASSED AND APPROVED on second and final reading at a regular meeting of the City Council on the ____ day of _____, **2025**, with all members of the Council present voting “aye” for passage of same.

Robert H. Moore III, Mayor

ATTEST:

Tami L. Davis, City Secretary



HOWARD CENTRAL APPRAISAL DISTRICT

Julie Duke, BA, RPA, CCA
Chief Appraiser

October 20, 2025

Mayor Robert Moore and Todd Darden, City Manager
City of Big Spring
310 Nolan
Big Spring, TX 79720

Dear Mayor Moore and Mr. Darden,

Please find enclosed an official ballot for the election of the Board of Directors for the Howard Central Appraisal District.

City of Big Spring has a total of 334.5 votes to cast in the election of the Board.

The ballot is to be submitted to my office before December 15, 2025. I will notify all parties before December 31, 2025 of the results of the election. (Pursuant to Texas Property Tax Code Sec. 6.03(k))

Thank you and as always, please contact me with any questions.

Respectfully,

Julie Duke, BA, RPA, CCA
Howard Central Appraisal District



HOWARD CENTRAL APPRAISAL DISTRICT

Julie Duke, BA, RPA, CCA
Chief Appraiser

HOWARD CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS ELECTION 2025

THIS IS YOUR OFFICIAL BALLOT FOR CASTING YOUR VOTES IN THE ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS FOR THE HOWARD CENTRAL APPRAISAL DISTRICT. YOU MAY CAST ALL YOUR VOTES FOR ONE NOMINEE OR ALLOCATE YOUR VOTES AMONG AS MANY NOMINEES IN ANY MANNER YOU CHOOSE.

THIS BALLOT MUST BE RETURNED BEFORE DECEMBER 15, 2025.

TAXING UNIT:	<u>NOMINEE</u>	<u>VOTES CAST</u>
CITY OF BIG SPRING	JOHN CLINE	_____
	MIKE DAWSON	_____
	SCOTT EMERSON	_____
ALLOTTED VOTES:	JORDAN PARTEE	_____
334.5	CRAIG WYRICK	_____
	Total Votes Cast by Unit	_____

BY OFFICIAL ACTION ____ / ____ / 2025

SIGNED _____

TITLE _____

SIGNED _____

TITLE _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BIG SPRING, TEXAS, PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, CREATING TAX INCREMENT REFINANCING ZONE NUMBER ONE, CITY OF BIG SPRING, TEXAS; 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, the City of Big Spring, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the corporate limits of the municipality or the extraterritorial jurisdiction (the “ETJ”) of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain contiguous geographic area in the City and the City’s ETJ, which is more specifically described in *Exhibits “A”* and *“B”* of this Ordinance (the “Zone”), through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number One, City of Big Spring*, attached as *Exhibit “C”* (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on October 19, 2025, which date is before the seventh (7th) day before the public hearing held on October 28, 2025; and

WHEREAS, at the public hearing on October 28, 2025, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on October 28, 2025, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on October 28, 2025; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the creation of the reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in ***Exhibits “A” and “B”*** will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as defined in ***Exhibits “A” and “B”***, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. It is a geographic area located within the City limits of the City and the City’s ETJ; and
 - 2. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open or undeveloped, and, because of obsolete

- platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City of Big Spring; and
3. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone substantially arrests or impairs the sound growth of the City of Big Spring, constitutes an economic liability, and is a menace to the public welfare because of the presence of the predominance of inadequate sidewalk or street layout; and
 4. That the zone will significantly enhance the value of all the taxable real property in the zone and will be of general benefit to the City of Big Spring, and the zone meets the requirements of Section 311.005, Texas Tax Code.
- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future; and
- (h) That 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.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in Exhibits “A” and “B” hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number One, City of Big Spring, Texas (hereinafter referred to as the “Zone”).

SECTION 4. BOARD OF DIRECTORS.

That a board of directors for the Zone (“Board”) is hereby created. The Board shall consist of seven (7) members comprised of six (6) City Council members and the Mayor.

The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one member of the board. The number of directors on the Board of Directors shall be increased by one for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.

Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the City Council hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the Tax Increment Fund for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the City Council hereby authorizes the Board to exercise all of the powers of the City under Chapter 380, Texas Local Government Code, as amended.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2045 (with the final year's tax increment to be collected by September 1, 2046); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2025, which is the year in which the Zone was designated as a reinvestment zone.

The Tax Increment Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the Tax Increment Fund under an

agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) fifty percent (50%) of the City's tax increment, as defined by Section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code.

SECTION 8. SEVERABILITY.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

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 10. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law.

SECTION 11. CONFLICT WITH LAWS.

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 12. 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

EXHIBIT A

BOUNDARY DESCRIPTION

The TIRZ is contiguous and consists of approximately 620 acres, further described below.

Beginning at the point the northwest corner of Property ID 297545 meets the southern right of way boundary of Interstate 20, thence

East along the northern boundary of Property ID 297545, continuing south along the eastern boundary of Property ID 297545 to the point it meets the northeast corner of Property ID 301391, thence

South along the eastern boundary of Property ID 301391, continuing south along the eastern boundary of Property ID 29745 to the point it meets the northern boundary of Property ID 297584, thence

East along the northern boundary of Property ID 297584, continuing south along the eastern boundary of Property ID 297584 to the point it meets the northeast corner of Property ID 297585, thence

South along the eastern boundary of Property ID 297585, continuing west then north along the boundary of Property ID 297585 to the point it meets the southwest corner of Property ID 297584, thence

North along the western boundary of Property ID 297584 to the point it meets the southern boundary of Property ID 297545, thence

West along the southern boundary of Property ID 297545 to the point it meets the southern boundary of Property ID 300723, thence

West along the southern boundary of Property ID 300723 to the point it meets the southern boundary of Property ID 297545, thence

West along the southern boundary of Property ID 297545, continuing north along the western boundary of Property ID 297545, to the point it meets the southwest corner of Property ID 301392, thence

North along the western boundary of Property ID 301392 where it meets the eastern right of way boundary of Stallings Road, thence

North along the eastern right of way boundary of Stallings Road to the point the northwest corner of Property ID 297545 meets the southern right of way boundary of Interstate 20, which is the point of beginning.

EXHIBIT B
BOUNDARY MAP



 - TIRZ Boundary

Tax Increment Reinvestment Zone #1

City of Big Spring, Texas



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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



As a midpoint in West Texas, Big Spring sits at the crossroads of U.S. Highway 87 and Interstate 20, and is the county seat of Howard County, Texas. The city is in a rocky gorge between two high foothills of the Caprock escarpment in West Texas. The northern limit of the Edwards Plateau and the southern most hills of the Caprock converge in Big Spring.

Big Spring's population was 26,144 at the 2020 census and delivers a mixture of yesterday, today, and tomorrow that welcomes the native and the newcomer alike.

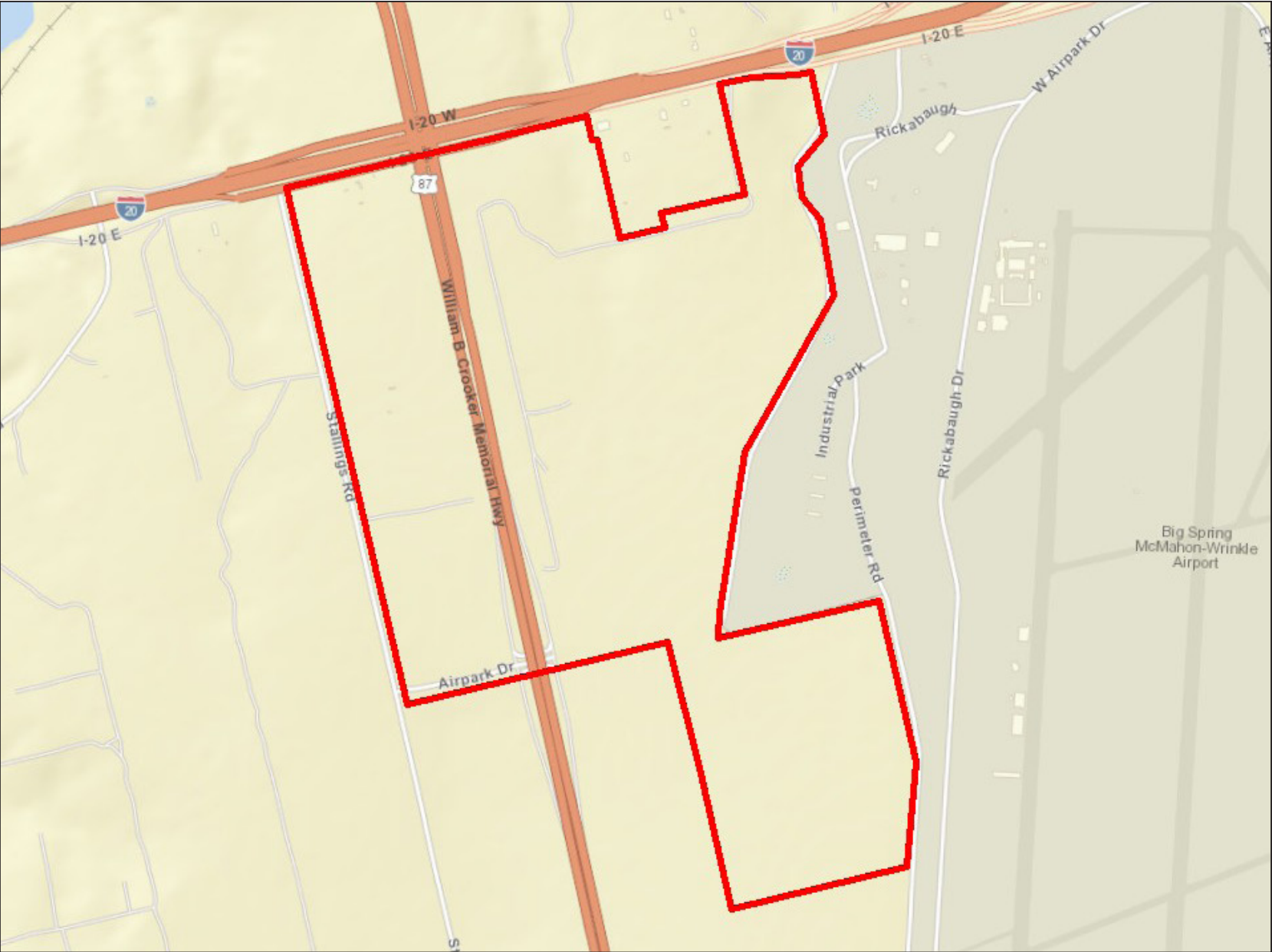
Big Spring is surrounded by over one million people within a hundred mile radius. Big Spring is approximately 40 miles east of Midland, 80 miles north of San Angelo, 100 miles west of Abilene and 95 miles south of Lubbock. Midland International Airport is the closest major airport and is served by Southwest Airlines, American Airlines, and Continental Airlines. Private and corporate aircraft can fly directly into the Big Spring McMahon-Wrinkle Airport.

Tax Increment Reinvestment Zone #1, City of Big Spring

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

On November 11, 2025 the City Council of the City of Big Spring, Texas (the “Council”), pursuant to Chapter 311 of the Texas Tax Code, will consider an ordinance to designate a contiguous geographic area within the City limits as Reinvestment Zone Number One, City of Big Spring, Texas. The goal of Tax Increment Reinvestment Zone #1 (TIRZ #1) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This preliminary project and financing plan outlines the funding of \$2,007,718 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Big Spring. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



 - TIRZ Boundary

TIRZ Boundary

Boundary Description

TIRZ #1 consists of approximately 620 acres located within the City limits and City’s extraterritorial jurisdiction of the City of Big Spring. The legal description for the zone is described in detail below.

Legal Description TIRZ #1

Beginning at the point the northwest corner of Property ID 297545 meets the southern right of way boundary of Interstate 20, thence

East along the northern boundary of Property ID 297545, continuing south along the eastern boundary of Property ID 297545 to the point it meets the northeast corner of Property ID 301391, thence

South along the eastern boundary of Property ID 301391, continuing south along the eastern boundary of Property ID 29745 to the point it meets the northern boundary of Property ID 297584, thence

East along the northern boundary of Property ID 297584, continuing south along the eastern boundary of Property ID 297584 to the point it meets the northeast corner of Property ID 297585, thence

South along the eastern boundary of Property ID 297585, continuing west then north along the boundary of Property ID 297585 to the point it meets the southwest corner of Property ID 297584, thence

North along the western boundary of Property ID 297584 to the point it meets the southern boundary of Property ID 297545, thence

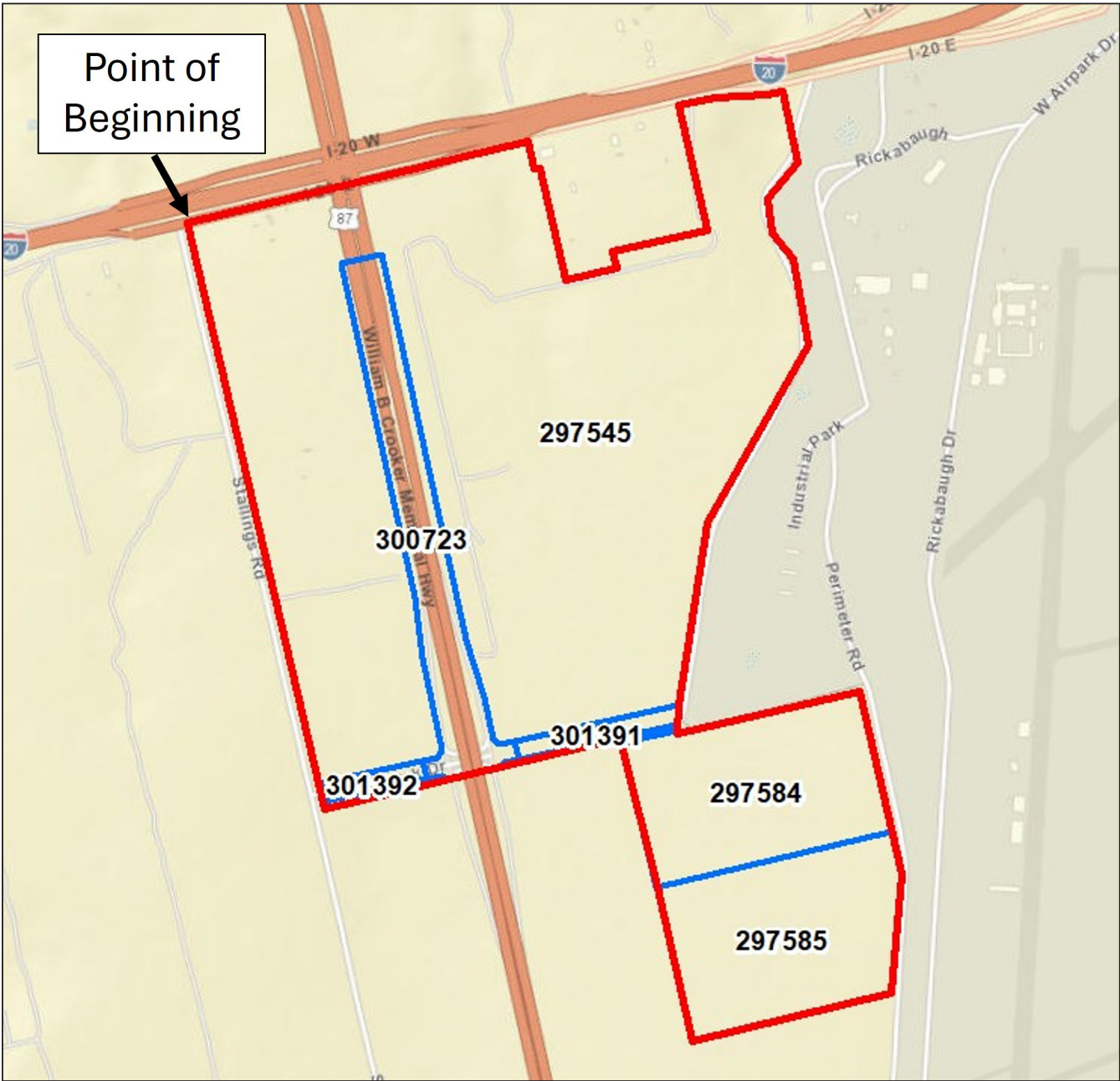
West along the southern boundary of Property ID 297545 to the point it meets the southern boundary of Property ID 300723, thence

West along the southern boundary of Property ID 300723 to the point it meets the southern boundary of Property ID 297545, thence

West along the southern boundary of Property ID 297545, continuing north along the western boundary of Property ID 297545, to the point it meets the southwest corner of Property ID 301392, thence

North along the western boundary of Property ID 301392 where it meets the eastern right of way boundary of Stallings Road, thence

North along the eastern right of way boundary of Stallings Road to the point the northwest corner of Property ID 297545 meets the southern right of way boundary of Interstate 20, which is the point of beginning.



Current Conditions

Land Use

The land within the zone is vacant, undeveloped land. Less than 30 percent of the property in the zone, excluding property that is publicly owned, is used for residential purposes.

Zoning

The land within the TIRZ is not currently zoned. The property may need to be zoned to accomodate any future development. It is not anticipated there will be any changes to the City of Big Spring zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Current Ownership

There are currently 6 parcels within Tax Increment Reinvestment Zone #1. The 2025 estimated taxable base value of the property within the TIRZ is \$0 given that none of the parcels were located within in the TIRZ as of January 1, 2025. For further details of parcels included within the TIRZ see **Appendix A**.

Proposed Development

Anticipated Development

The table below provides an overview of the scope and timing of potential development that PAC projects could occur during the life of the TIRZ, based on market trends, known planned development, and input from City staff. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ. Non-Project Costs, costs that will be spent to develop in the Zone but will not be financed by the TIRZ, and will be financed by other funds, are estimated to be \$35,000,000 as shown in the table below.

	Projected Completion Date	SF	RP Taxable Value per SF	Incremental Value
TIRZ #1				
Industrial	2028	100,000	\$ 50	\$ 5,000,000
Industrial	2030	100,000	\$ 50	\$ 5,000,000
Industrial	2032	100,000	\$ 50	\$ 5,000,000
Industrial	2034	100,000	\$ 50	\$ 5,000,000
Industrial	2036	100,000	\$ 50	\$ 5,000,000
Industrial	2038	100,000	\$ 50	\$ 5,000,000
Industrial	2040	100,000	\$ 50	\$ 5,000,000
Total		700,000		\$ 35,000,000

Project Costs

Project Costs of the Zone

There are a number of improvements to be located within the boundaries of Tax Increment Reinvestment Zone #1 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #1		
Public Utilities	\$ 602,316	30%
Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements, Storm Water Facilities and Improvements		
Parking, Rail, and Transit Improvements	\$ 200,772	10%
Street and Intersection Improvements	\$ 602,316	30%
Pedestrian Enhancements	\$ 200,772	10%
Streetscape, lighting, public art, and other amenities that enhance the pedestrian experience		
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 160,617	8%
Economic Development Grants	\$ 200,772	10%
Administrative Costs	\$ 40,154	2.0%
Total	\$ 2,007,718	100%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code, listed to the right. The project costs listed above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$2,007,718 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Project Costs

Public Utilities includes but is not limited to:

Water Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of water facilities and improvements that support the development and redevelopment of the TIRZ.

Sanitary Sewer Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

Storm Water Facilities and Improvements: Many areas within the TIRZ have an aging infrastructure, making proper utility drainage an important component of the project plan. Utility drainage encompasses the physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow. Facilities/systems can include natural features and conduits, channels, ditches, swales, pipes, detention devices or other devices designed or intended to carry, direct, detain or otherwise control stormwater.

Parking and Transit Improvements: Parking structures, whether newly constructed or existing, may be utilized to encourage denser development and support public access to commercial, residential, and retail developments at future mixed-use or transit-oriented developments. Parking includes, but is not limited to, parking garages; surface parking; parking lighting; parking signage and wayfinding, parking meters/ kiosks and electrical charging stations. The goal is to create compact, walkable, pedestrian-centered developments to enhance and act as a catalyst to spur additional development and redevelopment in the district.

Street and Intersection Improvements and Pedestrian Enhancements: The TIRZ will encourage the construction of multi-functional, pedestrian-oriented, aesthetically-pleasing, safe, and inviting street for residents and visitors. Creating a pleasing public realm supports and encourages a wide variety of new development and investment. Elements of complete streets include the building to building improvements which may encompass: sidewalks, shared travel lanes (e.g. bus and bicycle), parallel and angled parking, pedestrian crosswalks, pedestrian and emergency bulb (American with Disabilities Act (ADA) accessibility), awnings, street improvements, planters, pedestrian street furniture, bike racks and pedestrian lighting. This includes public art and other amenities that enhance the pedestrian experience.

Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements: In accordance with Sec. 311.008(4B), TIRZ funds may be used to acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements. Costs of design, improvements, and land acquisition are TIRZ eligible expenses and can be funded from this category.

Economic Development Grants: This may include grants, loans, and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that involve: historic preservation, demolition, environmental remediation and economic development grants. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

Administrative Costs: Administrative costs, including reasonable charges for the time spent by employees of the City, to assist with implementation within the TIRZ will be eligible for reimbursement as project costs, upon approval by the Board of Directors and in connection with the implementation of the Project and Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

Method of Financing

To fund the public improvements outlined on the previous page, the City of Big Spring will contribute 50% of the real property increment within the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing.

Utilizing the information outlined in this feasibility study, Pettit & Ayala Consulting has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

	Real Property Tax - 2025 Rates		Participation	
	City of Big Spring	0.67890300	50%	0.3394515
	Howard County	0.30171100	0%	0.0000000
	Big Spring ISD	0.75267800	0%	0.0000000
	Howard College	0.21663700	0%	0.0000000
		1.94992900		0.3394515

	Personal Property Tax		Participation	
	City of Big Spring	0.67890300	0%	0.0000000
	Howard County	0.30171100	0%	0.0000000
	Big Spring ISD	0.75267800	0%	0.0000000
	Howard College	0.21663700	0%	0.0000000
		1.94992900		0.0000000

	Sales Tax		Participation	
	City of Big Spring	0.01500000	0%	0.0000000
	EDC	0.00500000	0%	0.0000000
		0.02000000		0.0000000

Financial Feasibility Analysis - Development Input

INPUT

INFLATION RATE	3.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Big Spring	0.67890300	50%	0.3394515
Grayson County	0.30171100	0%	0.0000000
Big Spring ISD	0.75267800	0%	0.0000000
Howard College	0.21663700	0%	0.0000000
	1.94992900		0.3394515

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Big Spring	0.67890300	50%	0.3394515
Grayson County	0.30171100	0%	0.0000000
Big Spring ISD	0.75267800	0%	0.0000000
Howard College	0.21663700	0%	0.0000000
	1.94992900		0.3394515

City of Big Spring	0.01500000	0%	0.0000000
EDC	0.00500000	0%	0.0000000
	0.02000000		0.0000000

		Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Industrial	2028	100,000	\$ 50.00	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	2030	100,000	\$ 50.00	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	2032	100,000	\$ 50.00	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	2034	100,000	\$ 50.00	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	2036	100,000	\$ 50.00	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	2038	100,000	\$ 50.00	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial	2040	100,000	\$ 50.00	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL		700,000		35,000,000		-		-	

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Big Spring	34.8%	\$ 4,015,437	=	\$ 4,015,437	+	\$ -	+	\$ -
Grayson County	15.5%	\$ 1,784,499	=	\$ 1,784,499	+	\$ -	+	\$ -
Big Spring ISD	38.6%	\$ 4,451,786	=	\$ 4,451,786	+	\$ -	+	\$ -
Howard College	11.1%	\$ 1,281,320	=	\$ 1,281,320	+	\$ -	+	\$ -
EDC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	11,533,042		\$ 11,533,042		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Big Spring	100.0%	\$ 2,007,718	=	\$ 2,007,718	+	\$ -	+	\$ -
Grayson County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Big Spring ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Howard College	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
EDC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	2,007,718		\$ 2,007,718		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Big Spring	21.1%	\$ 2,007,718	=	\$ 2,007,718	+	\$ -	+	\$ -
Grayson County	18.7%	\$ 1,784,499	=	\$ 1,784,499	+	\$ -	+	\$ -
Big Spring ISD	46.7%	\$ 4,451,786	=	\$ 4,451,786	+	\$ -	+	\$ -
Howard College	13.5%	\$ 1,281,320	=	\$ 1,281,320	+	\$ -	+	\$ -
EDC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	9,525,323		\$ 9,525,323		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis - Development Worksheet

Tax Revenue Projections

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
TOTAL TAX REVENUE																								
REAL PROPERTY		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045		
Industrial	Taxable Value Per SF	50	52	53	55	56	58	60	61	63	65	67	69	71	73	76	78	80	83	85	88	90		
	Cumulative Units	-	-	-	-	100,000	100,000	200,000	200,000	300,000	300,000	400,000	400,000	500,000	500,000	600,000	600,000	700,000	700,000	700,000	700,000	700,000		
	Retail Taxable Value	-	-	-	-	5,627,544	5,796,370	11,940,523	12,298,739	19,001,551	19,571,598	26,878,328	27,684,677	35,644,022	36,713,343	45,377,692	46,739,022	56,164,725	57,849,667	59,585,157	61,372,712	63,213,893		
	Taxable Value	-	-	-	-	5,627,544	5,796,370	11,940,523	12,298,739	19,001,551	19,571,598	26,878,328	27,684,677	35,644,022	36,713,343	45,377,692	46,739,022	56,164,725	57,849,667	59,585,157	61,372,712	63,213,893		
	PV																					GROSS		
City of Big Spring	1,747,816	-	-	-	-	38,206	39,352	81,065	83,497	129,002	132,872	182,478	187,952	241,988	249,248	308,071	317,313	381,304	392,743	404,525	416,661	429,161	4,015,437	
Howard County	776,746	-	-	-	-	16,979	17,488	36,026	37,107	57,330	59,050	81,095	83,528	107,542	110,768	136,909	141,017	169,455	174,539	179,775	185,168	190,723	1,784,499	
Big Spring ISD	1,937,747	-	-	-	-	42,357	43,628	89,874	92,570	143,020	147,311	202,307	208,376	268,285	276,333	341,548	351,794	422,740	435,422	448,484	461,939	475,797	4,451,786	
Howard College	557,726	-	-	-	-	12,191	12,557	25,868	26,644	41,164	42,399	58,228	59,975	77,218	79,535	98,305	101,254	121,674	125,324	129,083	132,956	136,945	1,281,320	
Total	5,020,035	-	-	-	-	109,733	113,025	232,832	239,817	370,517	381,632	524,108	539,832	695,033	715,884	884,833	911,378	1,095,172	1,128,027	1,161,868	1,196,724	1,232,626	11,533,042	
PERSONAL PROPERTY		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045		
	Taxable Value Per SF																							
	Cumulative SF																							
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	PV																					GROSS		
City of Big Spring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Howard County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Big Spring ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Howard College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045		
	Sales Per SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Cumulative SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	PV																					GROSS		
City of Big Spring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045		
	PV																					GROSS		
City of Big Spring	1,747,816	-	-	-	-	38,206	39,352	81,065	83,497	129,002	132,872	182,478	187,952	241,988	249,248	308,071	317,313	381,304	392,743	404,525	416,661	429,161	4,015,437	
Howard County	776,746	-	-	-	-	16,979	17,488	36,026	37,107	57,330	59,050	81,095	83,528	107,542	110,768	136,909	141,017	169,455	174,539	179,775	185,168	190,723	1,784,499	
Big Spring ISD	1,937,747	-	-	-	-	42,357	43,628	89,874	92,570	143,020	147,311	202,307	208,376	268,285	276,333	341,548	351,794	422,740	435,422	448,484	461,939	475,797	4,451,786	
Howard College	557,726	-	-	-	-	12,191	12,557	25,868	26,644	41,164	42,399	58,228	59,975	77,218	79,535	98,305	101,254	121,674	125,324	129,083	132,956	136,945	1,281,320	
EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	5,020,035	-	-	-	-	109,733	113,025	232,832	239,817	370,517	381,632	524,108	539,832	695,033	715,884	884,833	911,378	1,095,172	1,128,027	1,161,868	1,196,724	1,232,626	11,533,042	
PARTICIPATION																								
REAL PROPERTY		Taxable Value	-	-	-	-	5,627,544	5,796,370	11,940,523	12,298,739	19,001,551	19,571,598	26,878,328	27,684,677	35,644,022	36,713,343	45,377,692	46,739,022	56,164,725	57,849,667	59,585,157	61,372,712	63,213,893	GROSS
	PV																							
City of Big Spring	873,908	-	-	-	-	19,103	19,676	40,532	41,748	64,501	66,436	91,239	93,976	120,994	124,624	154,035	158,656	190,652	196,372	202,263	208,331	214,581	2,007,718	
Howard County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Big Spring ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Howard College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	873,908	-	-	-	-	19,103	19,676	40,532	41,748	64,501	66,436	91,239	93,976	120,994	124,624	154,035	158,656	190,652	196,372	202,263	208,331	214,581	2,007,718	
PERSONAL PROPERTY		Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
	PV																							
City of Big Spring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Howard County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Big Spring ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Howard College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX		Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
	City of Big Spring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY		PV																					GROSS	
City of Big Spring	873,908	-	-	-	-	19,103	19,676	40,532	41,748	64,501	66,436	91,239	93,976	120,994	124,624	154,035	158,656	190,652	196,372	202,263	208,331	214,581	2,007,718	
Howard County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Big Spring ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Howard College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	873,908	-	-	-	-	19,103	19,676	40,532	41,748	64,501	66,436	91,239	93,976	120,994	124,624	154,035	158,656	190,652	196,372	202,263	208,331	214,581	2,007,718	
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																								
SUMMARY		PV																					GROSS	
City of Big Spring	873,908	-	-	-	-	19,103	19,676	40,532	41,748	64,501	66,436	91,239	93,976	120,994	124,624	154,035	158,656	190,652	196,372	202,263	208,331	214,581	2,007,718	
Howard County	776,746	-	-	-	-	16,979	17,488	36,026	37,107	57,330	59,050	81,095	83,528	107,542	110,768	136,909	141,017	169,455	174,539	179,775	185,168	190,723	1,784,499	
Big Spring ISD	1,937,747	-	-	-	-	42,357	43,628	89,874	92,570	143,020	147,311	202,307	208,376	268,285	276,333	341,548	351,794	422,740	435,422	448,484	461,939	475,797	4,451,786	
Howard College	557,726	-	-	-	-	12,191	12,557	25,868	26,644	41,164	42,399	58,228	59,975	77,218	79,535	98,305	101,254	121,674	125,324	129,083	132,956	136,945	1,281,320	
EDC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	4,146,127	-	-	-	-	90,630	93,349	192,299	198,068	306,016	315,196	432,869	445,856	574,039	591,260	730,798	752,721	904,520	931,656	959,606	988,394	1,018,046	9,525,323	

Financial Feasibility Analysis - TIRZ Revenue Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

TAXABLE BASE YEAR GROWTH
DISCOUNT RATE

3.00%

6.00%

	REAL PROPERTY TAX		
City of Big Spring	0.6789030	50%	0.3394515
Grayson County	0.3017110	0%	0.0000000
Big Spring ISD	0.7526780	0%	0.0000000
Howard College	0.2166370	0%	0.0000000
	1.9499290		0.3394515

	BUSINESS	PERSONAL	PROPERTY TAX
City of Big Spring	0.6789030	0%	0.0000000
Grayson County	0.3017110	0%	0.0000000
Big Spring ISD	0.7526780	0%	0.0000000
Howard College	0.2166370	0%	0.0000000
	1.9499290		0.0000000

SALES TAX			
City of Big Spring	0.0150000	0%	0.0000000
EDC	0.0050000	0%	0.0000000
0	0.0200000	0%	0.0000000
0	0.0000000	0%	0.0000000
0	0.0000000	0%	0.0000000
	0.0400000		0.0000000

[illegible]

Financial Feasibility Analysis - All Revenue Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

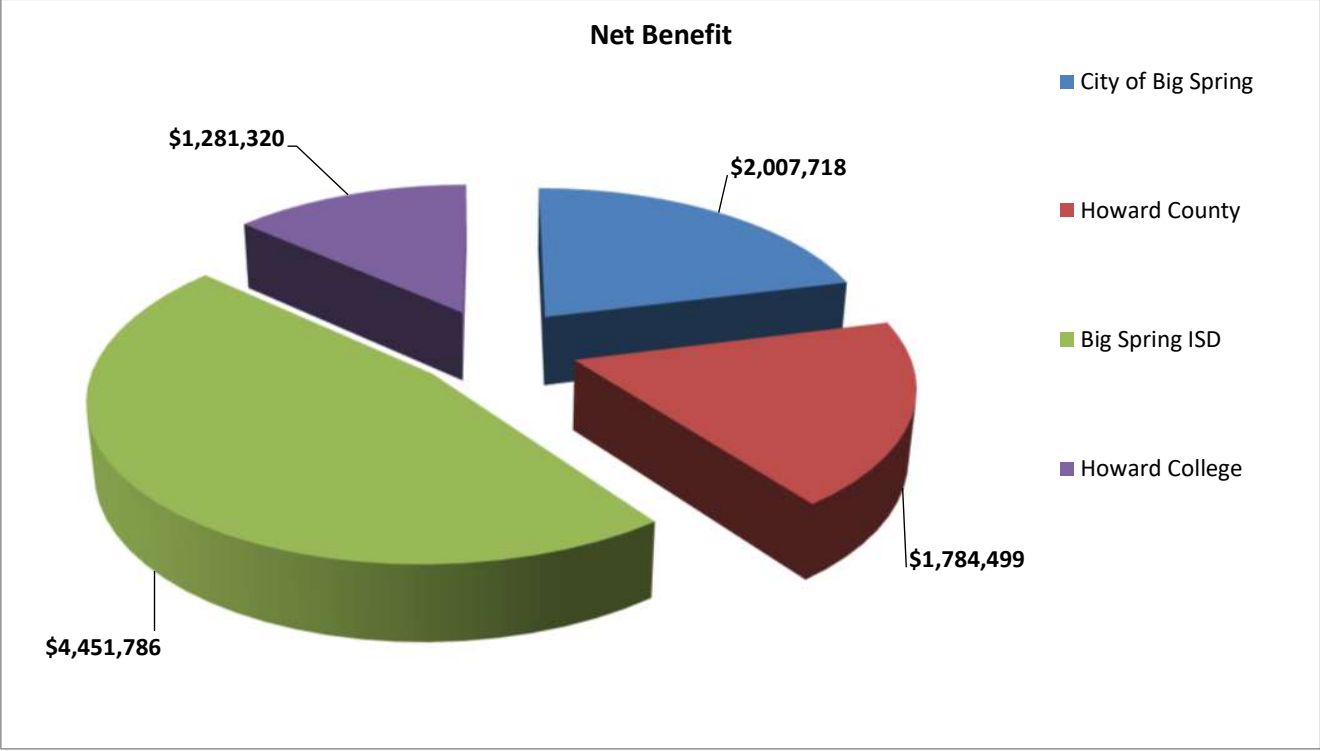
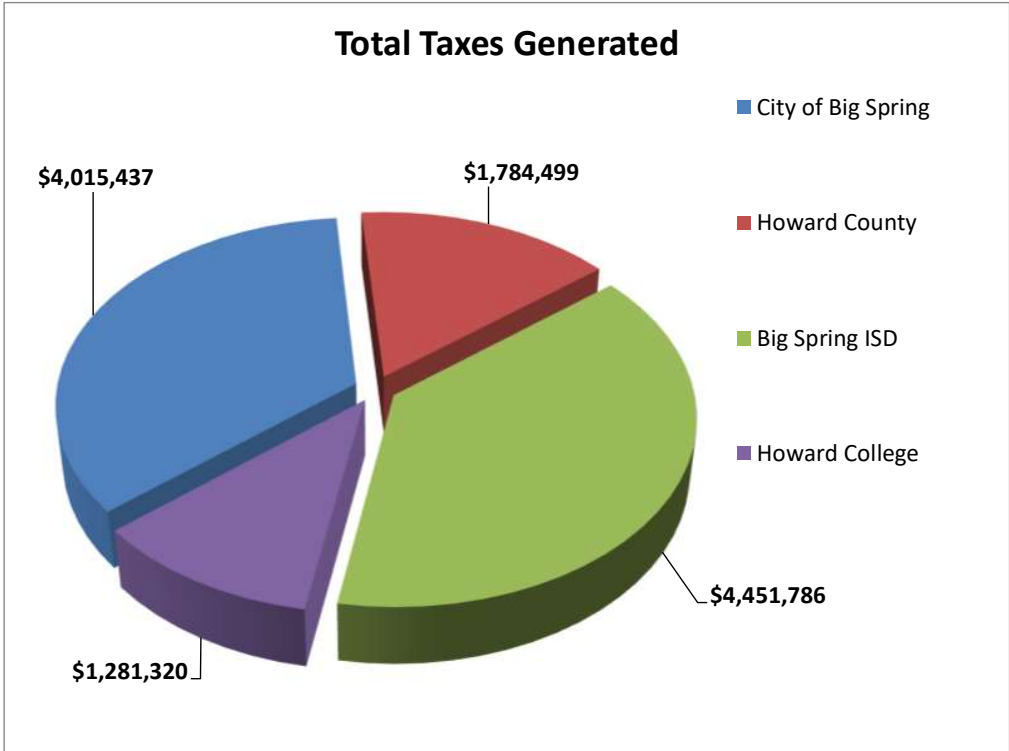
TAXABLE BASE YEAR GROWTH
DISCOUNT RATE

3.00%
6.00%

[illegible]

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Big Spring	\$4,015,437	\$2,007,718	\$2,007,718
Howard County	\$1,784,499	\$0	\$1,784,499
Big Spring ISD	\$4,451,786	\$0	\$4,451,786
Howard College	\$1,281,320	\$0	\$1,281,320
Total	\$11,533,042	\$2,007,718	\$9,525,323





Length of TIRZ #3 in Years:

The TIRZ has a 20 year term and is scheduled to end on December 31, 2045 (with the final year’s tax increment to be collected by September 1, 2046).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone’s project and financing plan.

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Acres	Legal	Owner
297545	443.61	SC 4 BK 33 1S 002 BLK/TRACT 33 1S 443.607 ACRES ACQ 07272017	CROSS ELL RANCH CORPORATION
297584	64.85	N/2 NE/4 LESS OF SC 9 BK 33 1S 058 BLK/TRACT 33 1S 64.85 ACRES ACQ 09282020	EDC
297585	62.62	S/2 NE/4 OF SC 9 BK 33 1S 059 BLK/TRACT 33 1S 62.62 ACRES ACQ 09282020	EDC
300723	40.089	SC 4 BK 33 1S 002 BLK/TRACT 33 1S 40.089 ACRES ACQ 102513	TEXAS DEPARTMENT OF TRANSPORTATION
301392	3.51	SC 4 BK 33 1S 002 BLK/TRACT 33 1S 3.51 ACRES ACQ 07272017	City of Big Spring
301391	5.37	SC 4 BK 33 1S 002 BLK/TRACT 33 1S 5.37 ACRES ACQ 07272017	City of Big Spring
	620.049		