



**HORIZON CITY**

Incorporated 1988

**AGENDA  
PUBLIC MEETING  
TIRZ NO. 1 REGULAR BOARD OF DIRECTORS MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Tuesday, August 27, 2024, 5:30 PM**

Notice is hereby given that a TIRZ No. 1 Regular Board of Directors Meeting of the Town of Horizon City, Texas will be held on **Tuesday, August 27, 2024 at 5:30 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

- 1. **Call to order; Pledge of Allegiance; Establishment of Quorum**
- 2. **Open Forum:**

**CONSENT AGENDA**

*All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the TIRZ No. 1 Board of Directors requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the Board's vote to adopt the CONSENT AGENDA.*

- 3. **Approval of Minutes from:** **3**  
Mayor/City Clerk  
September 12, 2023.

- 4. **Approval of Consent Agenda Items:**  
**REGULAR AGENDA**

- 5. **Discussion and Action:** **5**  
On a Resolution approving the Horizon City TIRZ No. 1 FY 2024- 2025 budget.

6. **Executive Session**  
The TIRZ No. 1 Board of Directors of the Town of Horizon City reserve the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

Adjournment:

Motion to Adjournment: \_\_\_\_\_ 2nd \_\_\_\_\_

Dated this Friday, 8/23/24

By: \_\_\_\_\_  
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the TIRZ No. 1 Regular Board of Directors Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Friday, 8/23/24 by 5:00 p.m.

Agenda Removed: \_\_\_\_\_ Time \_\_\_\_\_ By \_\_\_\_\_

In compliance with the Americans with Disabilities Act, the Town of Horizon City will provide for reasonable accommodations for persons attending meetings. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling the City Clerk at (915) 852-1046.

**MINUTES  
AGENDA  
PUBLIC MEETING  
TIRZ NO. 1 REGULAR BOARD OF DIRECTORS MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Tuesday, September 12, 2023, 6:00 PM**

Notice is hereby given that a TIRZ No. 1 Regular Board of Directors Meeting of the Town of Horizon City, Texas was held on **Tuesday, September 12, 2023 at 6:00 PM**, at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following was discussed and considered:

**1. Call to order; Pledge of Allegiance; Establishment of Quorum**

Meeting called to order at 6:00 pm. All Board Members were present. Quorum Established.

**2. Open Forum:**

No one signed up to speak.

**CONSENT AGENDA**

*All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the TIRZ No. 1 Board of Directors requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the Board's vote to adopt the CONSENT AGENDA.*

**3. Approval of Minutes from:**

Chairman/Board Secretary  
12/13/22 Regular TIRZ Board of Directors Meeting.

**4. Approval of Consent Agenda Items:**

A motion was made by Board Member Miller and seconded by Board Member Mendoza to approve the Consent Agenda. The Board Secretary polled the Board: MILLER – Aye; QUIROZ – Aye; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye; HOLGUIN – Aye; GONZALEZ – Aye; SAMANIEGO – Not Present. Motion passed.

**REGULAR AGENDA**

**5. Discussion and Action:**

Mayor/CIP Manager  
Regarding a Resolution reaffirming the TIRZ No. 1 Project and Financing Plan to include the Horizon Manor Project.

CIP Manager, Terry Quezada spoke regarding this item.

A motion was made by Board Member Holguin and seconded by Board Member Mendoza to approve the Resolution reaffirming the TIRZ No. 1 Project and Financing Plan to include the Horizon Manor Project. The Board Secretary polled the Board: MILLER – Aye; QUIROZ – Aye; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye; HOLGUIN – Aye; GONZALEZ – Aye; SAMANIEGO – Abstain. Motion passed.

**6. Executive Session**

The TIRZ No. 1 Board of Directors of the Town of Horizon City reserve the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

**ADJOURNMENT**

A motion was made by Board Member Mendoza and seconded by Board Member Miller to adjourn at 6:06 PM.

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Attest:**

\_\_\_\_\_  
Elvia Schuller, Board Secretary

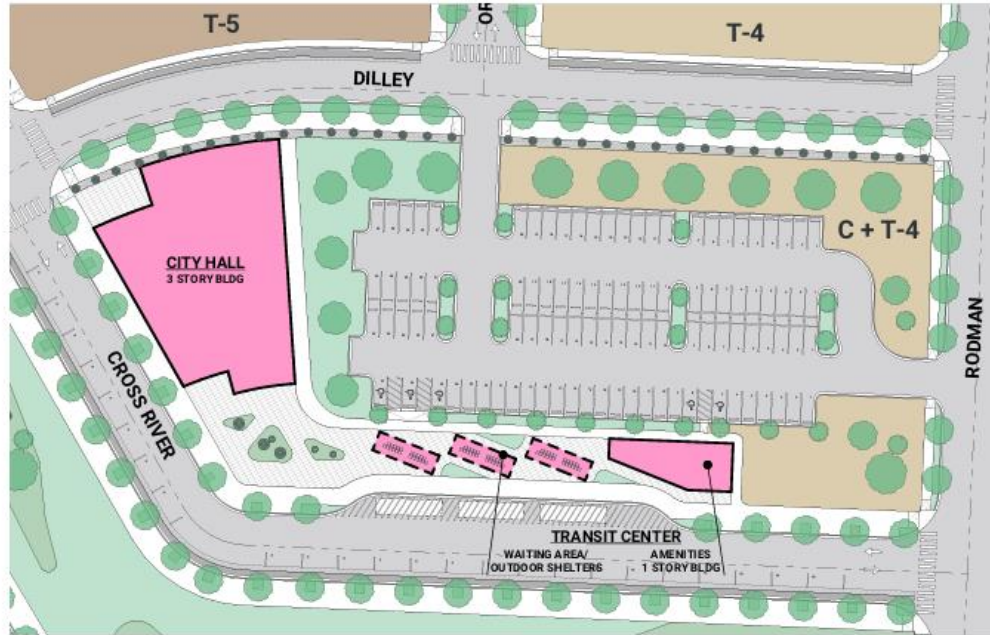
\_\_\_\_\_  
Andres Renteria, Chairman



Horizon TIRZ #1  
FY 2025 Budget  
Presentation  
TIRZ Board Meeting  
August 27, 2024

# Transit Plaza

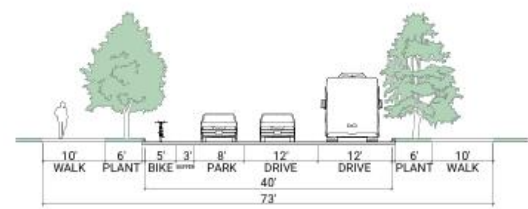
- LEGEND**
- TOD BOUNDARY
  - PARCELS OWNED BY HORIZON
  - RETENTION POND
  - PROPOSED CIVIC BUILDING
  - SOUTH BOUND BUS ROUTE
  - ← NORTH BOUND BUS ROUTE
- PROPOSED TRANSECTS**
- TRANSECT C (CIVIC)
  - TRANSECT T-3 (SUB-URBAN)
  - TRANSECT T-4 (URBAN)
  - TRANSECT T-5 (MIXED USE)
  - TRANSECT C+T4 (CIVIC +URBAN)



**1 HORIZON CITY TRANSIT PLAZA - ENLARGED SITE PLAN**



**2 PROPOSED TRANSECT PLAN**



**3 CROSS SECTION AT TYPICAL BUS STREET**

# TOD Projects

## **Dilley and Delake Drives and Transit Plaza**

Community Project Funding grant for design funds is pending final agreement approval.

Plan is to contract with Camino Real Regional Mobility Authority (CRRMA) for design – Fall 2024.

# Project Updates

All parcels required for **N. Darrington Reconstruction** ponding areas have been acquired. Pond construction scheduled for fall 2024

# Oxbow, Pawling Breaux



9



# Rodman Shared Use Path (SUP)

- Project under design – 60% submittal due August 2024
- TXDOT review – September 2024
- Programmed for bidding and award in Spring 2025



# Project Pawling Oxbow

## Horizon City: Facility Development

**Goal:** Encourage Preferred Redevelopment

### Project Pawling Oxbow

Developer is in the process of connecting the water lines and will begin vertical construction within months.

#### Description

- Development of a Twenty-Five Thousand sq. ft. (25,000 sq. ft) office flex warehouse, plus two office condos measuring **Two Thousand Five Hundred square feet (2,500 sq. ft) each.**
- Agreement signed on **10.23.23**

**Minimum Capital Expenditures - \$3,167,000.00**

**Term - Six (6) Years** from the Date of Execution



# Other Activities

Continued negotiations with Horizon Regional Municipal Utility District (HRMUD) for their participation.

# FY 2025 Budget



## TAX INCREMENT REINVESTMENT ZONE FUND

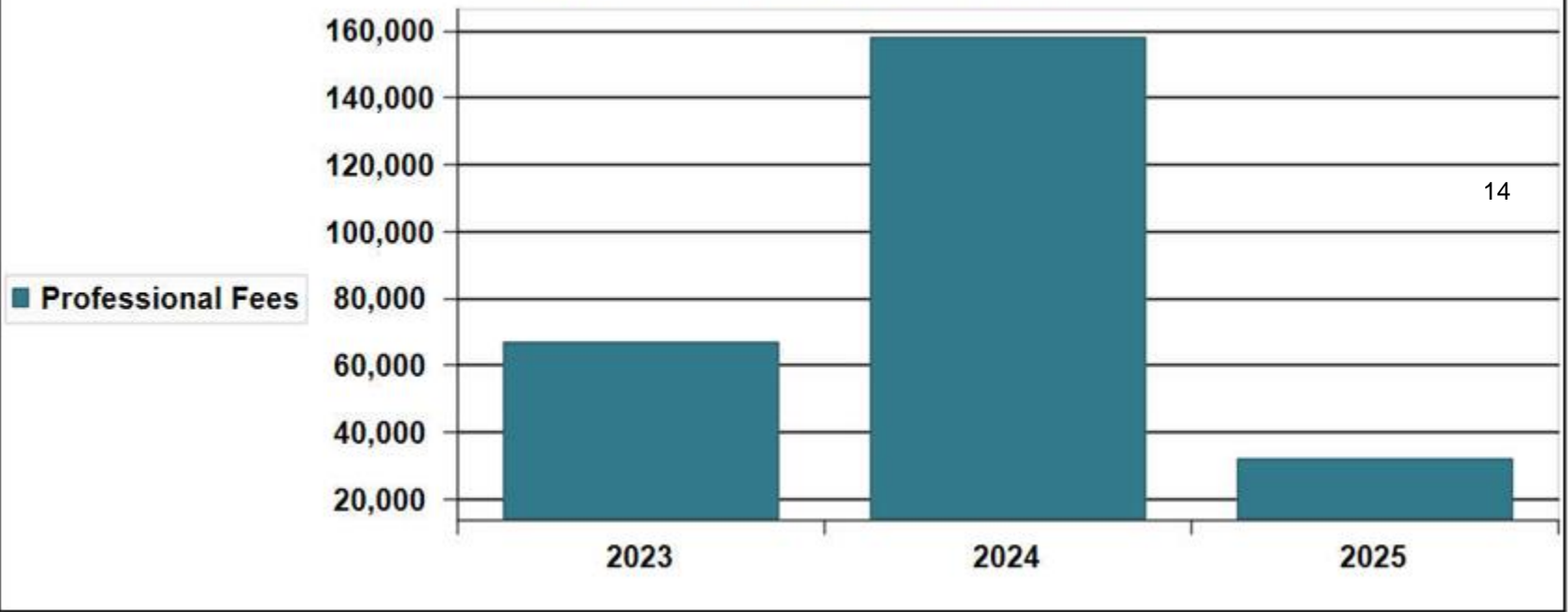
The Tax Increment Reinvestment Zone Fund is designated to be used to foster development in the City Center. It is intended that there be mixed use development spurred by the City placing municipal facilities in the Zone. Infrastructure in the Zone is intended to be funded by tax revenues generated by the incremental property improvements within the Zone.

Description	2024 Revised Budget	2025 Budget	Increase/ (Decrease)	Percentage
<b>Revenues</b>				13
Current Year Taxes	\$ 11,230	\$ 6,617	\$ (4,613)	
Proceeds from Loan	46,961	-	(46,961)	
Prior Year Fund Surplus	100,000	25,534	(74,466)	
<b>Revenues Total</b>	<b>\$ 158,191</b>	<b>\$ 32,151</b>	<b>\$ (126,040)</b>	<b>(79.7)%</b>
<b>Expenditures</b>				
<b>Operating</b>				
City Engineer - Contracted	100,000	15,000	(85,000)	(85.0)
City Attorney	22,714	7,500	(15,214)	
Contract Labor	35,477	9,651	(25,826)	
<b>Operating Total</b>	<b>\$ 158,191</b>	<b>\$ 32,151</b>	<b>\$ (126,040)</b>	<b>(79.7)%</b>
<b>Capital</b>				
<b>Capital Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>- %</b>
<b>Expenditures Total</b>	<b>158,191</b>	<b>32,151</b>	<b>(126,040)</b>	<b>(79.7)%</b>
<b>Excess Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>- %</b>

# TAX INCREMENT REINVESTMENT ZONE FUND



## Expenditures by Category





Horizon TIRZ #1  
FY 2025 Budget<sub>5</sub>  
Presentation  
TIRZ Board Meeting  
August 27, 2024