

AGENDA

CITY OF TAYLOR, TEXAS CITY COUNCIL MEETING CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

APRIL 8, 2021, 6:00 P.M.

In order to assist in maintaining the health of Council Members, staff and the public, this meeting will be conducted by *video conference*.

You may view this meeting as it's happening through the City's website at
<http://www.ci.taylor.tx.us/660/Taylor-Videos>

For citizen comments, please contact the City Clerk's office at Dianna.barker@taylortx.gov prior to 5:30p.m. Thursday, April 8th.

The agenda packet is available at <http://www.ci.taylor.tx.us/calendar>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. Public comments are limited to 3 minutes.)

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Council may act on with one single vote. Any Council member may pull any item from the Consent Agenda to discuss and act upon individually on the Regular Agenda.)

1. Approve minutes from the March 18, 2021 special called City Council meeting and the March 25, 2021 regular City Council meeting. (Dianna Barker)
2. Concur with preliminary financials for February 2021. (Jeff Wood)
3. Ratify appointments/reappointments to the TIF Board. (Dianna Barker)
4. Consider Resolution R21-09 authorizing the City Manager to sell by sealed bid two city-owned lots described as City of Taylor Block 50, Lots 1 and 2. (Tom Yantis)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

5. Receive an update from Lonestar Circle of Care regarding Project Headwaters and revitalization work at the West End Elementary. (Jeff Jenkins/Jon Calvin)
6. Consider approving lease agreement with Taylor Chamber of Commerce. (Jeff Jenkins)
7. Receive presentation on State of the Taylor Police Department and Animal Control. (Henry Fluck)
8. Receive presentation on State of the Airport Department. (David Cornelius)
9. Receive report regarding the FY21-22 Street Levelup program. (Jim Gray)

The City Council may take action on any executive session item listed on this agenda after they reconvene into regular session.

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.072 of the Texas Government Code, to conduct deliberations regarding the purchase, exchange, lease, or value of real property, and under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

a. Justice Center

Executive Session II. The Taylor City Council will conduct a closed executive meeting under Section 551.072 of the Texas Government Code, to conduct deliberations regarding the purchase, exchange, lease, or value of real property, and under Section 551.071 of the Texas Government Code in order to meet with its City Attorney on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas authorize and allow such a closed meeting and which Rules conflict with the Texas Open Meetings Act.

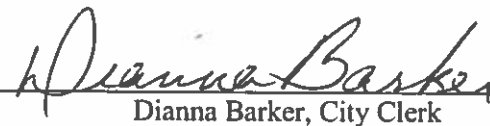
a. 1st/Royal easement acquisitions

10. Consider and take possible action on Resolution R21-10, 1st and Royal, condemnation for drainage easement.
11. Consider and take possible action on Resolution R21-11, 1st and Royal, condemnation for drainage easement.
12. Consider and take possible action on Resolution R21-12, 1st and Royal, condemnation for drainage easement.
13. Consider and take possible action on Resolution R21-13, 1st and Royal, condemnation for drainage easement.
14. Consider and take possible action on Resolution R21-14, Justice Center, condemnation for Justice Center Complex.
15. Consider and take possible action on Resolution R21-15, Justice Center, condemnation for Justice Center Complex.

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development). I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on April 5, 2021 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

Posted By:


Dianna Barker, City Clerk

Date

4-5-2021



City Council Meeting April 8, 2021 Transmittal Letter

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 1

Agenda Title: Approve minutes from the March 18, 2021 special called City Council meeting and the March 25, 2021 regular Council meeting.

Council Action to be taken: Approve by consent or approve with corrections if needed

Department Submitted: City Clerk

Staff Contact: Dianna Barker

1. PURPOSE/DESCRIPTION

Pursuant to the Open Meetings Law, Chapter 551, Local Government Code and in accordance with the authority contained in Section 551.021 and the City Charter, the Minutes of each City Council meeting must be recorded, compiled and approved by the City Council in subsequent meetings. The purpose of this item is to conform to these legal requirements.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

N/A

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)
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N/A

8. ATTACHMENTS

- 1a. [March 18, 2021 special called meeting minutes](#)
- 1b. [March 25, 2021 council minutes](#)

City of Taylor
Special Called City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
March 18, 2021 at 6:00 p.m. via Video Conference

In order to assist in maintaining the health of Council Members, staff and the public during COVID-19 pandemic, this meeting was held by video conference.

Council Members attending via video: Mayor Brandt Rydell
Council Member Dwayne Ariola
Council Member Robert Garcia
Council Member Mitch Drummond
Mayor Pro-Tem Gerald Anderson

Others attending: Mark Schroeder, Assistant City Attorney
Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Tom Yantis, Assistant City Manager/Development Services Director

Mayor Brandt Rydell took a roll call, declared a quorum and called the meeting to order at 6:00p.m.

CITIZENS COMMUNICATION

Mayor Rydell read a written comment from Jose Orta expressing his opposition to changing the current City of Taylor Phase Reopening Plan.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

1. Discuss and consider changes to the City of Taylor Phased Reopening Plan for municipal facilities and events.

Daniel Baum, Fire Chief – presented the city’s current phase-in reopening chart. This chart was adopted September 2020 and has been amended twice, November 2020 and February 2021.

As of today, Williamson County has gone from the Red phase to the Orange phase.

Staff recommendation is to open all city facilities in orange phase with the exception of:

- City buildings (City Hall, Library, etc.). Curbside and drive through will remain open;
- Dickey Givens Center and Library meeting area;
- Taylor Regional Park (TRP), tournament play only. (Park is open to local teams for practice/games.

Blackland Prairie Days is usually the first Saturday in May. Due to time restraints on preparing for the event, Blackland Prairie Days will be cancelled this year.

No action was taken.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 6:54p.m.

ATTEST:

Brandt Rydell, Mayor

Dianna Barker, City Clerk

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
March 25, 2021 at 6:00 p.m. via Video Conference

In order to assist in maintaining the health of Council Members, staff and the public during COVID-19 pandemic, this meeting was held by video conference.

Council Members attending via video: Mayor Brandt Rydell
Council Member Dwayne Ariola
Council Member Mitch Drummond
Mayor Pro-Tem Gerald Anderson
Council Member Robert Garcia

Others attending: Mark Schroeder, Assistant City Attorney
Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Dianna Barker, City Clerk

Mayor Brandt Rydell conducted a roll call, declared a quorum and called the meeting to order at 6:00p.m.

CITIZENS COMMUNICATION

Tony Saldivar - bought property at 106 Tennessee Street. Mr. Saldivar was told he cannot put a home there due to power lines overhead and asked the City for a variance to move a mobile home or build a home on site, or will the City buy the property from the owner.

Addie Finch – opposed to council’s decision last meeting to close TRP to tournaments. Ms. Finch feels that Council made the decision without investigating all facts.

CONSENT AGENDA

1. **Approve minutes from the March 11, 2021 regular Council meeting and the March 18, 2021 special called Council meeting.**
2. **Consider approving agreement with the YMCA for pool management services.**

Motion was made by Councilmember Garcia to approve the consent agenda items as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously via roll call vote.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

3. **Receive the Comprehensive Annual Financial Report for Fiscal Year 2019-20.**
Jeff Wood, Finance Director - Pursuant to the statutory requirement and the requirement of Section 10.3 of the City Charter, staff presented the Comprehensive Annual Financial Report of the City of Taylor for the fiscal year ended September 30, 2020. Mike Brooks with BrooksWatson & Company PLLC gave an overview presentation of the FY2019-20 financial audit.

Motion was made by Councilmember Ariola to accept the finance report for fiscal year 2019-2020 as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously via roll call vote.

4. **Consider rental usage agreement for Dickey-Givens Community Center.**
Jeff Jenkins, Deputy City Manager – presented a usage policy and fee structure for the Dickey-Givens Community Center. Next steps are to set up a rental guide for renters, set up staffing rental procedures, and finalize and approve agreement with Welfare Workers Club.

Motion was made by Mayor Pro-Tem Anderson to adopt the rental usage agreement as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously via roll call vote.

5. Receive presentation on state of the Taylor Parks and Recreation Department.

Jeff Jenkins, Deputy City Manager – gave a presentation on the strengths, weaknesses, opportunities, and threats, as well as priorities to focus on in the coming years for the Parks and Recreation department.

Motion was made by Councilmember Garcia to receive the Parks and Recreation department presentation as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously via roll call vote.

6. Receive presentation on state of the Development Services Department.

Tom Yantis, Development Services Director – gave a presentation on the Development Services Department and discussed future plans and needs.

Motion was made by Councilmember Garcia to receive the Development Services department presentation as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried unanimously via roll call vote.

Council took a break at 7:52pm

Reconvene at 7:58pm

7. Receive the State of the Department presentation by Public Works for Street and Grounds Division.

Jim Gray, Public Works Director – gave a presentation on the department's background, maintenance responsibilities, strengths and weaknesses, and opportunities.

Motion was made by Councilmember Garcia to receive the Public Works department presentation for streets and grounds division as presented. Motion was seconded by Councilmember Ariola. Motion carried unanimously via roll call vote.

8. Receive the State of the Department presentation regarding the Cemetery.

Jim Gray, Public Works Director – gave a presentation on the Cemetery operations, staffing, equipment, and program costs.

Motion was made by Councilmember Garcia to receive the Public Works department presentation for Cemetery as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously via roll call vote.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 8:59p.m.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk



City Council Meeting
April 8, 2021
Transmittal Letter

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☐ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 2

Agenda Title: **Concur with Preliminary Financials for February 2021**

Council Action to be taken: Approve by Consent

Department Submitted: Finance Department

Staff Contact: Jeffrey Wood, Director of Finance

1. PURPOSE/DESCRIPTION

Article 12, Section 12.3 of the City of Taylor's Charter states in part that the City Manager shall prepare and submit to the City Council a written monthly financial report that is in a form satisfactory with the City Council. This report is intended to satisfy the Charter requirement.

2. STAFF ANALYSIS/BACKGROUND / PRIOR COUNCIL ACTIONS

Council has approved previous monthly financial reports by consent.

The following provides a brief overview on the preliminary status and/or activity of the major funds or groups of funds as of February 28, 2021:

General Fund:

The General Fund is used to account for all financial transactions not properly includable in other funds. The principal sources of revenues include local property taxes, sales and franchise taxes, licenses and permits, fines and forfeitures, and charges for services. Expenditures include general government, public safety, public works, culture and recreation, and community development.

- Revenues in the General Fund are up by \$693,186 or 6.76% over last year's fiscal year-to-date. The majority of revenue collected in February was received through property tax and sales tax. Revenues collected is reported at 72.5% of the budget.
- Property tax collections amount to \$7,478,102 through February. The amount collected represents approximately 99.75% of budgeted property tax revenues. The timing of individual tax payments can vary year-over-year so comparisons to previous years should keep such fluctuations in mind.

- The City's portion of the sales tax collections were \$1,676,813 through February, up by \$126,371 or 8.2% when compared to this same time last year. The payment received in February represents sales that occurred in December. February revenues ended up higher than the previous year and were significantly higher than budgeted.
- Expenditures in the General Fund are up by \$11,650 or 0.2% compared to last year's expenses fiscal year-to-date. Expenditures of 40.5% of budget are at an acceptable level year-to-date when compared to budgeted amounts.
- It should be noted when reviewing the level of revenues over expenditures that the vast majority of budgeted revenues are received in the first half of the year, while expenditures are dispersed more evenly throughout the year. It is common to show a significant budget surplus at mid-year that will regularly decrease over the last six months.

Special Revenue Funds:

The City accounts for resources restricted to, or designated for, specific purposes in special revenue funds.

- The TIF Fund receives the annual transfer in from the City and the County for the captured taxes collected in the district around April of each year. The only other activity reported for revenue is earned interest income of \$180. The expenditures for this fiscal year are related to the gateway signage project, downtown improvements, debt service payments, fire suppression grants and a transfer to the Main Street Fund for façade grants.
- Hotel Occupancy Tax collections from the six lodging providers are recorded monthly, but the 380 Agreement payment is distributed quarterly. The timing of the 380 Agreement payment can skew the monthly report and may result in the fund being reflected in a more positive position than is actually the case. Hotel Occupancy Tax collections are reported at \$57,190 fiscal year-to-date, of which \$10,482 was collected in February. February's collection was \$10,683 less than February 2020, and year-to-date HOT collections are \$28,427 (-33.2%) less than FY2020. The new hotel's market share accounts for approximately two-thirds of HOT collections. Although the new hotel has had a positive effect on total HOT collections since it opened, the recent data shows that its expanding market share is having a more negative impact on net HOT collections. HOT collections have also been impacted by COVID-19.

Expenditures consist of \$10,982 as a pass through to the Chamber, but will also include expenditures for our marketing partnership, 380 Agreement, and a transfer to the Main Street Fund to be used for advertising.

- Main Street revenues reported during the year are from sales and other fund-raising activities. Expenditures are for rental assistance, advertising, city sponsored events and façade grants.
- Municipal Court Special Revenues total \$4,460, which is 26.2% of budget. Expenditures from this fund are for security work and technology at the Municipal Court.

- Library Donation Fund reflects revenues generated from interest income of \$87 and \$220 in donations. Year-to-date there has been \$3,000 spent on books from this fund.
- Transportation User Fee (TUF) Fund – User fees collected in February are reported at \$68,225. Expenditures are associated with engineering cost, the cost of the work done for street maintenance and debt service payment transfers. Expenditures also reflect the use of debt proceeds that were received and recorded in previous fiscal years.
- Municipal Drainage Utility System (MDUS) Fund – Drainage fees collected in February are reported at \$42,662. Expenditures are related to the administrative fee transfer to the General Fund, engineering expenses, and debt service payment transfers. Expenditures may also reflect the use of debt proceeds that were received and recorded in previous fiscal years.

Enterprise Funds:

The City maintains several Enterprise funds, which are used to account for operations that are more reflective of business-type activities. All activities associated with providing such services are accounted for in these funds. Enterprise funds are primarily funded by user charges and fees.

Sanitation Fund

- Revenues from franchise fees and user charges for services in February are reported at \$169,344. The City contracts its solid waste collection service and expenditures represent the payment to the City's solid waste provider. February's cost for solid waste collection services is \$140,123.

Utility Fund

- Revenues through February totaled \$4,092,593, which includes \$4,033,012 in charges for service. User charges are up \$575,182 compared to the same period last year. Expenditures fiscal year-to-date total \$3,095,776 compared to \$3,539,581 a year ago. Year-to-year comparisons in the Utility Fund reflect differences in billing and usage, and such differences can be caused by several factors that can vary throughout the year. This should be kept in mind when comparing individual time periods.
- The Utility Fund is operating at an acceptable level when compared to budgeted amounts for this period of the fiscal year.

Airport Fund

- Revenues consist of airport hangar rental, sale of fuel and interest income. Hangar rental is reported at \$93,151 and revenues from fuel sales are \$57,966. Total revenues for the current fiscal year are down by \$27,143, or 15.2% compared to the previous year. The revenues from the sale of fuel have been impacted by COVID-19.
- The Airport Fund expenditures are in-line with budgeted amounts with revenues exceeding expenditures by \$1,579.

Cemetery Fund

- Revenues are reported at \$105,743 and are 59.1% of budgeted amounts. Revenues are dependent on the number of lots sold and graves dug, and both of these sources can be variable.
- Expenditures total \$103,351, which represents 48.8% of budgeted amounts.
- Revenues exceed expenditures by \$2,392.

Other Funds:

- Roadway Impact Fund – There was \$19,677 in revenues collected in February. Budgeted expenditures in this fund are related to the Comprehensive Plan update.
- Utility Impact Fund – There were \$124,500 in revenues collected in February. Expenditures are budgeted for the Comprehensive Plan update.

Internal Service Funds:

Internal Service Funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for the maintenance and purchase of equipment.

- The Fleet Operating Fund charges rental fees and replacement fees to the various City departments and these fees are used to off-set the expenditures for repairs and maintenance to the City's vehicles. This same concept is applied to the Fleet Replacement Fund for the purpose of purchasing vehicles.
- Expenditures in the Fleet Operating Fund are operating as anticipated.
- The Fleet Replacement Fund reflects expenditures that includes capital lease payments for purchases are made either monthly, quarterly or annually throughout the year. Expenditures also reflect cash purchases for equipment and vehicles made on behalf of the other funds.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Monthly financial reports provide Council with a snapshot of each fund along with a summary of the financial activity that occurred during the month. • Updated financial information can assist Council with their decision-making process.	

4. RECOMMENDATION

Concur with the preliminary monthly financial report by consent

5. FUNDING SOURCE

N/A

6. TIMELINE

Immediate consideration

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

2a. [Monthly Financial Report for February 2021:](#)

- **Attachment A:** Preliminary summaries of the total amounts of revenues and expenditures year-to-date.
- **Attachment B:** Preliminary financial summaries for the governmental and proprietary funds. This shows annual budgeted amounts and the year-to-date figures for each fund by the major revenues and expenditures categories.
- **Attachment C:** Checks issued during the month.
- **Attachment D:** Balance sheets for each of the governmental and proprietary funds.
- **Attachment E:** Sales Tax Tracking Report.
- **Attachment F:** Monthly Investment Report Issued by Patterson & Associates.



**Monthly Finance Report as of :
February 2021**

City of Taylor
400 Porter Street
Taylor, TX 76574

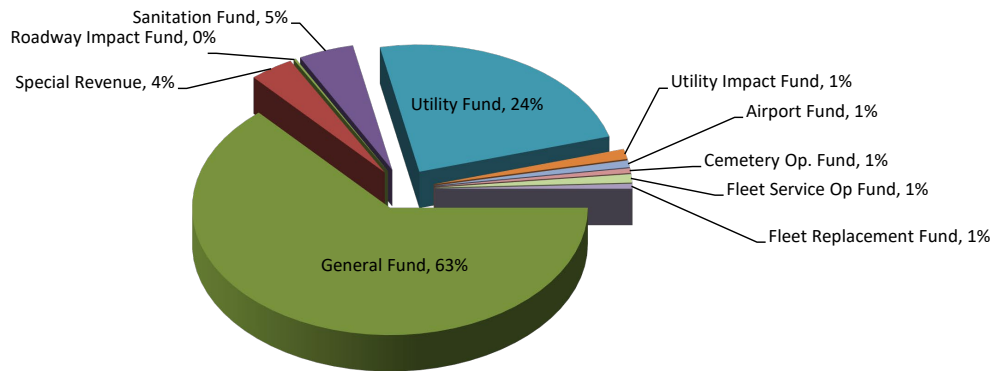
Attachment A

Financial Summary

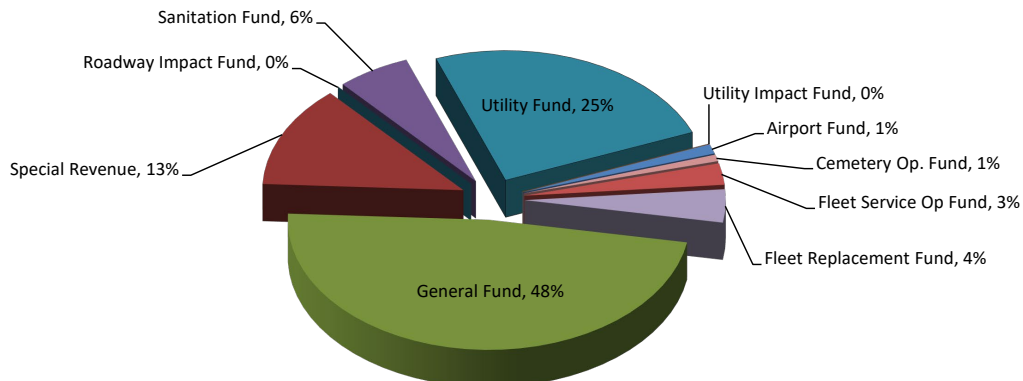
Summary Revenue/Expenditures
Preliminary Year-to-Date as of February 28, 2021

	Revenue			Expenditures			Surplus/Deficit
	Annual Budget	Actual Y-T-D	% of Budget	Annual Budget	Actual Y-T-D	% of Budget	
General Fund	\$ 15,106,982	\$ 10,949,287	72%	\$ 15,106,113	\$ 6,037,018	40%	\$ 4,912,269
Special Revenue Funds							
- Tax Increment Fund (TIF)	\$ 337,500	\$ 180	0%	\$ 411,132	\$ 209,061	51%	(208,881)
- Hotel/Motel Tax	\$ 205,000	\$ 57,190	28%	\$ 205,000	\$ 44,681	22%	12,509
- Main St. Revenue	\$ 107,100	\$ 12,836	12%	\$ 97,650	\$ 11,020	11%	1,816
- Municipal Court Sec/Tech	\$ 17,000	\$ 4,460	26%	\$ 10,212	\$ 9,287	91%	(4,827)
- Library Grants/Donations	\$ 5,300	\$ 307	6%	\$ 5,000	\$ 8,395	168%	(8,088)
- Transportation Fund (TUF)	\$ 793,000	\$ 340,426	43%	\$ 761,719	\$ 1,200,951	158%	(860,525)
- MDUS	\$ 501,000	\$ 210,911	42%	\$ 490,400	\$ 114,956	23%	95,955
Special Rev Funds Total	\$ 1,965,900	\$ 626,310	32%	\$ 1,981,113	\$ 1,598,350	81%	(972,040)
Enterprise Funds							
- Sanitation Fund	\$ 1,843,000	\$ 780,760	42%	\$ 1,821,700	\$ 742,127	41%	38,634
- Utility Fund	\$ 10,245,500	\$ 4,092,593	40%	\$ 10,000,242	\$ 3,095,776	31%	996,816
- Airport Fund	\$ 426,700	\$ 150,876	35%	\$ 426,342	\$ 149,297	35%	1,579
- Cemetery Op. Fund	\$ 179,000	\$ 105,743	59%	\$ 211,853	\$ 103,351	49%	2,392
Roadway Impact Fund	\$ 35,000	\$ 34,302	98%	30,000	-	0%	34,302
Utility Impact Fund	\$ 250,000	\$ 222,000	89%	125,000	-	0%	222,000
Fleet Service Operating Fund	\$ 701,808	\$ 184,919	26%	\$ 691,877	\$ 336,193	49%	(151,274)
Fleet Replacement Fund	\$ 416,355	\$ 109,952	26%	\$ 408,355	\$ 518,824	127%	(408,872)
Total	\$ 32,464,245	\$ 17,256,743	53%	\$ 32,054,714	\$ 12,580,937	39%	\$ 4,675,807

Total Revenue Summary (\$17,256,743)



Total Expenditure Summary (\$12,580,937)



Attachment B

Financial Statements by Fund

General Fund

Tax Increment Financing Fund

Hotel Occupancy Tax Fund

Main Street Fund

Municipal Court Special Fee Fund

Library Grant/Donations Fund

Roadway Impact Fee Fund

Transportation User Fee Fund

Municipal Drainage Utility System Fund

Sanitation Fund

Public Utilities Fund

Utility Impact Fund

Airport Fund

Cemetery Operating Fund

Fleet Services Operating Fund

Fleet Replacement Fund

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: FEBRUARY 28TH, 2021

100-GENERAL FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
310-TAXES		11,612,000.00	2,460,622.47	9,397,741.21	80.93	0.00	2,214,258.79
320-PERMITS AND LICENSES		494,800.00	108,669.60	434,899.76	87.89	0.00	59,900.24
330-INTERGOVERNMENTAL REV		196,600.00	241,424.64	257,924.64	131.19	0.00	(61,324.64)
340-CHARGES FOR SERVICES		272,400.00	26,131.87	109,365.20	40.15	0.00	163,034.80
410-FINES AND FORFEITURES		266,500.00	8,765.96	49,589.18	18.61	0.00	216,910.82
420-ASSESSMENTS		13,000.00	471.52	101,787.49	782.98	0.00	(88,787.49)
430-USE OF MONEY AND PROP		231,000.00	84,803.09	103,173.57	44.66	0.00	127,826.43
440-DONATIONS FROM PRIVAT		12,500.00	550.00	3,394.30	27.15	0.00	9,105.70
450-INTERFUND OPERATING T		2,008,182.00	0.00	491,412.10	24.47	0.00	1,516,769.90
460-PROCEEDS GEN FIXED AS		0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		<u>15,106,982.00</u>	<u>2,931,439.15</u>	<u>10,949,287.45</u>	<u>72.48</u>	<u>0.00</u>	<u>4,157,694.55</u>
<u>EXPENDITURE SUMMARY</u>							
500-CITY COUNCIL		195,588.00	38,621.95	130,979.74	66.97	0.00	64,608.26
501-CITY MANAGEMENT		668,015.00	53,462.36	245,995.97	36.82	0.00	422,019.03
503-PUBLIC INFORMATION		196,018.00	12,234.82	83,220.02	42.46	0.00	112,797.98
504-HUMAN RESOURCES		236,632.00	27,233.89	110,601.16	46.74	0.00	126,030.84
512-FINANCIAL SERVICES		603,991.00	47,162.53	200,128.70	33.13	0.00	403,862.30
516-MUNICIPAL COURT		404,147.00	32,007.10	132,076.10	32.68	0.00	272,070.90
522-DEVELOPMENT SERVICES		1,037,671.00	90,178.33	447,422.65	44.68	16,234.60	574,013.75
524-MAIN STREET PROGRAM		112,655.00	7,283.83	34,224.91	30.38	0.00	78,430.09
527-MOODY MUSEUM		9,895.00	941.02	2,600.75	26.28	0.00	7,294.25
532-PUBLIC LIBRARY		476,966.00	35,999.95	169,264.87	38.67	15,168.52	292,532.61
542-FIRE SUPPRESSION/EMER		2,647,342.00	192,414.83	1,180,990.18	45.88	33,641.72	1,432,710.10
552-POLICE FIELD SERVICES		4,005,311.00	318,303.70	1,597,770.56	40.16	10,635.05	2,396,905.39
558-ANIMAL CONTROL SECTIO		224,561.00	14,979.79	85,125.26	37.91	0.00	139,435.74
563-STREET & GROUND MAIN		1,705,624.00	112,545.52	649,492.42	38.26	3,125.00	1,053,006.58
565-PARKS & RECREATION		1,041,308.00	81,356.13	344,590.93	33.61	5,400.00	691,317.07
566-INTERNAL SVCS/BLDG		497,746.00	50,031.50	199,166.04	40.58	2,830.00	295,749.96
573-ENGINEERING & INSPECT		150,000.00	3,280.35	47,085.54	31.39	0.00	102,914.46
575-INTERNAL SVC/IT DEPT		263,243.00	18,364.29	92,958.66	35.31	0.00	170,284.34
592-NON-DEPARTMENTAL		<u>629,400.00</u>	<u>93,775.59</u>	<u>283,323.65</u>	<u>45.32</u>	<u>1,949.28</u>	<u>344,127.07</u>
*** TOTAL EXPENDITURES ***		<u>15,106,113.00</u>	<u>1,230,177.48</u>	<u>6,037,018.11</u>	<u>40.55</u>	<u>88,984.17</u>	<u>8,980,110.72</u>
*** TOTAL PROFIT / (LOSS) ***		<u>869.00</u>	<u>1,701,261.67</u>	<u>4,912,269.34</u>	<u>38.57</u>	<u>(88,984.17)</u>	<u>(4,822,416.17)</u>

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: FEBRUARY 28TH, 2021

119-TIF (TAX INCREMENT FUND)
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
310-TAXES		220,000.00	0.00	0.00	0.00	0.00	220,000.00
330-INTERGOVERNMENTAL REV		113,000.00	0.00	0.00	0.00	0.00	113,000.00
430-USE OF MONEY AND PROP		<u>4,500.00</u>	<u>8.66</u>	<u>179.84</u>	<u>4.00</u>	<u>0.00</u>	<u>4,320.16</u>
*** TOTAL REVENUES ***		337,500.00	8.66	179.84	0.05	0.00	337,320.16
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
520-TIF EXPENSES		<u>411,132.00</u>	<u>0.00</u>	<u>209,060.51</u>	<u>50.85</u>	<u>0.00</u>	<u>202,071.49</u>
*** TOTAL EXPENDITURES ***		411,132.00	0.00	209,060.51	50.85	0.00	202,071.49
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		(73,632.00)	8.66	(208,880.67)	283.68	0.00	135,248.67
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: FEBRUARY 28TH, 2021

120-HOTEL/MOTEL FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
310-TAXES		205,000.00	10,482.17	57,190.49	27.90	0.00	147,809.51
420-ASSESSMENTS		0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		205,000.00	10,482.17	57,190.49	27.90	0.00	147,809.51
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
612-HOTEL/MOTEL TAX		<u>205,000.00</u>	<u>28,590.11</u>	<u>44,681.21</u>	<u>21.80</u>	<u>0.00</u>	<u>160,318.79</u>
*** TOTAL EXPENDITURES ***		205,000.00	28,590.11	44,681.21	21.80	0.00	160,318.79
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		0.00	(18,107.94)	12,509.28	0.00	0.00	(12,509.28)
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: FEBRUARY 28TH, 2021

125-MUNICIPAL CRT SPECIAL FEE
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
410-FINES AND FORFEITURES		17,000.00	713.17	4,459.76	26.23	0.00	12,540.24
450-INTERFUND OPERATING T		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		<u>17,000.00</u>	<u>713.17</u>	<u>4,459.76</u>	<u>26.23</u>	<u>0.00</u>	<u>12,540.24</u>
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
625-MUNICIPAL COURT BLDG		10,212.00	0.00	240.33	2.35	0.00	9,971.67
626-MUNICIPAL CRT TECHNO		0.00	0.00	0.00	0.00	7,671.00	(7,671.00)
627-MUN COURT JUDICIAL		<u>0.00</u>	<u>1,512.00</u>	<u>9,046.80</u>	<u>0.00</u>	<u>0.00</u>	<u>(9,046.80)</u>
*** TOTAL EXPENDITURES ***		<u>10,212.00</u>	<u>1,512.00</u>	<u>9,287.13</u>	<u>166.06</u>	<u>7,671.00</u>	<u>(6,746.13)</u>
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		<u>6,788.00</u>	<u>(798.83)</u>	<u>(4,827.37)</u>	<u>184.12-</u>	<u>(7,671.00)</u>	<u>19,286.37</u>
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: FEBRUARY 28TH, 2021

129-LIBRARY GRANT/DONATION
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-INTERGOVERNMENTAL REV		1,000.00	0.00	0.00	0.00	0.00	1,000.00
430-USE OF MONEY AND PROP		4,000.00	7.22	86.95	2.17	0.00	3,913.05
440-DONATIONS FROM PRIVAT		<u>300.00</u>	<u>0.00</u>	<u>220.00</u>	<u>73.33</u>	<u>0.00</u>	<u>80.00</u>
*** TOTAL REVENUES ***		<u>5,300.00</u>	<u>7.22</u>	<u>306.95</u>	<u>5.79</u>	<u>0.00</u>	<u>4,993.05</u>
<u>EXPENDITURE SUMMARY</u>							
624-LIBRARY		<u>5,000.00</u>	<u>0.00</u>	<u>8,395.00</u>	<u>275.80</u>	<u>5,395.00</u>	<u>(8,790.00)</u>
*** TOTAL EXPENDITURES ***		<u>5,000.00</u>	<u>0.00</u>	<u>8,395.00</u>	<u>275.80</u>	<u>5,395.00</u>	<u>(8,790.00)</u>
*** TOTAL PROFIT / (LOSS) ***		<u>300.00</u>	<u>7.22</u>	<u>(8,088.05)</u>	<u>494.35-</u>	<u>(5,395.00)</u>	<u>13,783.05</u>

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: FEBRUARY 28TH, 2021

200-ROADWAY IMPACT FEE FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
420-ASSESSMENTS		<u>35,000.00</u>	<u>19,677.00</u>	<u>34,302.00</u>	<u>98.01</u>	<u>0.00</u>	<u>698.00</u>
***	TOTAL REVENUES ***	<u>35,000.00</u> =====	<u>19,677.00</u> =====	<u>34,302.00</u> =====	<u>98.01</u> =====	<u>0.00</u> =====	<u>698.00</u> =====
<u>EXPENDITURE SUMMARY</u>							
631-ROADWAY IMPACT FEE		<u>30,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6.23</u>	<u>1,870.00</u>	<u>28,130.00</u>
***	TOTAL EXPENDITURES ***	<u>30,000.00</u> =====	<u>0.00</u> =====	<u>0.00</u> =====	<u>6.23</u> =====	<u>1,870.00</u> =====	<u>28,130.00</u> =====
***	TOTAL PROFIT / (LOSS) ***	<u>5,000.00</u> =====	<u>19,677.00</u> =====	<u>34,302.00</u> =====	<u>648.64</u> =====	<u>(1,870.00)</u> =====	<u>(27,432.00)</u> =====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: FEBRUARY 28TH, 2021

210-TRANSPORTATION FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
340-CHARGES FOR SERVICES		790,000.00	68,225.20	339,547.55	42.98	0.00	450,452.45
430-USE OF MONEY AND PROP		3,000.00	59.24	878.41	29.28	0.00	2,121.59
470-PROCEEDS GEN LONG TER		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		793,000.00 =====	68,284.44 =====	340,425.96 =====	42.93 =====	0.00 =====	452,574.04 =====
<u>EXPENDITURE SUMMARY</u>							
632-TRANSPORTATION		<u>761,719.00</u>	<u>213,261.74</u>	<u>1,200,950.64</u>	<u>157.66</u>	<u>0.00</u>	<u>(439,231.64)</u>
*** TOTAL EXPENDITURES ***		761,719.00 =====	213,261.74 =====	1,200,950.64 =====	157.66 =====	0.00 =====	(439,231.64) =====
*** TOTAL PROFIT / (LOSS) ***		31,281.00 =====	(144,977.30) =====	(860,524.68) =====	750.95- =====	0.00 =====	891,805.68 =====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: FEBRUARY 28TH, 2021

300-MUNICIPAL DRAINAGE UTILIT
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-INTERGOVERNMENTAL REV		0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES		501,000.00	42,661.82	210,911.41	42.10	0.00	290,088.59
430-USE OF MONEY AND PROP		0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS		0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		501,000.00 =====	42,661.82 =====	210,911.41 =====	42.10 =====	0.00 =====	290,088.59 =====
<u>EXPENDITURE SUMMARY</u>							
750-MUNICIPAL DRAINAGE		<u>490,400.00</u>	<u>0.00</u>	<u>114,956.10</u>	<u>23.44</u>	<u>0.00</u>	<u>375,443.90</u>
*** TOTAL EXPENDITURES ***		490,400.00 =====	0.00 =====	114,956.10 =====	23.44 =====	0.00 =====	375,443.90 =====
*** TOTAL PROFIT / (LOSS) ***		10,600.00 =====	42,661.82 =====	95,955.31 =====	905.24 =====	0.00 =====	(85,355.31) =====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: FEBRUARY 28TH, 2021

320-SANITATION FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
310-TAXES		200,000.00	29,499.49	84,409.59	42.20	0.00	115,590.41
340-CHARGES FOR SERVICES		<u>1,643,000.00</u>	<u>139,844.46</u>	<u>696,350.84</u>	<u>42.38</u>	<u>0.00</u>	<u>946,649.16</u>
*** TOTAL REVENUES ***		<u>1,843,000.00</u>	<u>169,343.95</u>	<u>780,760.43</u>	<u>42.36</u>	<u>0.00</u>	<u>1,062,239.57</u>
<u>EXPENDITURE SUMMARY</u>							
721-SANITATION/GARBAGE		<u>1,821,700.00</u>	<u>140,122.66</u>	<u>742,126.82</u>	<u>40.74</u>	<u>0.00</u>	<u>1,079,573.18</u>
*** TOTAL EXPENDITURES ***		<u>1,821,700.00</u>	<u>140,122.66</u>	<u>742,126.82</u>	<u>40.74</u>	<u>0.00</u>	<u>1,079,573.18</u>
*** TOTAL PROFIT / (LOSS) ***		<u>21,300.00</u>	<u>29,221.29</u>	<u>38,633.61</u>	<u>181.38</u>	<u>0.00</u>	<u>(17,333.61)</u>

340-PUBLIC UTILITIES FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
320-PERMITS AND LICENSES		1,000.00	0.00	0.00	0.00	0.00	1,000.00
330-INTERGOVERNMENTAL REV		0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES		10,019,500.00	770,830.01	4,033,012.40	40.25	0.00	5,986,487.60
420-ASSESSMENTS		65,000.00	11,550.00	30,416.82	46.80	0.00	34,583.18
430-USE OF MONEY AND PROP		158,500.00	4,018.86	27,990.99	17.66	0.00	130,509.01
450-INTERFUND OPERATING T		0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS		1,500.00	123.40	1,172.31	78.15	0.00	327.69
470-PROCEEDS GEN LONG TER		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		10,245,500.00	786,522.27	4,092,592.52	39.95	0.00	6,152,907.48
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
701-UTILITIES ADMINISTRAT		447,735.00	34,092.15	183,996.95	41.10	0.00	263,738.05
706-WASTEWATER TREATMENT		694,335.00	52,072.54	324,243.25	49.65	20,500.00	349,591.75
708-UTILITY DISTRIBUTION/		1,684,396.00	114,400.56	639,617.84	49.91	201,055.87	843,722.29
709-UTILITIES NON-DEPARTM		<u>7,173,776.00</u>	<u>174,705.66</u>	<u>1,947,918.02</u>	<u>27.15</u>	<u>0.00</u>	<u>5,225,857.98</u>
*** TOTAL EXPENDITURES ***		10,000,242.00	375,270.91	3,095,776.06	33.17	221,555.87	6,682,910.07
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		245,258.00	411,251.36	996,816.46	316.10	(221,555.87)	(530,002.59)
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: FEBRUARY 28TH, 2021

345-UTILITY IMPACT FEE FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
340-CHARGES FOR SERVICES		<u>250,000.00</u>	<u>124,500.00</u>	<u>222,000.00</u>	<u>88.80</u>	<u>0.00</u>	<u>28,000.00</u>
*** TOTAL REVENUES ***		<u>250,000.00</u> =====	<u>124,500.00</u> =====	<u>222,000.00</u> =====	<u>88.80</u> =====	<u>0.00</u> =====	<u>28,000.00</u> =====
<u>EXPENDITURE SUMMARY</u>							
592-NON-DEPARTMENTAL		<u>125,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100.00</u>	<u>125,000.00</u>	<u>0.00</u>
*** TOTAL EXPENDITURES ***		<u>125,000.00</u> =====	<u>0.00</u> =====	<u>0.00</u> =====	<u>100.00</u> =====	<u>125,000.00</u> =====	<u>0.00</u> =====
*** TOTAL PROFIT / (LOSS) ***		<u>125,000.00</u> =====	<u>124,500.00</u> =====	<u>222,000.00</u> =====	<u>77.60</u> =====	<u>(125,000.00)</u> =====	<u>28,000.00</u> =====

350-AIRPORT FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-INTERGOVERNMENTAL REV		4,000.00	0.00	(743.82)	18.60-	0.00	4,743.82
340-CHARGES FOR SERVICES		410,700.00	26,459.23	151,243.55	36.83	0.00	259,456.45
420-ASSESSMENTS		0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP		12,000.00	31.72	376.17	3.13	0.00	11,623.83
440-DONATIONS FROM PRIVAT		0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		426,700.00	26,490.95	150,875.90	35.36	0.00	275,824.10
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
732-AIRPORT OPERATIONS DE		<u>426,342.00</u>	<u>28,227.97</u>	<u>149,296.68</u>	<u>35.02</u>	<u>0.00</u>	<u>277,045.32</u>
*** TOTAL EXPENDITURES ***		426,342.00	28,227.97	149,296.68	35.02	0.00	277,045.32
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		358.00	(1,737.02)	1,579.22	441.12	0.00	(1,221.22)
		=====	=====	=====	=====	=====	=====

370-CEMETERY OPERATING FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-INTERGOVERNMENTAL REV		0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES		96,000.00	35,966.00	52,996.00	55.20	0.00	43,004.00
420-ASSESSMENTS		0.00	0.00	15,643.58	0.00	0.00	(15,643.58)
430-USE OF MONEY AND PROP		1,000.00	112.00	549.00	54.90	0.00	451.00
440-DONATIONS FROM PRIVAT		0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T		12,000.00	0.00	213.15	1.78	0.00	11,786.85
460-PROCEEDS GEN FIXED AS		<u>70,000.00</u>	<u>5,382.00</u>	<u>36,341.10</u>	<u>51.92</u>	<u>0.00</u>	<u>33,658.90</u>
*** TOTAL REVENUES ***		179,000.00	41,460.00	105,742.83	59.07	0.00	73,257.17
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
761-CEMETERY OPERATING DE		<u>211,853.00</u>	<u>19,810.93</u>	<u>103,351.15</u>	<u>48.78</u>	<u>0.00</u>	<u>108,501.85</u>
*** TOTAL EXPENDITURES ***		211,853.00	19,810.93	103,351.15	48.78	0.00	108,501.85
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		(32,853.00)	21,649.07	2,391.68	7.28-	0.00	(35,244.68)
		=====	=====	=====	=====	=====	=====

C I T Y O F T A Y L O R
FINANCIAL STATEMENT
AS OF: FEBRUARY 28TH, 2021

382-FLEET SERVICES OPERATING
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
340-CHARGES FOR SERVICES		698,808.00	0.00	174,240.00	24.93	0.00	524,568.00
420-ASSESSMENTS		3,000.00	0.00	10,572.75	352.43	0.00	(7,572.75)
430-USE OF MONEY AND PROP		0.00	0.00	106.70	0.00	0.00	(106.70)
450-INTERFUND OPERATING T		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		701,808.00	0.00	184,919.45	26.35	0.00	516,888.55
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
517-FLEET SERVICES		<u>691,877.00</u>	<u>52,067.48</u>	<u>336,193.48</u>	<u>55.06</u>	<u>44,761.04</u>	<u>310,922.48</u>
*** TOTAL EXPENDITURES ***		691,877.00	52,067.48	336,193.48	55.06	44,761.04	310,922.48
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		9,931.00	(52,067.48)	(151,274.03)	973.97-	(44,761.04)	205,966.07
		=====	=====	=====	=====	=====	=====

384-FLEET REPLACEMENT FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-INTERGOVERNMENTAL REV		0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES		408,355.00	0.00	102,089.00	25.00	0.00	306,266.00
420-ASSESSMENTS		0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP		5,000.00	5.57	120.72	2.41	0.00	4,879.28
450-INTERFUND OPERATING T		0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS		3,000.00	0.00	7,742.50	258.08	0.00	(4,742.50)
470-PROCEEDS GEN LONG TER		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		416,355.00	5.57	109,952.22	26.41	0.00	306,402.78
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
518-EQUIPMENT REPLACEMENT		<u>408,355.00</u>	<u>3,223.61</u>	<u>518,824.07</u>	<u>145.95</u>	<u>77,169.75</u>	<u>(187,638.82)</u>
*** TOTAL EXPENDITURES ***		408,355.00	3,223.61	518,824.07	145.95	77,169.75	(187,638.82)
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		8,000.00	(3,218.04)	(408,871.85)	75.52-	(77,169.75)	494,041.60
		=====	=====	=====	=====	=====	=====

Attachment C

COUNCIL REPORT

CHECKS POSTED IN FEBRUARY 2021

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	AFLAC	AFLAC FEB. 2021 INVOICE	1,909.78
		CLIFFORD, PENNY CHRISTINE c/o TX CHILD	CAUSE # 12-1678-FC4	253.20
			CAUSE # 12-1678-FC4	253.20
		PO HOLDING LLC DBA/DISCOVERY BENEFITS	38705	1,712.10-
			38705	353.31
			38705	353.31
			38705	1,712.10
		DEBORAH B LANGEHENNING	SHELTON CASE NO. 18-11452	936.46
			SHELTON CASE NO. 18-11452	936.46
		HERRERA, EDITH D %ARIZONA SUPPORT PAYM	VINCENT CLIFFORD CS FOR DE	237.46
			VINCENT CLIFFORD CS FOR DE	237.46
	MISCELLANEOUS	HILLIARD, JAMES	Bond Refund:E0023302 -01	15.00
		BOTELLO, IRAN ISAIA	BOTELLO, IRAN ISAIA:BOND R	35.00
		MANNING, JONATHAN EARL	Cash Refund:E0026022 -01	144.00
		SIGGINS, SEAN DAVID	Bond Refund:CT001489 -01	500.00
		HEISS, FREDERICK JR	Cash Refund:1030159F -01	159.00
		HASKINS, STEPHEN LAMAR	Bond Refund:E0022580 -01	10.00
		LOPEZ, SHUREEM	01-0436 D AVILES CHILD SUP	26.31
			01-0436 D AVILES CHILD SUP	26.31
		NATIONWIDE RETIREMENT SOLUTIONS	NATIONWIDE CONTRIBUTIONS	2,256.25
			NATIONWIDE CONTRIBUTIONS	2,256.25
		PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL FEB 2020	225.30
		SHOAF, DA'SHINIQUE SHI'JUAN	STEPHPHONE JONES	128.31
			STEPHPHONE JONES	128.31
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	19,838.04
			HEALTH PREMIUMS	1,524.43
			HEALTH PREMIUMS	19,554.76
			HEALTH PREMIUMS	1,018.72
		CITIZENS NATIONAL BANK	FEDERAL WITHHOLDING	28,518.37
			FEDERAL WITHHOLDING	23,331.72
			FEDERAL WITHHOLDING	5,710.90
			FICA CONTRIBUTIONS AND MAT	18,650.73
			FICA CONTRIBUTIONS AND MAT	16,716.92
			FICA CONTRIBUTIONS AND MAT	1,514.10
			FICA CONTRIBUTIONS AND MAT	106.15-
			MEDICARE CONTRIB AND MATCH	4,361.82
			MEDICARE CONTRIB AND MATCH	3,909.61
			MEDICARE CONTRIB AND MATCH	354.10
			MEDICARE CONTRIB AND MATCH	24.83-
		TAYLOR ECONOMIC DEV.CORP.	JAN 2021 SALES TAX ALLOCAT	100,869.09
			FEB 2021 SALES TAX	138,006.53
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TEDC TMRS CONT FEB 2021	3,362.26
			TMRS CONTRIBUTIONS	21,799.22
			TMRS CONTRIBUTIONS	19,627.24
			TMRS CONTRIBUTIONS	1,709.47
		UNITED WAY OF WILLIAMSON COUNTY	UNITED WAY CONTRIBUTIONS	55.00
			UNITED WAY CONTRIBUTIONS	55.00
		TAYLOR PROFESSIONAL FIREFIGHTER ASSOCI	ACCT #2091015 TAYLOR FF AS	439.00
		KIRK, SARA DENISE	01-0282 SHANE NEWELL CHILD	138.46
			01-0282 SHANE NEWELL CHILD	138.46
		LOPEZ, NANCY C/O TX CHILD SUPPORT SDU	D1FM10000631	227.26
			D1FM10000631	227.26
		ICMA-RC PLAN SPONSOR SERVICES	ICMA-RC CONTRIBUTIONS	1,047.69
			ICMA-RC CONTRIBUTIONS	1,047.69
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	2,636.58
			SUN LIFE DENTAL MARCH 2021	2,599.36

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	<u>249.84</u>
			TOTAL:	450,489.33
CITY COUNCIL	GENERAL FUND	VERIZON WIRELESS	CELL PHONE	200.00
		HEJL & SCHROEDER, P.C.	JAN 2021 LEGAL SERVICES	<u>8,625.00</u>
			TOTAL:	8,825.00
CITY MANAGEMENT	GENERAL FUND	HEB CREDIT RECEIVABLES	AA BATTERIES	16.24
		LUPE TORTILLA	LUNCH MTG- M DEVITO	47.84
		LINCOLN	LTD JAN 2021 INV.	91.00
			LTD MARCH 2021 INV.	91.92
			ADJ. DEPT	0.92
		OFFICE DEPOT CORPORATION	CITY CLERK INK AND FOLDERS	73.78
		PLOWMAN'S KITCHEN	LUNCH MTG-JENKINS&DEVITO	45.47
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	3,941.96
			HEALTH PREMIUMS	3,941.96
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	1,072.01
			FICA CONTRIBUTIONS AND MAT	1,104.37
			MEDICARE CONTRIB AND MATCH	250.70
			MEDICARE CONTRIB AND MATCH	258.28
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	2,397.27
			TMRS CONTRIBUTIONS	2,467.57
		VERIZON WIRELESS	CELL PHONE	200.00
		TEXAS MUNICIPAL CLERKS ASSOCIATION, IN	ALVAREZ MBSHP DUES	100.00
			ALVAREZ EVENT REGISTRATION	350.00
		EL CORRAL LOZANO	AGENDA UPDATE WITH MAYOR	18.75
			AGENDA UPDATE-MPT ANDERSON	20.95
		SORTO'S GROUP LLC DBA MASFAJITAS	ECON DEV MTG	188.56
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	55.28
		MONARCAS MEXICAN RESTAURANT	LUNCH MTG- M COOPER	33.02
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	158.06
			SUN LIFE DENTAL MARCH 2021	158.06
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	<u>23.36</u>
			TOTAL:	17,107.33
PUBLIC INFORMATION	GENERAL FUND	LINCOLN	LTD JAN 2021 INV.	13.16
			LTD MARCH 2021 INV.	13.55
			ADJ DEPT	0.39
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	615.11
			HEALTH PREMIUMS	615.11
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	129.67
			FICA CONTRIBUTIONS AND MAT	125.90
			MEDICARE CONTRIB AND MATCH	30.33
			MEDICARE CONTRIB AND MATCH	29.44
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	281.52
			TMRS CONTRIBUTIONS	273.32
		VERIZON WIRELESS	CELL PHONE	100.00
		OSBORNE, STACEY FORD	JAN 21 PIO SERVICES	3,055.00
			FEBRUARY 2021 PIO SERVICES	1,820.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	24.82
			SUN LIFE DENTAL MARCH 2021	24.82
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	<u>3.96</u>
			TOTAL:	7,156.10
HUMAN RESOURCES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	CHRIS (HR) PRINTER	229.89
		COX TEXAS NEWSPAPERS, LP DBA:AUSTIN AM	POLICE EXAM AD 3/6/2020	225.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		LINCOLN	LTD JAN 2021 INV.	32.97
			TERM K. PETERSON	2.30
			LTD MARCH 2021 INV.	33.30
			ADJ DEPT	0.33
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	615.11
			HEALTH PREMIUMS	615.11
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	304.44
			FICA CONTRIBUTIONS AND MAT	301.30
			FICA CONTRIBUTIONS AND MAT	19.64-
			MEDICARE CONTRIB AND MATCH	71.20
			MEDICARE CONTRIB AND MATCH	70.47
			MEDICARE CONTRIB AND MATCH	4.59-
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	697.93
			TMRS CONTRIBUTIONS	691.12
		VERIZON WIRELESS	CELL PHONE	150.00
		COMPLIANCE ASSOCIATES MANAGEMENT, LP	DEC.2021 SCREENING/WILLENB	55.00
		WORKERS ASSISTANCE PROGRAM, INC.	JAN 21 SERVICES	274.35
		VISTA PRINT	BUSINESS CARDS- LASHON GRO	32.47
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	55.28
		FIRE & POLICE SELECTION INC.	JAN. CIVIL SERVICE POLICE	1,046.15
		WAGE WORKS, INC. DBA CONEXIS	JAN COBRA SERVICES	25.00
		PETERSON, KIM DIANE	K. PETERSON SERVICES	487.50
		ROSS GANNAWAY, PLLC	LEGAL SRVS THROUGH 2/20/20	125.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	74.46
			SUN LIFE DENTAL MARCH 2021	49.64
			TERM K.PETERSON	24.82-
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	7.92
			TOTAL:	6,224.19
FINANCIAL SERVICES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	WEBCAM COVER;PHONE CASE	24.97
		HILLTOP HOLDINGS INC. DBA:HILLTOP SECU	ARBITRAGE FYE 09/2020	7,000.00
		GFOA	GFOA MBRSH- SARAH RICHARD	150.00
		LINCOLN	LTD JAN 2021 INV.	82.34
			ADD S. RICHARDSON	17.50
			LTD MARCH 2021 INV.	83.92
			ADJ DEPT	1.58
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	2,460.44
			ADD EMP/SPOUSE/S. RICHARDS	1,187.50
			HEALTH PREMIUMS	2,460.44
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	745.08
			FICA CONTRIBUTIONS AND MAT	726.49
			FICA CONTRIBUTIONS AND MAT	27.90-
			MEDICARE CONTRIB AND MATCH	174.27
			MEDICARE CONTRIB AND MATCH	169.91
			MEDICARE CONTRIB AND MATCH	6.53-
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	1,757.38
			TMRS CONTRIBUTIONS	1,716.97
		VERIZON WIRELESS	CELL PHONE	200.00
		PAYPAL.COM	GFOAT MBSHP- SARAH RICHARD	80.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	55.28
			XPHASER 4622	46.95
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	124.10
			ADD EMP/ S. RICHARDSON	58.78
			SUN LIFE DENTAL MARCH 2021	124.10
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	19.80
			TOTAL:	19,433.37

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
MUNICIPAL COURT	GENERAL FUND	LEYLA YATIM-ALIN DBA: WESTLAKE TRANSLA LINCOLN	INTERPRETATION SERVICES	200.00
			LTD JAN 2021 INV.	42.68
			LTD MARCH 2021 INV.	43.24
		RELIANT ENERGY SOLUTIONS	ADJ DEPT	0.56
			MONTHLY ELECTRIC BILL	81.14
			MONTHLY ELECTRIC BILL	82.79
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	2,460.44
			HEALTH PREMIUMS	2,460.44
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	563.09
			FICA CONTRIBUTIONS AND MAT	467.20
			MEDICARE CONTRIB AND MATCH	131.69
			MEDICARE CONTRIB AND MATCH	109.27
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	1,090.59
			TMRS CONTRIBUTIONS	882.46
		TRANSUNION RISK AND ALTERNATIVE DATA S ATMOS ENERGY	TLO LOCATOR DEC 2020	100.00
			109 W. 5TH ST.	117.92
		VERIZON WIRELESS	CELL PHONE	150.00
			IPAD	70.00
		CONSTABLE PAUL L. LEAL	WARRANT SERVICE FEE-SPARKS	50.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	CONTRACT BASE	255.00
			CONTRACT OVERAGE	126.08
		QUADIENT LEASING USA, INC.	MC POSTAGE LEASE	52.55
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	74.46
			SUN LIFE DENTAL MARCH 2021	74.46
			JAN 2021 MUNICPAL CRT SERV	1,912.50
		HEJL & SCHROEDER, P.C.		
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	15.84
			TOTAL:	11,614.40
DEVELOPMENT SERVICES	GENERAL FUND	LEONARD, JENNY REBECCA DBA: LIONHEART JPMORGAN CHASE BANK NA LINCOLN	COMPREHENSIVE PLAN	17,315.40
			REFUND FOR AIR BNB	454.20-
			LTD JAN 2021 INV.	114.12
		SCOTT & WHITE HEALTHCARE	LTD MARCH 2021 INV.	116.86
			ADJ DEPT	3.29
			HEALTH PREMIUMS	3,690.66
		CITIZENS NATIONAL BANK	HEALTH PREMIUMS	3,690.66
			FICA CONTRIBUTIONS AND MAT	1,121.76
			FICA CONTRIBUTIONS AND MAT	1,093.84
			MEDICARE CONTRIB AND MATCH	262.33
			MEDICARE CONTRIB AND MATCH	255.83
		TAYLOR OFFICE PRODUCTS INC	DON MCALISTER PZ PLAQUE	79.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	2,516.39
			TMRS CONTRIBUTIONS	2,455.78
		VERIZON WIRELESS	CELL PHONE	407.50
			EQUIPMENT	55.28
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	SUN LIFE DENTAL FEB. INV.	173.74
			SUN LIFE DENTAL MARCH 2021	173.74
		SUN LIFE ASSURANCE COMPANY		
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	27.72
			TOTAL:	33,099.70
MAIN STREET PROGRAM 00 GENERAL FUND		LINCOLN	LTDJAN 2021 INV.	15.50
			LTD MARCH 2021 INV.	15.96
			ADJ DEPT	0.46
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	615.11
			HEALTH PREMIUMS	615.11
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	152.78
			FICA CONTRIBUTIONS AND MAT	148.33

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE CONTRIB AND MATCH	35.73
			MEDICARE CONTRIB AND MATCH	34.69
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	331.67
			TMRS CONTRIBUTIONS	322.01
		VERIZON WIRELESS	CELL PHONE	45.00
		ASCAP	LICENSE FEE	1.83
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	55.28
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	24.82
			SUN LIFE DENTAL MARCH 2021	24.82
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	<u>3.96</u>
			TOTAL:	2,443.06
CD-MOODY MUSEUM	GENERAL FUND	ADT SECURITY SERVICES INC	MOODY MUSEUM SECURITY SYST	59.76
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	300.36
			MONTHLY ELECTRIC BILL	289.65
		ATMOS ENERGY	114 W. 9TH ST.	69.15
		AT&T U-VERSE	INTERNET-MOODY MUSEUM	<u>65.34</u>
			TOTAL:	784.26
PUBLIC LIBRARY	GENERAL FUND	AMERICAN LIBRARY ASSOC	ALA MEMBERSHIP-NEEMIDGE	148.00
		BLACKSTONE AUDIO, INC. DBA: BLACKSTONE	AUDIO BOOKS	163.98
		INGRAM BOOK COMPANY	Books	111.44
		LINCOLN	LTD JAN 2021 INV.	65.92
			LTD MARCH 2021 INV.	68.02
			ADJ DEPT	1.89
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	563.07
			MONTHLY ELECTRIC BILL	555.03
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	3,075.55
			HEALTH PREMIUMS	3,075.55
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	623.61
			FICA CONTRIBUTIONS AND MAT	604.27
			FICA CONTRIBUTIONS AND MAT	32.25-
			MEDICARE CONTRIB AND MATCH	145.83
			MEDICARE CONTRIB AND MATCH	141.32
			MEDICARE CONTRIB AND MATCH	7.55-
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	1,435.52
			TMRS CONTRIBUTIONS	1,393.54
		ATMOS ENERGY	Natural Gas	271.66
		VERIZON WIRELESS	CELL PHONE	45.00
		ENVISIONWARE, INC.	software	1,195.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	LIBRARY MAINTENANCE FEE	41.25
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	Internet	271.77
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	148.92
			SUN LIFE DENTAL MARCH 2021	148.92
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	<u>23.76</u>
			TOTAL:	14,279.02
FIRE DEPARTMENT	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	PICTURES FRAMES IN ADMIN	214.05
		CASCO INDUSTRIES INC.	BUNKER GEAR PLACARDS-NEW H	242.25
			WILLENBORG BUNKER GEAR	2,653.50
		JPMORGAN CHASE BANK NA	REFUND DOUBLE CHARGE	385.00-
			RETURN OF SPRAYERS	39.38-
			RETURN OF TAX	3.44-
		DONUT 95	OFFICER MTG 11/6/2020	24.00
		FLASHLIGHTDEALER.COM	FACECAP ASSEMBLY	21.90
		FED EX	FED EX COURIER-SAM BERGEN	32.16

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HEB CREDIT RECEIVABLES	CLOROX WIPES FOR DECON	17.92
			COFFEE SUPPLIES	14.24
		HOME DEPOT CREDIT SERVICES	REPL DAMAGED BLINDS 6/27/2	48.80
		LIGHTHOUSE UNIFORM CO.	UNIFORM ACCESSORIES 01/05/	75.85
		LINCOLN	LTD JAN 2021 INV.	353.08
			LTD MARCH 2021 INV.	339.65
			ADJ DEPT	1.85
			TERM WHISENANAT	30.62-
		UNITED STATES POSTAL SERV	CHRISTMAS STAMPS 12/08/202	66.00
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	636.03
			MONTHLY ELECTRIC BILL	646.81
		SAFETY GLASSES USA INC	WILDLAND GOGGLES	110.46
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	15,377.75
			HEALTH PREMIUMS	14,762.64
			TERM M. WHISENANT	1,120.82-
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	4,128.65
			FICA CONTRIBUTIONS AND MAT	3,460.17
			MEDICARE CONTRIB AND MATCH	965.55
			MEDICARE CONTRIB AND MATCH	809.22
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	9,305.76
			TMRS CONTRIBUTIONS	7,854.49
		TRACTOR SUPPLY COMPANY	20 BAGS DRY SORB	129.80
			C2 HITCH-COMMAND TRLR 12/2	89.97
			SPRAYERS FOR DECON	29.97
		ATMOS ENERGY	ATMOS ENERGY	83.52
			ATMOS ENERGY	198.53
		KOURTNEY VIKTORA DBA: KOURTNEY'S KREAT	MATT'S CEREMONY 1/6/21	84.00
		VERIZON WIRELESS	CELL PHONES	201.20
			DATA CARDS	607.84
		WAL-MART COMMUNITY/GEMB	SUPP FOR PROMOTION/KITCHEN	19.81
			FOOD-MATT'S RETIREMENT	51.77
			OFFICE SUPPLIES	18.50
		COPELAND, ROBERT C.	FINGERPRINTING FOR EMT REN	39.05
		ACADEMY	FROGG TOGGS- PPE	822.49
		AT&T U-VERSE	FD INTERNET/CABLE	152.27
		DREAMSEATS LLC	PART FOR RECLINER 8/17/202	33.00
		PINNACLE PEAK HOLDING CORPORATION DBA	ACCESSORIES FOR RADIOS12/1	191.52
			4 ANTENNAS	51.81
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	595.48
			ADD/ T. POKORNY	49.54
			SUN LIFE DENTAL MARCH 2021	595.48
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	95.04
			TOTAL:	64,724.11
POLICE DEPARTMENT	GENERAL FUND	COX TEXAS NEWSPAPERS, LP DBA:AUSTIN AM	STATESMAN E-SUB DEC 2020	14.99
		TEXAS DEPARTMENT OF INFORMATION RESOUR	DISPATCH RADIOS BACKUP CIR	509.45
		LINCOLN	LTD JAN 21 INV./MINUS P.MO	547.97
			PRISCILLA MORENO VOCA GRAN	12.08
			LTD MAR 21 INV/MINUS P.MOR	557.55
			PRISCILLA MORENO VOCA GRAN	12.44
			ADJ DEPT	20.05
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	778.84
			MONTHLY ELECTRIC BILL	800.91
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	23,374.05
			HEALTH PREM./VOCA-P.MORENO	615.11
			HEALTH PREMIUMS	23,374.05

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HEALTH PREM./VOCA-P.MORENO	615.11
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	6,675.26
			FICA CONTRIBUTIONS AND MAT	5,515.44
			FICA CONTRIBUTIONS AND MAT	12.40-
			MEDICARE CONTRIB AND MATCH	1,561.15
			MEDICARE CONTRIB AND MATCH	1,289.90
			MEDICARE CONTRIB AND MATCH	2.90-
		TEXAS DEPT OF PUBLIC SAFETY	TXDPS BREATH TEST KITS	104.30
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	15,098.92
			TMRS CONTRIBUTIONS	12,580.97
		TEXAS VICTIM SERVICES ASSOCIATION	VOCA MBSHP RENWAL	40.00
		TIME WARNER CABLE DBA SPECTRUM	INTERNET SERV. FEB 2021	343.46
		VERIZON WIRELESS	CELL PHONES	482.88
			CELL PHONES - VOCA COORDIN	40.24
			CELL PHONES - VOCA VOLUNTE	40.24
			MIFI-VOCA COORDINATOR	57.60
			DATA CARDS	607.84
		OLLE NETWORK TECH CONSULTANTS DBA ON T	MONTHLY IT SUPPORT - FEB 2	7,182.00
		SYMBOLARTS, LLC	2020 TPD MUGS	755.95
		AMAZON.COM	VOCA YELLOW PRINTER INK	33.18
			VOCA PAPER- 10 REAMS	49.49
			VOCA OFFICE SUPP/PRINTER I	221.02
		NATIONAL ASSN OF TOWN WATCH	PARISELLA NATW 2021 MBSHP	35.00
		APPLE.COM/BILL	ICLOUD STORAGE-FLUCK 01/16	0.99
		DELL FINANCIAL SERVICES	2X MONITORS	345.58
			VOCA LAPTOP/DOCKING	1,125.87
			CID LAPTOP ONCALL	1,125.87
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	918.10
			SUN LIFE DENTAL FEB. INV.	24.82
			SUN LIFE DENTAL MARCH 2021	918.01
			SUN LIFE DENTAL MARCH 2021	24.82
		FBI-LEEDA INC.	LAGRONE FBI MBRSH 01/11/2	50.00
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	SOFTWARE, PHONE LEASE	511.39
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	146.52
			VOCA GRANT/ P. MORENO	3.96
		CONFERENCE ON CRIMES AGAINST WOMEN INC	MORENO- CRIMES AGAINST W	400.00
			TOTAL:	109,528.07
ANIMAL CONTROL	GENERAL FUND	EVINS TEMPORARIES, INC.	KENNEL TECH CARTER	742.00
			KENNEL TECH RUTHERFORD	742.00
			KENNEL TECH-SHELBY CARTER	742.00
			KENNEL TECH-S. RUTHERFORD	742.00
		LINCOLN	LTD JAN 2021 INV.	19.92
			LTD MARCH 2021 INV.	20.52
			ADJ DEPT	0.60
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	410.79
			MONTHLY ELECTRIC BILL	433.57
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	615.11
			HEALTH PREMIUMS	615.11
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	201.98
			FICA CONTRIBUTIONS AND MAT	198.94
			MEDICARE CONTRIB AND MATCH	47.23
			MEDICARE CONTRIB AND MATCH	46.52
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	438.72
			TMRS CONTRIBUTIONS	432.14
		TEXAS ANIMAL CONTROL ASSOCIATION	PERIO ACO TACA MBSHP	50.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VERIZON WIRELESS	CELL PHONE	135.00
		AMAZON.COM	ANIMAL HANDLING GLOVES	83.96
			INK FOR ANIMAL CONTROL OFF	48.89
			AMT \$175 BUT \$115 PD- 7/27	60.00
		AT&T U-VERSE	INTERNET-ACO	69.55
		SHELTERMANAGER.COM	TRACKING SOFTWARE	340.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	24.82
			SUN LIFE DENTAL MARCH 2021	24.82
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	<u>7.92</u>
			TOTAL:	7,294.11
STREETS & GROUND MAINT GENERAL FUND		AMERICAN PUBLIC WORKS ASSOCIATION	VIRTUAL TRNG-CONST INSPECT	275.00
			APWA 2020 PW POSTER	21.65
		LINCOLN	LTD JAN 2021 INV.	176.40
			LTD MARCH 2021 INV.	182.93
			ADJ DEPT	5.99
		MOSS & MOSS INC. #4000	ST,GR/MILL FILES 155458	15.28
			ST,GR/KEROSENE 155477	35.97
			ST,GR/TORCH KITS, KEYS 197	35.46
			ST,GR/MILL FILES 197591	10.78
			ST,GR/GLOVES 19	9.99
			ST,GR/EARPLUGS 19	15.99
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	5,006.90
			MONTHLY ELECTRIC BILL	4,822.77
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	8,611.54
			ADD EMP ONLY/ J. PACHICANO	615.11
			TERM EMP/CHILD/J.PACHICANO	898.39-
			HEALTH PREMIUMS	8,611.54
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	1,746.26
			FICA CONTRIBUTIONS AND MAT	1,695.16
			FICA CONTRIBUTIONS AND MAT	6.21-
			MEDICARE CONTRIB AND MATCH	408.41
			MEDICARE CONTRIB AND MATCH	396.46
			MEDICARE CONTRIB AND MATCH	1.45-
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	3,853.16
			TMRS CONTRIBUTIONS	3,742.11
		TRACTOR SUPPLY COMPANY	J SCHUTZ/BOOTS, PANTS 6213	184.97
		VERIZON WIRELESS	CELL PHONE	330.00
		CHARMING BLOSSOMS & BOUTIQUE	JOSE MARTINEZ'S WIFE- FLOW	135.00
		ADOBE SYSTEMS INC	SOFTWARE SERVICE 3/7/2020	179.88
		APPLE.COM/BILL	ICLOUD STORAGE 11/24/20	0.99
		CINTAS CORPORATION #86	ST,GR/UNIFORMS 031971	226.80
			ST,GR/UNIFORMS 608639	226.80
		SAFELANE TRAFFIC SUPPLY, LLC	ST,GR/2 DUCK CROSS SIGNS	76.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	372.30
			SUN LIFE DENTAL MARCH 2021	372.30
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	59.40
		COMMUNITY COFFEE COMPANY LLC	1424 N MAIN/COFFEE SERVICE	<u>28.00</u>
			TOTAL:	41,581.25
PARKS & RECREATION	GENERAL FUND	HEART OF TEXAS LANDSCAPE & IRRIGATION	BULL BRANCH/MEMORIAL TREE	600.60
		LINCOLN	LTD JAN 2021 INV.	81.84
			LTD MARCH 2021 INV.	58.82
			ADJ DEPT	0.90
		MOBILE MINI, INC	TRPSC/MOBILE LEASE 2/3-3/4	102.00
		MOSS & MOSS INC. #5000	MEMORIAL FIELD HOUSE/CLEAN	43.89

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	2,700.36
			MONTHLY ELECTRIC BILL	784.14
			MONTHLY ELECTRIC BILL	3,091.06
			MONTHLY ELECTRIC BILL	727.85
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	4,305.77
			HEALTH PREMIUMS	3,690.66
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	629.76
			FICA CONTRIBUTIONS AND MAT	746.02
			FICA CONTRIBUTIONS AND MAT	1,514.10
			MEDICARE CONTRIB AND MATCH	147.29
			MEDICARE CONTRIB AND MATCH	174.46
			MEDICARE CONTRIB AND MATCH	354.10
		TEXAS TURFGRASS ASSOCIATION	C CUNNINGHAM/MEMBER FEES	100.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	1,435.03
			TMRS CONTRIBUTIONS	1,709.26
			TMRS CONTRIBUTIONS	3,287.07
		TIME WARNER CABLE DBA SPECTRUM	DICKEY GIVENS INTERNET	22.25
		VERIZON WIRELESS	CELL PHONE	225.00
			IPAD	70.00
		CINTAS CORPORATION #86	TRPSC/UNIFORMS 032152	27.95
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	173.74
			ADJ/ EMP/ CHILD	34.56-
			SUN LIFE DENTAL MARCH 2021	148.92
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	23.76
			TOTAL:	26,942.04
INTERNAL SERVICES/BLDG GENERAL FUND		AMAZON.COM SALES, INC DBA: AMAZON.COM	CALENDAR, BAG	68.13
		CL&MA JANITORIAL SERVICES LLC	FEB 21 JANITORIAL	1,300.00
		HOME DEPOT CREDIT SERVICES	FIELD HOUSE-BOARD & NAILS	30.11
			STEP LADDER	199.00
		LINCOLN	LTD JAN 2021 INV.	42.85
			LTD MARCH 2021 INV.	44.14
			ADJ DEPT	1.29
		LBK HOLDINGS LLC DBA. LBK ROOFING	CITY HALL ROOF REPAIR	9,424.00
			FIRE STATION #1 ROOF REPA	5,459.00
		MOSS & MOSS INC. #6000	FIELD HOUSE- DRILL BITS	20.40
			GLOVES	16.99
		NANCY RUTH BARRON	MASTER KEY SYSTEM HARDWAR	3,500.00
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	764.65
			MONTHLY ELECTRIC BILL	823.83
		S & D PLUMBING-TAYLOR, LLC	FIELD HOUSE-REPLACED VALVE	362.76
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	2,152.88
			HEALTH PREMIUMS	2,152.88
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	448.62
			FICA CONTRIBUTIONS AND MAT	425.38
			FICA CONTRIBUTIONS AND MAT	7.75-
			MEDICARE CONTRIB AND MATCH	104.92
			MEDICARE CONTRIB AND MATCH	99.49
			MEDICARE CONTRIB AND MATCH	1.81-
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	1,004.48
			TMRS CONTRIBUTIONS	954.01
		ATMOS ENERGY	400 PORTER ST.	286.60
		VERIZON WIRELESS	CELL PHONE	90.00
			MIFI	70.00
			GATEWAY SIGN	37.99
		VIC'S HEAT & AIR	CITY HALL FILTER SERVICE	575.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FACILITIES FILTER SERVICE	887.50
		WAL-MART COMMUNITY/GEMB	TOWELS	31.67
		WAYNE GING PLUMBING, LLC	ACO AUGURED DRAIN	140.00
		GRENIER SERVICE COMPANY, LLC DBA:	UTIL MAINT REPAIR DOOR	160.00
		SPARKLETTS & SIERRA SPRINGS	COOLER RENTAL	8.00
		APPLE.COM/BILL	ICLOUD STORAGE	0.99
			ICLOUD STG-L THOMPSON 1/17	11.99
		CINTAS CORPORATION #86	MATS	93.64
			MATS	139.51
			MATS	121.53
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	86.87
			SUN LIFE DENTAL MARCH 2021	86.87
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	<u>13.86</u>
			TOTAL:	32,232.27
ENGINEERING & INSPECTI	GENERAL FUND	RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	138.04
			MONTHLY ELECTRIC BILL	<u>117.13</u>
			TOTAL:	255.17
INTERNAL SVC/ I T DEPT	GENERAL FUND	LINCOLN	LTD JAN 2021 INV.	12.73
			LTD MARCH 2021 INV.	13.12
			ADJ DEPT	0.39
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	615.11
			HEALTH PREMIUMS	615.11
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	107.77
			FICA CONTRIBUTIONS AND MAT	104.12
			MEDICARE CONTRIB AND MATCH	25.20
			MEDICARE CONTRIB AND MATCH	24.35
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	272.49
			TMRS CONTRIBUTIONS	264.56
		TIME WARNER CABLE DBA SPECTRUM	CABLE	75.04
		VERIZON WIRELESS	CELL PHONE	45.00
			MIFI	35.00
		OLLE NETWORK TECH CONSULTANTS DBA ON T	IT CONSULTING AND BACKUP	8,068.37
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	24.82
			SUN LIFE DENTAL MARCH 2021	24.82
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	SOFTWARE, PHONE LEASE	2,500.37
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	<u>3.96</u>
			TOTAL:	12,832.33
NON-DEPARTMENTAL	GENERAL FUND	BROOKSHIRE INS AGENCY INC	HENRY FLUCK-NOTARY	71.00
		BSN SPORTS	50 COVID-19 MASKS/6.50 EAC	341.25
		CL&MA JANITORIAL SERVICES LLC	FEB 21 JANITORIAL-COVID	695.00
			DAY PORTER	2,240.00
		DAVIS, TIM	REIMB WATER FOR WINTER STO	69.90
		FIGHTTECH	FILTERS FOR PPE MASKS 4/16	221.25
		GWA INVESTMENTS LLC. DBA LIVE OAK WATE	(5) LOADS WATER-\$375.00/EA	1,875.00
		HALFF ASSOCIATES, INC.	DRAINAGE MASTER PLAN	24,516.00
		MOSS & MOSS INC. #6000	HEATERS FOR CH HVAC	99.98
			WINTER STORM/REPLACE FAUCE	26.99
		S & D PLUMBING-TAYLOR, LLC	FIRE ADMIN REPAIR WATER LI	1,232.76
		ENGELKE, ERIC	REIMB FUEL FOR APPARATUS-S	9.83
		OLLE NETWORK TECH CONSULTANTS DBA ON T	REMOTE IT CONSULT	125.00
		AMAZON.COM	(2) COVID THERMOMETERS	51.98
		ACADEMY	FROGG TOFF PPE SUITS 7/9/2	909.07
		OSBORNE, STACEY FORD	JAN 21 PIO SERVICES	1,495.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			COVID-19 RELATED HOURS	1,365.00
			WINTER STORM HOURS	2,860.00
		COLBY BURGESS DBA: CB PAINTING	SURFACE PREP 50/50 MURAL	275.00
		IHEALTH LABS, INC.	THERMOMETERS 3/31/2020	539.80
		VITAL OXIDE	CLEANING SOLUTION-FOGGER4/	286.45
		FORD AUDIO-VIDEO SYSTEMS, LLC.	AV SYSTEM FOR LIBRARY	31,796.00
			PREVENTATIVE MAINT	576.00
		SHARCO TECHNOLOGIES, INC.	DICKEY GIVENS/REPAIR CAMER	175.00
		THOMPSON, RICHARD	REIMB GAS FOR APPARATUS-ST	<u>97.90</u>
			TOTAL:	71,951.16
HOTEL/MOTEL TAX	HOTEL/MOTEL FUND	SADYA CAPITAL LLC	PAYMENT #6; YR2Q2	<u>24,640.95</u>
			TOTAL:	24,640.95
CONTRIBUTE CIVIC PROGR MAIN STREET REVENUE		JOHN YOUNGBLOOD DBA: THE GOLDEN OLDIES	FARMER'S MARKET LIVE MUSIC	<u>150.00</u>
			TOTAL:	150.00
MUNICIPAL COURT JUDICI MUNICIPAL CRT SPEC EVANS TEMPORARIES, INC.			OFC CLERK - SOSA	504.00
			TEMP CLERK SRVS/DIANNA SOS	<u>504.00</u>
			TOTAL:	1,008.00
I & S PAYMENT ACCOUNTS I & S FOR GO BOND		BANK OF AMERICA NA	CO SERIES 2007	47,875.00
		JP MORGAN CHASE BANK-GO REF 2015	GO REF 2015	19,416.55
		REGIONS BANK - DEBT PAYMENTS	GO REFUNDING SERIES 2010	3,262.25
			CO SERIES 2012	9,087.50
		THE BANK OF NEW YORK MELLON	CO SERIES 2017	19,882.00
			CO SERIES 2018	69,375.00
			CO SERIES 2019	40,362.50
			GO REFUNDING BONDS 2012	32,000.00
			GO REFUNDING BONDS SER 201	58,900.00
			GO REFUNDING BONDS SER 201	23,100.00
		WILMINGTON TRUST, NA	CO SERIES 2013	<u>55,900.00</u>
			TOTAL:	379,160.80
INVALID DEPARTMENT	MDUS I&S	REGIONS BANK - DEBT PAYMENTS	CO SERIES 2012	18,012.50
		THE BANK OF NEW YORK MELLON	CO SERIES 2019	<u>44,362.50</u>
			TOTAL:	62,375.00
I & S PAYMENT ACCOUNTS I&S UTILITY CO'S & BANK OF AMERICA NA			CO SERIES 2006	75,872.50
			CO SERIES 2007	98,814.00
		JP MORGAN CHASE BANK-GO REF 2015	GO REF 2015	14,362.00
		THE BANK OF NEW YORK MELLON	CO SERIES 2017	33,399.00
			CO SERIES 2019	82,740.50
			GO REFUNDING BONDS 2012	7,000.00
			GO REFUNDING BONDS SER 201	101,300.00
			GO REFUNDING BONDS SER 201	<u>27,200.00</u>
			TOTAL:	440,688.00
AIRPORT CO'S-I&S ACCOU I & S FOR AIRPORT		REGIONS BANK - DEBT PAYMENTS	GO REFUNDING SERIES 2010	906.50
		THE BANK OF NEW YORK MELLON	CO SERIES 2017	<u>19,944.00</u>
			TOTAL:	20,850.50
TUF DEBT PAYMENTS	TUF(STREETS) I&S F	THE BANK OF NEW YORK MELLON	CO SERIES 2019	<u>77,959.50</u>
			TOTAL:	77,959.50
2013 BOND PROJECTS	GENERAL CAPITAL IM	WILLIAMSON COUNTY AUDITOR'S OFFICE	PAY #2 CR 101 PROJECT	213,920.65

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PAY #3 CR 101 PROJECT	95,506.20
			PAY #4 CR 101 PROJECT	<u>70,932.40</u>
			TOTAL:	380,359.25
TRPSC EXPANSION 2020	GENERAL CAPITAL IM SEC PLANNING, LLC		TRPSC EXPANSION PROJECT	<u>2,659.77</u>
			TOTAL:	2,659.77
HOME PROGRAM-TDHCA	GENERAL CAPITAL IM LANGFORD COMMUNITY MGMT		RECORDING FEES	<u>233.78</u>
			TOTAL:	233.78
NON-DEPARTMENTAL	SANITATION FUND	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	SALES&USE TAX END 1.31.202	<u>7,727.73</u>
			TOTAL:	7,727.73
NON-DEPARTMENTAL	PUBLIC UTILITIES F AFLAC		AFLAC FEB. 2021 INVOICE	481.08
		NATIONWIDE RETIREMENT SOLUTIONS	NATIONWIDE CONTRIBUTIONS	60.00
			NATIONWIDE CONTRIBUTIONS	60.00
		PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL FEB 2020	25.90
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	2,900.44
			HEALTH PREMIUMS	2,617.16
		CITIZENS NATIONAL BANK	FEDERAL WITHHOLDING	3,909.11
			FEDERAL WITHHOLDING	3,135.89
			FICA CONTRIBUTIONS AND MAT	2,706.08
			FICA CONTRIBUTIONS AND MAT	2,462.11
			MEDICARE CONTRIB AND MATCH	632.88
			MEDICARE CONTRIB AND MATCH	575.82
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	3,169.71
			TMRS CONTRIBUTIONS	2,874.40
		MILLS, TERESA NICHOLE c/o TX CHILD SUP	01-346 EDWARD AVALOS, JR.	312.46
			01-346 EDWARD AVALOS, JR.	312.46
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	329.66
			SUN LIFE DENTAL MARCH 2021	329.66
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	<u>31.28</u>
			TOTAL:	26,926.10
UTILITIES ADMINISTRATI	PUBLIC UTILITIES F BRINKS, INC.		BRINKS, INC.	787.61
		LINCOLN	LTD JAN 2021 INV.	54.96
			LTD MARCH 2021 INV.	63.75
			ADJ DEPT	8.79
		McCREARY, VESELKA, BRAGG & ALLEN PC	RUBEN MARTINEZ	9.20
			LISA MEZA	55.63
			FELICITA ORANDAY	43.23
			BAD DEBT RUBER MARTINEZ	9.42
			BAD DEBT BEALLS	92.78
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	0.00
			MONTHLY ELECTRIC BILL	0.00
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	3,690.66
			HEALTH PREMIUMS	3,690.66
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	601.06
			FICA CONTRIBUTIONS AND MAT	526.59
			MEDICARE CONTRIB AND MATCH	140.57
			MEDICARE CONTRIB AND MATCH	123.15
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	1,333.56
			TMRS CONTRIBUTIONS	1,171.87
		TEXAS COMMISSION ON ENVIRONMENTAL QUAL	BRADLEY HINES- WATER LICEN	111.00
		VERIZON WIRELESS	CELL PHONE	200.00
			AIRCARD	105.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SHY, CATHERINE	C. SHY SERVICES	255.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	148.92
			SUN LIFE DENTAL MARCH 2021	148.92
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	<u>23.76</u>
			TOTAL:	13,396.09
WASTEWATER TREATMENT	PUBLIC UTILITIES F	AMAZON.COM SALES, INC DBA: AMAZON.COM	GAUGE GLASS	15.13
			WWTP 2 WAY RADIOS	99.99
		GULF COAST PAPER CO. INC.	BROWN ROLL TOWELS	60.00
		LINCOLN	LTD JAN 2021 INV.	30.76
			LTD MARCH 2021 INV.	31.38
			ADJ DEPT	0.62
		MOSS & MOSS INC. #3000	CAULK, SEALANT	14.83
			HAMMER DRILL	107.99
			BIT SET, ELEC TAPE	35.25
			CONCRETE	4.29
			PUTTY KNIFE, MINI BRUSH SE	11.67
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	12,049.61
			MONTHLY ELECTRIC BILL	12,594.76
		PAOLA FORERO DBA: POWERGEN CONTROLS, L	MOTOR CONTROL CENTER INSP	1,350.00
		RISE SKYBEAM/JAB BROADBAND INC.	WWTP INTERNET	117.13
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	1,845.33
			HEALTH PREMIUMS	1,845.33
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	349.36
			FICA CONTRIBUTIONS AND MAT	344.59
			MEDICARE CONTRIB AND MATCH	81.71
			MEDICARE CONTRIB AND MATCH	80.59
		TEEX-TEXAS EMERGENCY SERVICES TRAINING	N. LAPRADE TRAINING	425.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	819.50
			TMRS CONTRIBUTIONS	809.13
		VERIZON WIRELESS	CELL PHONE	100.00
		USA BLUEBOOK; INC. DBA	PORCELAIN CRUCIBLES	44.80
			FACE VISOR	42.10
			PETRI DISH, ISOPROPNOL	192.80
		TEXAS WATER UTILITIES ASSOCIATION	WATER DIST ONLINE-J. LAMB	375.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	74.46
			SUN LIFE DENTAL MARCH 2021	74.46
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	<u>11.88</u>
			TOTAL:	34,039.45
DISTRIBUTION/COLLECTIO	PUBLIC UTILITIES F	ACT PIPE & SUPPLY, LTD	MJ TEE, REDUCER, COUPLINGS	1,198.05
			PVC CEMENT	145.20
		JPMORGAN CHASE BANK NA	CREDIT TEEX DUE TO COVID	410.00-
		GULF COAST PAPER CO. INC.	BROWN ROLL TOWELS	20.00
		LINCOLN	LTD JAN 2021 INV.	146.66
			LTD MARCH 2021 INV.	150.59
			ADJ DEPT	3.63
		MOSS & MOSS INC. #3000	SEALANT FOR TRUCK #610	19.78
			DRIVER, PLIER, CUTTERS	72.65
			SCREWDRIVER, HACK SAW, LOP	48.74
			BATTERIES	54.85
		POPE MATERIALS INC	FREIGHT-BASE	407.20
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	3,849.66
			MONTHLY ELECTRIC BILL	3,586.49
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	7,996.43
			ADD EMP/CHILD/ T.GONZALEZ	898.39

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TERM EMP/ S. ROTHOFF	615.11-
			HEALTH PREMIUMS	7,996.43
			ADJ EMP ONLY/T. GONZALEZ	615.11
			TERM EMP/CHILD/ T.GONZALEZ	898.39-
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	1,755.66
			FICA CONTRIBUTIONS AND MAT	1,590.93
			MEDICARE CONTRIB AND MATCH	410.60
			MEDICARE CONTRIB AND MATCH	372.08
		TEXAS CRUSHED STONE CO.	BASE	291.45
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	3,941.85
			TMRS CONTRIBUTIONS	3,546.10
		TECHLINE PIPE, L.P	SAN TEE	225.52
			5' HYDRANT	1,855.47
		TRACTOR SUPPLY COMPANY	BOOTS, GLOVES	66.92
		ATMOS ENERGY	NATURAL GAS-1200 N MAIN ST	323.87
		VERIZON WIRELESS	CELL PHONE	385.00
			IPADS	70.00
		WILLIAMSON COUNTY GRAIN	BLADE	45.50
		PRO-CHEM, INC.	TEXTURED GLOVES	934.52
			TEXTURED GLOVES	935.32
			HINGED SHIELDS	99.88
		HAYDAY, INC DBA: CTWP	TASKALFA 3253CI MFP	234.68
		AT&T U-VERSE	INTERNET-UTILITY MAINT	75.27
		CINTAS CORPORATION #86	UNIFORM RENTAL	174.44
			UTIL MAINT UNIFORM RENTAL	174.44
			UTIL MAINT UNIFORM RENTAL	174.44
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	322.66
			ADD EMP/ S. RICHARDSON	24.82-
			SUN LIFE DENTAL MARCH 2021	322.66
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	51.48
		TEXAS STATE UNIVERSITY	CLASS B WATER DIST EXAMPAD	50.00
			TOTAL:	43,692.28
UTILITIES NONDEPARTMEN	PUBLIC UTILITIES F	SCOTT & WHITE HEALTHCARE	TERM EMP/ONLY/T.GONZALEZ	615.11-
			TOTAL:	615.11-
NON-DEPARTMENTAL	AIRPORT FUND	PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL FEB 2020	18.95
		CITIZENS NATIONAL BANK	FEDERAL WITHHOLDING	273.62
			FEDERAL WITHHOLDING	241.84
			FICA CONTRIBUTIONS AND MAT	167.89
			FICA CONTRIBUTIONS AND MAT	153.30
			MEDICARE CONTRIB AND MATCH	39.27
			MEDICARE CONTRIB AND MATCH	35.85
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	190.87
			TMRS CONTRIBUTIONS	174.38
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	33.96
			SUN LIFE DENTAL MARCH 2021	33.96
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	3.56
			TOTAL:	1,367.45
AIRPORT OPERATIONS DEP	AIRPORT FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE	32.77
			WEBCAM	54.66
		AVFUEL CORP.	100LL FUEL	9,656.86
			JET A FUEL	8,300.92
		LINCOLN	LTD JAN 2021 INV.	18.90
			LTD MARCH 2021 INV.	21.56

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ADJ DEPT	2.66
		MOSS & MOSS INC. #6000	RUNWAY LIGHT PARTS	4.49
			RUNWAY LIGHT PARTS	8.09
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	500.38
			MONTHLY ELECTRIC BILL	529.20
		RISE SKYBEAM/JAB BROADBAND INC.	AIRPORT INTERNET	93.13
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	307.56
			HEALTH PREMIUMS	307.56
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	167.88
			FICA CONTRIBUTIONS AND MAT	153.29
			MEDICARE CONTRIB AND MATCH	39.26
			MEDICARE CONTRIB AND MATCH	35.85
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	367.01
			TMRS CONTRIBUTIONS	335.31
		TEXAS COMMISSION ON ENVIRONMENTAL QUAL	AIRPORT STORMWATER PERMIT	204.76
		VERIZON WIRELESS	CELL PHONE	45.00
		J & M AIRCRAFT SUPPLY	RUNWAY LIGHT PARTS	623.07
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	37.23
			SUN LIFE DENTAL MARCH 2021	37.23
		SHARCO TECHNOLOGIES, INC.	SECURITY CAMERA	275.00
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	5.94
			TOTAL:	22,165.57
NON-DEPARTMENTAL	CEMETERY OPERATING	SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	283.28
			HEALTH PREMIUMS	283.28
		CITIZENS NATIONAL BANK	FEDERAL WITHHOLDING	154.43
			FEDERAL WITHHOLDING	161.03
			FICA CONTRIBUTIONS AND MAT	191.12
			FICA CONTRIBUTIONS AND MAT	194.78
			MEDICARE CONTRIB AND MATCH	44.70
			MEDICARE CONTRIB AND MATCH	45.55
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	226.99
			TMRS CONTRIBUTIONS	231.13
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	37.22
			SUN LIFE DENTAL MARCH 2021	37.22
			TOTAL:	1,890.73
CEMETERY OPERATING	DEP CEMETERY OPERATING	LINCOLN	LTD JAN 2021 INV.	20.73
			LTD MARCH 2021 INV.	21.01
			ADJ DEPT	0.27
		OFFICE DEPOT CORPORATION	CEMETERY CHAIR	99.98
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	85.85
			MONTHLY ELECTRIC BILL	82.86
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	1,230.22
			HEALTH PREMIUMS	1,230.22
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	191.12
			FICA CONTRIBUTIONS AND MAT	194.78
			MEDICARE CONTRIB AND MATCH	44.70
			MEDICARE CONTRIB AND MATCH	45.55
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	436.47
			TMRS CONTRIBUTIONS	444.42
		VERIZON WIRELESS	CELL PHONE	50.00
			AIRCARD	35.00
		WMSON COUNTY CLERK	FILE 16 CEMETERY DEEDS	336.00
		ACADEMY	J. SMITH- SHIRTS	19.98
		AT&T U-VERSE	INTERNET-CEMETERY	55.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CINTAS CORPORATION #86	CEM/UNIFORMS 031971	9.86
			CEM/UNIFORMS 608639	9.86
		KNIPPA, DANIEL	CEM/6 REG 1/16-1/30/21	3,900.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	49.64
			SUN LIFE DENTAL MARCH 2021	49.64
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	7.92
			TOTAL:	8,651.08
NON-DEPARTMENTAL	FLEET SERVICES OPE AFLAC		AFLAC FEB. 2021 INVOICE	152.07
		NATIONWIDE RETIREMENT SOLUTIONS	NATIONWIDE CONTRIBUTIONS	35.00
			NATIONWIDE CONTRIBUTIONS	35.00
		PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL FEB 2020	33.90
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	283.28
			HEALTH PREMIUMS	283.28
		CITIZENS NATIONAL BANK	FEDERAL WITHHOLDING	722.52
			FEDERAL WITHHOLDING	442.73
			FICA CONTRIBUTIONS AND MAT	367.84
			FICA CONTRIBUTIONS AND MAT	284.12
			MEDICARE CONTRIB AND MATCH	86.02
			MEDICARE CONTRIB AND MATCH	66.44
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	430.39
			TMRS CONTRIBUTIONS	335.86
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	71.78
			SUN LIFE DENTAL MARCH 2021	71.78
			TOTAL:	3,702.01
FLEET SERVICES SECTION	FLEET SERVICES OPE	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	#565 OIL	96.90
			#345 OIL FILTER	47.17
			WATER DEPT DEF FLUID	39.96
			#345 AIR FILTER	22.46
			#344 BULB	13.97
			SHOP CLOCK	40.16
			WATER DEPT GAS	19.99
			#341 OIL FILTER	47.17
			#341 AIR FILTER	22.46
			DE-ICE WINDSHIELD WASH	23.78
			#106 OIL FILTER	85.50
			#565 SIDE MARKER LIGHT	18.88
			SHOP BULB	4.49
			#544 BLADE	10.98
		COUFAL-PRATER EQUIP LLC DBA UNITED AG	FIRE DEPT CHAINSAW FILTER	64.95
			#623 LUBRICANT	151.12
		COVERT COUNTRY OF HUTTO	#339 REPAIRS	1,218.89
		AUSTIN TRUCK & EQUIPMENT, LTD.	#515 RELAY VALVE	139.63
			#515 BRAKE CHAMBER VALVE	641.05
		HEB CREDIT RECEIVABLES	J GRAY CITY PICKUP WASH	11.99
		HENNA CHEVROLET INC	POLICE WIPER BLADES	20.82
			#346 WHEEL	206.74
			#346 VALVE SENSOR	69.21
		O'REILLY AUTOMOTIVE, INC.	#518 TRANS FLUID	131.88
		INTERSTATE BATT. N AUSTIN	#346 BATTERY	136.45
			#547 BATTERY	48.25
			#620 BATTERY	128.05
		LINCOLN	LTD JAN 2021 INV.	30.44
			LTD MARCH 2021 INV.	30.82
			ADJ DEPT	0.39

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		LONGHORN INTERNATIONAL TRUCKS, LTD DBA	#565 OIL FILTER	221.19
		MOSS & MOSS INC. #8000	#515 COUPLING	9.88
			SHOP GLUE TRAP	8.98
			SHOP BULB	17.27
		SCOTT & WHITE HEALTHCARE	HEALTH PREMIUMS	1,230.22
			HEALTH PREMIUMS	1,230.22
		CITIZENS NATIONAL BANK	FICA CONTRIBUTIONS AND MAT	367.84
			FICA CONTRIBUTIONS AND MAT	284.12
			MEDICARE CONTRIB AND MATCH	86.02
			MEDICARE CONTRIB AND MATCH	66.44
		TERRY'S BODY SHOP INC	#569 FRONT BUMPER REPAIR	2,904.50
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	TMRS CONTRIBUTIONS	827.57
			TMRS CONTRIBUTIONS	645.81
		VERIZON WIRELESS	CELL PHONE	90.00
			MIFI	35.00
		DANIEL SCHNOOR TOOL CO	TOWING SET	415.00
		PRECISION MOBILE TINT	#629 WINDOW TINT	160.00
		CINTAS CORPORATION #86	FLEET/UNIFORMS 031890	26.16
			FLEET/UNIFORMS 608674	67.10
		ASSOCIATED SUPPLY COMPANY, INC	#554 ANNUAL INSPECTION	1,000.00
			#554 ANNUAL INSPECTION	1,960.78
			#518 REPAIRS	3,000.00
			#518 REPAIRS	3,000.00
			#518 REPAIRS	1,418.67
		GADDES, LARRY, WILLIAMSON CTY TAX ASSE	CONVENIENCE FEE	0.47
			CONVENIENCE FEE	1.58
			VEHICLE REG-11843732TX	73.50
			VEHICLE REG-9082022	22.00
		SIDDONS MARTIN EMERGENCY GROUP LLC	T1 LIGHT	44.78
			Q1 LIGHT	19.24
			Q1 LIGHT	32.07
		FUEL BLENDERS INC.	USED OIL	100.00
		FLEETCOR TECHNOLOGIES, INC.LLC DBA FUE	FUEL	6,043.25
			FUEL	6,549.46
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL FEB. INV.	49.64
			SUN LIFE DENTAL MARCH 2021	49.64
		SOUTHERN TIRE MART	#346 TIRE	236.36
			STOCK	236.36
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENT SELECT VISION FEB. 20	7.92
			TOTAL:	36,063.59
FLEET REPLACEMENT	FLEET REPLACEMENT	JOHN DEERE FINANCIAL F.S.B.DBA DEERE C	PAY #40 WDL SWPR	901.37
			PAY #40 WDL SWPR	73.71
			(2) JD GATR LEASES	542.28
			TOTAL:	1,517.36
NON-DEPARTMENTAL	POOLED CASH	JPMORGAN CHASE BANK NA	NOV 24, 2020- JAN 31, 202	7,178.76
			MARCH6-DEC 3, 2020 TRANSAC	2,657.05
			3/12/20-1/26/21 TRANSACTIO	1,406.94
			1/13/21-1/27/21 TRANSACTIO	1,574.83
			TOTAL:	12,817.58

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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===== FUND TOTALS =====

100	GENERAL FUND	938,796.27
120	HOTEL/MOTEL FUND	24,640.95
123	MAIN STREET REVENUE FUND	150.00
125	MUNICIPAL CRT SPECIAL FEE	1,008.00
140	I & S FOR G O BONDS	379,160.80
143	MDUS I&S	62,375.00
144	I&S UTILITY CO'S & BONDS	440,688.00
146	I & S FOR AIRPORT CO'S	20,850.50
147	TUF(STREETS) I&S FUND	77,959.50
162	GENERAL CAPITAL IMPROVEME	383,252.80
320	SANITATION FUND	7,727.73
340	PUBLIC UTILITIES FUND	117,438.81
350	AIRPORT FUND	23,533.02
370	CEMETERY OPERATING FUND	10,541.81
382	FLEET SERVICES OPERATING	39,765.60
384	FLEET REPLACEMENT FUND	1,517.36
950	POOLED CASH	12,817.58

GRAND TOTAL: 2,542,223.73

Attachment D

Balance Sheets by Funds

General Fund
Tax Increment Financing Fund
Hotel Occupancy Tax Fund
Main Street Fund
Municipal Court Special Fee Fund
Library Grant/Donations Fund
Roadway Impact Fee Fund
Transportation User Fee Fund
Municipal Drainage Utility System Fund
Sanitation Fund
Public Utilities Fund
Utility Impact Fee Fund
Airport Fund
Cemetery Fund
Fleet Services Operating Fund
Fleet Replacement Fund

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
100-100-100	PETTY CASH	1,650.00
100-100-102	CLAIM ON POOLED CASH	(4,521,771.19)
100-100-103	FROST SAFEKEEPING 1004078	2,495,140.00
100-100-104	FROST ACCT 0591800744	15,034.91
100-100-105	MONEY MARKET @CNB #4260618	12,231.35
100-100-106	VALERO DONATION FUNDS TEXPOOL	479,420.73
100-100-107	GEN OPERATING TXCLASS 0008	3,310,811.10
100-100-108	NED TRUST(MOODY)TEXSTAR	200,734.10
100-100-109	PRINCOR GEN FUND 6FR-139362	0.26
100-100-110	TEXPOOL 2465300006 POOLED CASH	8,968,389.45
100-100-113	TEXPOOL 2465300015 N MOODY	53,022.00
100-120-100	PROPERTY TAXES RECEIVABLE	150,568.17
100-120-103	MISC. ACCOUNTS RECEIVABLE	29,415.01
100-120-110	ALLOWANCE UNCOLLECTED TAXES	0.00
100-120-120	SALES TAXES RECEIVABLE	609,206.95
100-120-130	ACCTS RECEIVABLE GARBAGE	0.00
100-120-131	ALLOWANCE - GARBAGE	0.00
100-120-140	GRANTS RECEIVABLE	0.00
100-120-141	FRANCHISE TAX RECEIVABLE	35,281.54
100-120-240	DUE FROM TAXES	0.00
100-120-250	DUE FROM FUND 350 FOR LOAN	0.00
100-120-251	DUE FROM FUND 350	0.00
100-120-255	DUE FROM OTHER FUNDS	162,531.92
100-120-302	TEDC REIMBURSE FOR MAIN ST	0.00
100-150-100	OTHER ASSETS (AUDITOR'S ENTRY)	0.00
100-170-100	CURRENT YR RES FOR ENCUMBRANCE	(437,508.21)
100-170-101	PRIOR YR RES FOR ENCUMBRANCE	342,883.07
100-180-101	DUE FROM SOURCES-GRANT REVENUE	0.00
100-190-102	DEFERRED CHGS-BOND ISSUE COST	<u>0.00</u>
		<u>11,907,041.16</u>
TOTAL ASSETS		11,907,041.16

LIABILITIES		
=====		
100-200-100	ACCRUED PAYBLES	0.00
100-200-110	ENCUMBERED PAYABLE GEN.	(437,508.21)
100-200-111	PRIOR YEAR ENCUMBRANCE	342,883.07
100-200-200	FICA & MEDICARE PAYABLE	140,071.20
100-200-201	FEDERAL WITHHOLDING PAYABLE	0.00
100-200-202	TMRS PAYABLE	0.00
100-200-203	DEFERRED COMP PAYABLE	1,385.88
100-200-204	CIVIL SERVICE-SICK LEAVE	0.00
100-200-205	TEDC SALES TAX PAYABLE	0.00
100-200-210	CHILD SUPPORT PAYABLE	(747.71)
100-200-211	GARNISHMENTS PAYABLE	0.00
100-200-212	UNUM LIFE INS PAYABLE	1,756.59
100-200-213	DENTAL PAYABLE	(2,418.13)
100-200-214	AFLAC PAYABLE	2,450.95

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
100-200-215	CLOTHES RENTAL PAYABLE	0.00	
100-200-216	CINCINNATI LIFE PAYABLE	28.71	
100-200-218	BLUE CHOICE PAYABLE	27.62	
100-200-219	SCOTT & WHITE HEALTH PAYABLE	2,994.06	
100-200-220	S&W PAYABLE 2001-2011	(9,793.98)	
100-200-221	FLEXIBLE SPENDING (FSA) PAYABL	(2,750.00)	
100-200-222	PRE-PAID LEGAL PAYABLE	(1,529.85)	
100-200-228	MISC DEDUCTIONS PAYABLE	0.00	
100-200-229	MET LIFE DENTAL PAYABLE	(551.91)	
100-200-230	UNITED WAY PAYABLE	0.00	
100-200-231	MEMBERSHIP/DUES PAYABLE	200.00	
100-200-232	COURT BOND REFUND PAYABLE	(705.80)	
100-200-233	OTHER A/P PENDING (AUDITOR)	(52,259.66)	
100-200-235	VISION PLAN PAYABLE	100.06	
100-200-300	RETAINAGE PAYABLE	(19,873.30)	
100-200-301	COURT COLLECTIONS	48,644.80	
100-200-401	WAGES PAYABLE	46,650.17	
100-200-500	DUE TO OTHER FUNDS	176,880.65	
100-200-502	DUE TO STATE/COURT FEES	27,297.76	
100-200-503	DUE TO COMPT. SALES TAX	0.00	
100-200-504	DUE TO TEDC-MONTHLY SALES TAX	0.00	
100-200-505	DUE TO OMNIBASE SERVICES INC	(492.72)	
100-200-507	DUE TO S&W/COBRA FROM OTHERS	(4,300.86)	
100-200-508	DUE TO TISD:HOUSING AUTH PILOT	0.00	
100-200-509	DUE TO TMRS FROM TEDC	(6,644.93)	
100-210-111	DUE TO I&S (TAX COLLECTIONS)	2,153.54	
100-210-191	DUE TO OTHERS FROM EVIDENCE	0.00	
100-220-100	TAX DISTRIBUTION	0.00	
100-240-100	DEFERRED TAX REVENUE	150,568.17	
100-240-101	UNCLAIMED FUNDS	14,999.34	
100-240-102	DEFERRED REV-BOND PREMIUM	0.00	
100-240-103	DEFERRED REVENUE	0.00	
	TOTAL LIABILITIES	<u>419,515.51</u>	
EQUITY			
=====			
100-260-110	PREPAYMNT PERMT M2E3LLC 100YRS	2,478.19	
100-260-111	RESERVE CHRISTMAS DONATIONS	0.00	
100-260-113	ESCROW-BONDS POSTED-DEFENDENTS	3,207.45	
100-265-100	RESTRICTED PORTION FUND BA	0.00	
100-270-100	FUND BALANCE	6,537,174.38	
100-280-100	ASSIGNED FUND BALANCE	<u>32,396.29</u>	
	TOTAL BEGINNING EQUITY	6,575,256.31	
TOTAL REVENUE		10,949,287.45	
TOTAL EXPENSES		<u>6,037,018.11</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		4,912,269.34	
TOTAL EQUITY & FUND BALANCE		<u>11,487,525.65</u>	
TOTAL LIABILITIES, EQUITY & FUND BALANCE			11,907,041.16
=====			

119-TIF (TAX INCREMENT FUND)

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
119-100-102	CLAIM ON POOLED CASH	(213,725.41)	
119-100-103	SECURITY INVESTMENTS-FROST BAN	0.00	
119-100-104	FROST ACCT 0591800744	0.00	
119-100-115	TEXPOOL 246530004 TIF PROP TAX	260,535.93	
119-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
119-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
119-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>0.00</u>	
			<u>46,810.52</u>
TOTAL ASSETS			46,810.52
			=====
LIABILITIES			
=====			
119-200-110	CURRENT YEAR ENCUMBRANCE	0.00	
119-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
119-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
TOTAL LIABILITIES			<u>0.00</u>
EQUITY			
=====			
119-270-100	FUND BALANCE	<u>255,691.19</u>	
TOTAL BEGINNING EQUITY		255,691.19	
TOTAL REVENUE		179.84	
TOTAL EXPENSES		<u>209,060.51</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		(208,880.67)	
TOTAL EQUITY & FUND BALANCE			<u>46,810.52</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			46,810.52
			=====

120-HOTEL/MOTEL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
120-100-102	CLAIM ON POOLED CASH	87,321.61	
120-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
120-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
120-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>0.00</u>	
			<u>87,321.61</u>
TOTAL ASSETS			87,321.61
			=====
LIABILITIES			
=====			
120-200-110	CURRENT YEAR ENCUMBRANCE	0.00	
120-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
120-200-500	ACCOUNTS PAYABLE PENDING	3,949.16	
120-200-505	DUE TO SAYDA 380 AGREEMENT	<u>0.00</u>	
	TOTAL LIABILITIES		<u>3,949.16</u>
EQUITY			
=====			
120-270-100	FUND BALANCE	<u>70,863.17</u>	
	TOTAL BEGINNING EQUITY	70,863.17	
TOTAL REVENUE		57,190.49	
TOTAL EXPENSES		<u>44,681.21</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		12,509.28	
TOTAL EQUITY & FUND BALANCE			<u>83,372.45</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			87,321.61
			=====

123-MAIN STREET REVENUE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
123-100-102	CLAIM ON POOLED CASH	62,991.10	
123-120-103	MISC ACCOUNTS RECEIVABLES	0.00	
123-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,985.00)	
123-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>1,985.00</u>	
			<u>62,991.10</u>
TOTAL ASSETS			62,991.10
			=====
LIABILITIES			
=====			
123-200-110	CURRENT YEAR ENCUMBRANCE	(1,985.00)	
123-200-111	PRIOR YEAR ENCUMBRANCE	1,985.00	
123-200-500	ACCOUNTS PAYABLE PENDING	0.00	
123-240-100	PRE-REGISTER FESTIVAL/CARSHOW	<u>0.00</u>	
	TOTAL LIABILITIES		<u>0.00</u>
EQUITY			
=====			
123-270-100	FUND BALANCE	<u>61,174.70</u>	
	TOTAL BEGINNING EQUITY	61,174.70	
TOTAL REVENUE		12,836.00	
TOTAL EXPENSES		<u>11,019.60</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		1,816.40	
TOTAL EQUITY & FUND BALANCE			<u>62,991.10</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			62,991.10
			=====

125-MUNICIPAL CRT SPECIAL FEE

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
125-100-102	CLAIM ON POOLED CASH	89,668.30	
125-170-100	CURRENT YR RES FOR ENCUMBRANCE	(16,595.00)	
125-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>8,924.00</u>	
			<u>81,997.30</u>
TOTAL ASSETS			81,997.30
			=====
LIABILITIES			
=====			
125-200-110	CURRENT YEAR ENCUMBRANCE	(16,595.00)	
125-200-111	PRIOR YEAR ENCUMBRANCE	8,924.00	
125-200-500	ACCOUNTS PAYABLE PENDING	<u>504.00</u>	
	TOTAL LIABILITIES		<u>(7,167.00)</u>
EQUITY			
=====			
125-270-100	FUND BALANCE	<u>93,991.67</u>	
	TOTAL BEGINNING EQUITY	93,991.67	
TOTAL REVENUE			4,459.76
TOTAL EXPENSES			<u>9,287.13</u>
TOTAL INCREASE/(DECREASE) IN FUND BAL.			(4,827.37)
TOTAL EQUITY & FUND BALANCE			<u>89,164.30</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			81,997.30
			=====

129-LIBRARY GRANT/DONATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
129-100-102	CLAIM ON POOLED CASH	46,754.46	
129-100-103	TEXSTAR: NOBLE TRUST - 3444	924.88	
129-100-108	NED TRUST (LIBRARY) TEXSTAR	281,997.49	
129-120-103	MISC ACCTS RECEIVABLE	0.00	
129-170-100	CURRENT YR RES FOR ENCUMBRANCE	(6,831.37)	
129-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>1,436.37</u>	
			<u>324,281.83</u>
TOTAL ASSETS			324,281.83
			=====
LIABILITIES			
=====			
129-200-110	CURRENT YEAR ENCUMBRANCE	(6,831.37)	
129-200-111	PRIOR YEAR ENCUMBRANCE	1,436.37	
129-200-233	OTHER A/P PENDING (AUDITOR)	(10,945.00)	
129-200-500	ACCOUNTS PAYABLE PENDING	<u>16,340.00</u>	
TOTAL LIABILITIES			<u>0.00</u>
EQUITY			
=====			
129-270-100	FUND BALANCE	<u>332,369.88</u>	
TOTAL BEGINNING EQUITY			332,369.88
TOTAL REVENUE		306.95	
TOTAL EXPENSES		<u>8,395.00</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		(8,088.05)	
TOTAL EQUITY & FUND BALANCE			<u>324,281.83</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			324,281.83
			=====

200-ROADWAY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
200-100-102	CLAIM ON POOLED CASH	329,575.99	
200-170-100	CURRENT YR RES FOR ENCUMBRANCE	(31,870.00)	
200-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>30,000.00</u>	
			<u>327,705.99</u>
TOTAL ASSETS			327,705.99
			=====
LIABILITIES			
=====			
200-200-110	CURRENT YR ENCUMBRANCES	(31,870.00)	
200-200-111	PRIOR YR ENCUMBRANCES	30,000.00	
200-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
	TOTAL LIABILITIES		(<u>1,870.00</u>)
EQUITY			
=====			
200-270-100	FUND BALANCE	<u>295,273.99</u>	
	TOTAL BEGINNING EQUITY	295,273.99	
TOTAL REVENUE		34,302.00	
TOTAL EXPENSES		<u>0.00</u>	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	34,302.00	
TOTAL EQUITY & FUND BALANCE		<u>329,575.99</u>	
TOTAL LIABILITIES, EQUITY & FUND BALANCE			327,705.99
			=====

210-TRANSPORTATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
210-100-101	2019 CO BOND FUNDS TEXSTAR	2,146,547.29	
210-100-102	CLAIM ON POOLED CASH	1,157,899.93	
210-100-103	FROST SAFEKEEPING 1004078	0.00	
210-100-104	FROST ACCOUNT 591800744	0.00	
210-120-130	ACCTS RECEIVABLE TRANSPORTATIO	57,888.52	
210-120-131	ALLOWANCE-TRANSPORTATION	(9,675.27)	
210-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,806.80)	
210-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>1,806.80</u>	
			<u>3,352,660.47</u>
TOTAL ASSETS			3,352,660.47
			=====
LIABILITIES			
=====			
210-200-100	ACCRUED PAYABLES	0.00	
210-200-110	CURRENT YR ENCUMBRANCES	(1,806.80)	
210-200-111	PRIOR YR ENCUMBRANCES	1,806.80	
210-200-500	ACCOUNTS PAYABLE PENDING	19,925.88	
210-240-101	UNCLAIMED FUNDS	<u>0.00</u>	
	TOTAL LIABILITIES		<u>19,925.88</u>
EQUITY			
=====			
210-270-100	FUND BALANCE	<u>4,193,259.27</u>	
	TOTAL BEGINNING EQUITY	4,193,259.27	
TOTAL REVENUE		340,425.96	
TOTAL EXPENSES		<u>1,200,950.64</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		(860,524.68)	
TOTAL EQUITY & FUND BALANCE		<u>3,332,734.59</u>	
TOTAL LIABILITIES, EQUITY & FUND BALANCE			3,352,660.47
			=====

300-MUNICIPAL DRAINAGE UTILIT

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
300-100-102	CLAIM ON POOLED CASH	243,704.01	
300-120-100	DRAINAGE RECEIVABLE	40,060.96	
300-120-130	ALLOWANCE FOR DOUBTFUL ACCTS	(8,601.57)	
300-160-206	FIXED ASSET-WORK IN PROGRESS	0.00	
300-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
300-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
300-190-103	ACCUMULATED DEPRECIATION	<u>0.00</u>	
			<u>275,163.40</u>
TOTAL ASSETS			275,163.40
			=====
LIABILITIES			
=====			
300-200-104	ACCRUED INTEREST PAYABLE	0.00	
300-200-110	CURRENT YEAR ENCUMBRANCES	0.00	
300-200-111	PRIOR YEAR ENCUMBRANCES	0.00	
300-200-233	OTHER A/P PENDING (AUDITOR)	0.00	
300-200-240	BOND PAYABLE - CURRENT	0.00	
300-200-300	RETAINAGE PAYABLE	0.00	
300-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
	TOTAL LIABILITIES		<u>0.00</u>
EQUITY			
=====			
300-250-100	CONTRIBUTED CAPITAL-DRAINAGE	0.00	
300-270-100	FUND BALANCE	<u>179,208.09</u>	
	TOTAL BEGINNING EQUITY	179,208.09	
TOTAL REVENUE		210,911.41	
TOTAL EXPENSES		<u>114,956.10</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		95,955.31	
TOTAL EQUITY & FUND BALANCE			<u>275,163.40</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			275,163.40
			=====

320-SANITATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
320-100-102	CLAIM ON POOLED CASH	303,160.31	
320-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
320-120-130	ACCTS RECEIVABLE GARBAGE	118,314.97	
320-120-131	ALLOWANCE-GARBAGE	(2,691.04)	
320-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
320-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>0.00</u>	
			<u>418,784.24</u>
TOTAL ASSETS			418,784.24
			=====
LIABILITIES			
=====			
320-200-100	ACCRUED PAYABLES	0.00	
320-200-110	CURRENT YR ENCUMBRANCES	0.00	
320-200-111	PRIOR YR ENCUMBRANCES	0.00	
320-200-500	ACCOUNTS PAYABLE PENDING	140,434.63	
320-200-503	DUE TO STATE COMPT SALES TAX	12,835.74	
320-240-101	UNCLAIMED FUNDS	<u>0.00</u>	
	TOTAL LIABILITIES		<u>153,270.37</u>
EQUITY			
=====			
320-270-100	FUND BALANCE	<u>226,880.26</u>	
	TOTAL BEGINNING EQUITY	226,880.26	
TOTAL REVENUE		780,760.43	
TOTAL EXPENSES		<u>742,126.82</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		38,633.61	
TOTAL EQUITY & FUND BALANCE			<u>265,513.87</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			418,784.24
			=====

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
340-100-100	PETTY CASH	1,350.00
340-100-101	2019 CO BOND FUNDS TEXSTAR	3,900,905.98
340-100-102	CLAIM ON POOLED CASH	1,837,537.02
340-100-103	FROST SAFEKEEPING 1004078	0.00
340-100-104	FROST ACCT 0591800744	0.00
340-100-107	TEXPOOL 2465300012 TOWER RENT	522,460.76
340-100-110	TEXPOOL 2465300001 UTILITY FD	68,649.93
340-100-116	UTILITY OPERATING-TXCLASS 0007	1,021,911.45
340-100-118	TEXPOOL RATE STABILIZATION 18	647,873.72
340-100-119	TEXPOOL CAPITAL OUTLAY-ASSETS	312,319.28
340-100-120	TEXPOOL WORKING CAPITAL-CIP	461,595.60
340-100-121	TEXPOOL 2017 WWTP IMPROVMNTS	0.00
340-120-100	ACCOUNTS RECEIVABLE	569,003.78
340-120-101	CURRENT REFUND PAYABLE	11,250.42
340-120-102	UNAPPLIED CREDITS	(43,091.39)
340-120-103	MISC. ACCOUNTS RECEIVABLE	8,400.00
340-120-104	AR - AUDIT ACCRUALS	0.00
340-120-130	ALLOWANCE-ACCTS. RECEIVABLE	(6,352.22)
340-140-100	INVENTORY	76,763.93
340-150-100	BOND ISSUANCE COSTS	0.00
340-150-105	DEFERRED AMT ON REFUNDING	16,195.80
340-160-100	LAND	457,201.00
340-160-200	BUILDINGS	6,363,714.34
340-160-206	FIXED ASSETS: WORK IN PROGRESS	1,086,967.06
340-160-225	PLANT DISTRIBUTION/COLLECTION	49,604,252.38
340-160-235	EQUIPMENT	740,246.88
340-170-100	CURRENT YR RES FOR ENCUMBRANCE	(466,401.61)
340-170-101	PRIOR YR RES FOR ENCUMBRANCE	209,891.43
340-190-103	ACCUMULATED DEPRECIATION	(<u>23,922,103.85</u>)
		<u>43,480,541.69</u>
TOTAL ASSETS		43,480,541.69

LIABILITIES		
=====		
340-200-104	ACCRUED INTEREST PAYABLE	133,158.75
340-200-110	CURRENT YEAR ENCUMBRANCES	(466,401.61)
340-200-111	PRIOR YEAR ENCUMBRANCE	209,891.43
340-200-200	FICA AND MEDICARE PAYABLE	18,866.84
340-200-201	FEDERAL WITHHOLDING PAYABLE	(1,144.93)
340-200-202	TMRS PAYABLE	0.00
340-200-203	DEFERRED COMP PAYABLE	134.73
340-200-204	DEFERRED CHARGES	0.00
340-200-208	ACCRUED VACATION	29,840.24
340-200-209	CHILD SUPPORT PAYABLE	0.00
340-200-210	NET PENSION LIABILITY	881,725.75
340-200-211	NEW OPED-SDBF LIABILITY	55,440.90
340-200-212	UNUM LIFE INS PAYABLE	226.31
340-200-213	DENTAL PAYABLE	113.15

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
340-200-214	AFLAC PAYABLE	272.39
340-200-215	CLOTHES RENTAL PAYABLE	0.00
340-200-218	BLUE CHOICE PAYABLE	175.48
340-200-219	SCOTT & WHITE HEALTH PAYABLE	(5,269.84)
340-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00
340-200-222	PRE-PAID LEGAL PAYABLE	(167.45)
340-200-228	MISC. DEDUCTIONS PAYABLE	0.00
340-200-229	MET LIFE DENTAL PAYABLE	(135.78)
340-200-230	UNITED WAY PAYABLE	(1.00)
340-200-233	OTHER A/P PENDING (AUDITOR)	(15,805.47)
340-200-235	VISION PLAN PAYABLE	11.83
340-200-240	BONDS PAYABLE-CURRENT	0.00
340-200-300	RETAINAGE PAYABLE	0.00
340-200-401	WAGES PAYABLE	13,148.57
340-200-500	ACCOUNTS PAYABLE PENDING	246,608.19
340-200-999	UNRECONCILED DIFFERENCES	0.00
340-210-100	UNAMORT. BOND DISCOUNT	(2,133.90)
340-210-101	BOND PREMIUMS	1,247,313.39
340-210-102	DEFERRED AMT ON REFUNDING	(575,726.28)
340-210-110	DEFERRED OUTFLOW RESORCES TMRS	(97,459.49)
340-210-111	SDBF-DEF OUTFLOW OF RE CONTR	(574.26)
340-210-113	SDBF DEF INFLOW ACT EX VS ASS	1,862.93
340-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	409.98
340-210-115	DEFERRED OUTFLOW INVST TMRS	(176,459.16)
340-210-118	DEFERRED INFLOW-ACTUAL VS ASSM	12,351.61
340-210-119	DEFERRED OUTFLOW-CHNG IN ASSUM	0.00
340-230-109	CAPITAL LEASE BANC ONE NEMI	0.00
340-230-111	8.745M CO SERIES 2010 (6.11M)	95,000.00
340-230-114	4.5M CO SERIES 2003 (65%)	0.00
340-230-115	4.2M COMB CO 2006 (4M)	3,600,000.00
340-230-116	10M COMB SERIES 2007 (7M)	5,780,000.00
340-230-117	9.615M COMB SERIES 08 (6.615M)	0.00
340-230-118	8.995 GO REFUNDING 2009	265,000.00
340-230-119	2.625 GO REF 2010	0.00
340-230-120	5.450M GO REF 2012 (1.460M)	740,000.00
340-230-121	4.595M 2015 GO REF (1.695M)	1,600,000.00
340-230-122	8.010M 2016 GO REF (5.065M)	5,065,000.00
340-230-123	5.34M COMB SERIES 2017(2.250M)	2,270,000.00
340-230-124	3.02M GO REF 2017 (1.585M)	1,360,000.00
340-230-125	12.590 M 2019 COs (4.425M)	4,425,000.00
340-240-100	METER DEPOSITS	489,095.00
340-240-101	UNCLAIMED FUNDS	5,530.17
340-240-120	ALLOWANCE FOR BAD DEBT	0.00
TOTAL LIABILITIES		<u>27,204,898.47</u>
EQUITY		
=====		
340-250-100	CONTRIBUTED CAPITAL-WATER OPER	454,779.30
340-250-101	CONTRIBUTED CAPITAL SEWER OPER	60,475.00
340-270-100	FUND BALANCE	<u>14,763,572.46</u>
TOTAL BEGINNING EQUITY		15,278,826.76
TOTAL REVENUE		4,092,592.52

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
TOTAL EXPENSES		<u>3,095,776.06</u>
TOTAL INCREASE/(DECREASE) IN FUND BAL.		996,816.46
TOTAL EQUITY & FUND BALANCE		<u>16,275,643.22</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE		43,480,541.69 =====

345-UTILITY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
345-100-102	CLAIM ON POOLED CASH	1,041,354.17	
345-100-103	FROST SAFEKEEPING 1004078	1,000,000.00	
345-100-104	FROST ACCT 0591800744	0.00	
345-160-206	WORK IN PROGRESS	0.00	
345-160-225	PLANT DISTRIBUTION	104,188.68	
345-170-100	CURRENT YR RES FOR ENCUMBRANCE	(242,696.00)	
345-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>117,696.00</u>	
			<u>2,020,542.85</u>
TOTAL ASSETS			2,020,542.85
			=====
LIABILITIES			
=====			
345-200-110	CURRENT YEAR ENCUMBRANCE	(242,696.00)	
345-200-111	PRIOR YEAR ENCUMBRANCE	117,696.00	
345-200-233	OTHER A/P PENDING (AUDITOR)	0.00	
345-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
	TOTAL LIABILITIES		(<u>125,000.00</u>)
EQUITY			
=====			
345-270-100	FUND BALANCE	<u>1,923,542.85</u>	
	TOTAL BEGINNING EQUITY	1,923,542.85	
TOTAL REVENUE		222,000.00	
TOTAL EXPENSES		<u>0.00</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		222,000.00	
TOTAL EQUITY & FUND BALANCE			<u>2,145,542.85</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,020,542.85
			=====

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
350-100-102	CLAIM ON POOLED CASH	99,430.35	
350-100-106	TEXPOOL 2017 AIRPORT CONST	959,490.93	
350-120-100	AIRPORT RECEIVABLES	11,267.08	
350-120-101	REFUND CHECKS PAYABLE	0.00	
350-120-103	MISC. ACCOUNTS RECEIVABLES	463.26	
350-120-140	GRANTS RECEIVABLE	0.00	
350-120-250	DUE FROM OTHER FUNDS (AUDITOR)	0.00	
350-150-100	BOND ISSUANCE COSTS	0.00	
350-150-105	DEFERRED AMT ON REFUNDING	2,882.71	
350-160-100	LAND	859,833.00	
350-160-200	T-HANGERS (BUILDINGS)	4,344,298.10	
350-160-206	FIXED ASSETS:WORK IN PROGRESS	12,880.00	
350-160-210	EQUIPMENT	107,159.00	
350-160-300	RUNWAY	2,238,415.96	
350-160-335	FIELD EQUIPMENT	0.00	
350-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
350-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
350-190-103	ACCUMULATED DEPRECIATION	(1,717,549.44)	
			<u>6,918,570.95</u>
TOTAL ASSETS			6,918,570.95
			=====
LIABILITIES			
=====			
350-200-100	ACCRUED ACCOUNTS PAYABLE	0.00	
350-200-110	CURRENT YEAR ENCUMBRANCE	0.00	
350-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
350-200-200	FICA AND MEDICARE PAYABLE	1,269.26	
350-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
350-200-202	TMRS PAYABLE	0.00	
350-200-210	NET PENSION LIABILITY	32,206.92	
350-200-211	NEW OPED-SDBF LIABILITY	2,025.10	
350-200-213	DENTAL PAYABLE	42.71	
350-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
350-200-222	PRE-PAID LEGAL	0.00	
350-200-233	OTHER A/P PENDING (AUDITOR)	(617.76)	
350-200-235	VISION PLAN PAYABLE	4.37	
350-200-240	BONDS PAYABLE-CURRENT	0.00	
350-200-401	WAGES PAYABLE	984.42	
350-200-500	ACCOUNTS PAYABLE PENDING	1,478.89	
350-200-501	DUE TO FUND 100 (LOAN ADVANCE)	0.00	
350-200-502	DUE TO FUND 100	0.00	
350-200-505	DUE TO OTHER FUNDS	0.00	
350-200-999	UNRECONCILED DIFFERENCE	(271.67)	
350-210-100	UNAMORT. BOND DISCOUNT	3,442.11	
350-210-101	BOND PREMIUMS	22,342.60	
350-210-110	DEFERRED OUTFLOW TMRS CONT	(3,559.92)	
350-210-111	SDBF DEF OUTFLOW RE CONTRIB	(20.99)	
350-210-113	SDBF DEF INFLOW ACT EXP VS ASS	68.05	

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
350-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	14.98	
350-210-115	DEFERRED OUTFLOW INVST TMRS	(6,445.54)	
350-210-118	DEFERRED INFLOW ACT VS ASSMPT	451.17	
350-210-119	DEFERRED OUTFLOW CNGS IN ASSUM	0.00	
350-230-101	LONG TERM DEBT	0.00	
350-230-102	BOND PAYABLE-\$290K REF 2010	15,000.00	
350-230-103	5.34M COMB SERIES 2017(1.445M)	1,450,000.00	
350-240-101	ACCRUED INTEREST PAYABLE	<u>6,051.25</u>	
	TOTAL LIABILITIES		<u>1,524,465.95</u>
EQUITY			
=====			
350-250-100	CONTRIBUTED CAPITAL GRANT	4,274,320.92	
350-250-101	CONTRIBUTED CAPITAL CITY	75,265.82	
350-280-100	RETAINED EARNINGS	600,456.95	
350-281-100	PRIOR PERIOD ADJUSTMENTS	<u>442,482.09</u>	
	TOTAL BEGINNING EQUITY	5,392,525.78	
	TOTAL REVENUE	150,875.90	
	TOTAL EXPENSES	<u>149,296.68</u>	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	1,579.22	
	TOTAL EQUITY & FUND BALANCE		<u>5,394,105.00</u>
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		6,918,570.95
=====			

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
370-100-102	CLAIM ON POOLED CASH	119,945.57	
370-120-103	MISC ACCOUNTS RECEIVABLES	0.00	
370-160-206	FIXED ASSETS-WORK IN PROGRESS	10,032.80	
370-170-100	CURRENT YR RES FOR ENCUMBRANCE	(959.83)	
370-170-101	PRIOR YR RES FOR ENCUMBRANCE	959.83	
370-190-103	ACCUMULATED DEPRECIATION	(2,508.20)	
			<u>127,470.17</u>
TOTAL ASSETS			127,470.17
			=====
LIABILITIES			
=====			
370-200-110	CURRENT YR ENCUMBRANCE	(959.83)	
370-200-111	PRIOR YEAR ENCUMBRANCE	959.83	
370-200-200	FICA & MEDICARE PAYABLE	1,557.52	
370-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
370-200-202	TMRS PAYABLE	0.00	
370-200-210	NET PENSION LIABILITY	47,105.73	
370-200-211	NEW OPEB-SDBF LIABILITY	2,961.90	
370-200-213	ASSURANT DENTAL PAYABLE	17.79	
370-200-219	SCOTT & WHITE HEALTH PAYABLE	283.28	
370-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
370-200-222	PRE-PAID LEGAL	0.00	
370-200-233	OTHER A/P PENDING (AUDITOR)	(1,342.29)	
370-200-235	VISION PLAN PAYABLE	0.00	
370-200-401	WAGES PAYABLE	424.53	
370-200-500	ACCOUNTS PAYABLE PENDING	5,923.45	
370-210-100	DUE TO CEMETERY LAND PURCHASE	0.00	
370-210-110	DEFERRED OUTFLOW CONT TMRS	(5,206.72)	
370-210-111	SDBF DEF OUTFLOW RES CONTRIB	(30.68)	
370-210-113	SDBF DEF INFLOW ACT EX VS ASSU	99.53	
370-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	21.90	
370-210-115	DEFERRED OUTFLOW INVST TMRS	(9,427.24)	
370-210-118	DEFERRED INFLOW ACTUAL VS ASSM	659.88	
370-210-119	DEFERRED OUTFLOW-CHG ASSUMP	<u>0.00</u>	
TOTAL LIABILITIES			<u>43,048.58</u>
EQUITY			
=====			
370-270-100	FUND BALANCE	<u>82,029.91</u>	
TOTAL BEGINNING EQUITY		82,029.91	
TOTAL REVENUE		105,742.83	
TOTAL EXPENSES		<u>103,351.15</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		2,391.68	
TOTAL EQUITY & FUND BALANCE			<u>84,421.59</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			127,470.17
			=====

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
382-100-102	CLAIM ON POOLED CASH	(87,125.69)
382-120-250	DUE FROM OTHER FUNDS	0.00
382-160-206	ESCROW FOR EQUIPMENT PURCHASES	0.00
382-160-301	VEHICLES	0.00
382-160-303	OFFICE EQUIPMENT	0.00
382-160-305	FIELD EQUIPMENT	0.00
382-160-306	HEAVY EQUIPMENT	0.00
382-160-320	EQUIPMENT	0.00
382-170-100	CURRENT YR RES FOR ENCUMBRANCE	(102,218.57)
382-170-101	PRIOR YR RES FOR ENCUMBRANCE	57,457.53
382-190-103	ACCUMULATED DEPRECIATION	<u>0.00</u>
		(<u>131,886.73</u>)
TOTAL ASSETS		(131,886.73)
		=====
LIABILITIES		
=====		
382-200-110	CURRENT YEAR ENCUMBRANCE	(102,218.57)
382-200-111	PRIOR YEAR ENCUMBRANCE	57,457.53
382-200-200	FICA AND MEDICARE PAYABLE	2,372.50
382-200-201	FEDERAL WITHHOLDING PAYABLE	0.00
382-200-202	TMRS PAYABLE	(0.01)
382-200-203	DEFERRED COMP PAYABLE	0.00
382-200-208	ACCRUED VACATION	4,944.81
382-200-210	NET PENSION LIABILITY	108,042.26
382-200-211	NEW OPEB-SDBF LIABILITY	6,793.45
382-200-212	UNUM LIFE INSURANCE PAYABLE	62.11
382-200-213	DENTAL PAYABLE	1.49
382-200-214	AFLAC PAYABLE	88.95
382-200-215	CLOTHES RENTAL PAYABLE	0.00
382-200-218	BLUE CHOICE PAYABLE	0.00
382-200-219	SCOTT & WHITE HEALTH PAYABLE	(55.21)
382-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00
382-200-222	PRE-PAID LEGAL PAYABLE	51.80
382-200-229	MET LIFE DENTAL PAYABLE	0.00
382-200-233	OTHER A/P PENDING (AUDITOR)	(2,723.96)
382-200-235	VISION PLAN PAYABLE	(3.56)
382-200-401	WAGES PAYABLE	557.59
382-200-500	ACCOUNTS PAYABLE PENDING	8,033.48
382-210-110	DEFERRED OUTFLOW CONTB TMRS	(11,942.20)
382-210-111	SDBF DEF OUTFLOW RES CONTRI	(70.35)
382-210-113	SDBF DEF INFLOW ACT EXP VS ASS	228.27
382-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	50.24
382-210-115	DEFERRED OUTFLOW INVST TMRS	(21,622.42)
382-210-118	DEFERRED INFLOW ACTUAL VS ASSM	1,513.50
382-210-119	DEFERRED OUTFLOW-CHNG IN ASSUMP	0.00
382-240-101	UNCLAIMED FUNDS	<u>78.32</u>
TOTAL LIABILITIES		<u>51,640.02</u>

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
EQUITY		
=====		
382-260-121	RESERVE:FUTURE EQUIP PURCHASES	0.00
382-270-100	FUND BALANCE	(<u>32,252.72</u>)
	TOTAL BEGINNING EQUITY	(32,252.72)
	TOTAL REVENUE	184,919.45
	TOTAL EXPENSES	<u>336,193.48</u>
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(151,274.03)
	TOTAL EQUITY & FUND BALANCE	(<u>183,526.75</u>)
	TOTAL LIABILITIES, EQUITY & FUND BALANCE	(131,886.73)
=====		

384-FLEET REPLACEMENT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
384-100-102	CLAIM ON POOLED CASH	(52,571.73)	
384-100-104	CAPITAL EQUIP ACCT 2139517	0.00	
384-100-105	SIGNATURE BANK EQUIP (ESCROW)	0.00	
384-100-106	FROST LEASING ESCROW 010597724	0.00	
384-100-107	UMB BANK CLAYTON HOLDINGS	17,992.32	
384-100-108	2018 FLEET/EQUIP TEXSTAR 20180	218,026.67	
384-100-109	GOVERNMENT CAPITAL CORP	(406,722.00)	
384-120-103	MISC ACCOUNTS RECEIVABLES	0.00	
384-140-100	PREPAID CAP LEASE	0.00	
384-150-100	BOND ISSUANCE COSTS	0.00	
384-160-206	FIXED ASSETS-WORK IN PROGRESS	107,814.38	
384-160-320	MACHINERY & EQUIPMENT	6,192,511.10	
384-170-100	CURRENT YR RES FOR ENCUMBRANCE	(3,727,849.33)	
384-170-101	PRIOR YR RES FOR ENCUMBRANCE	3,705,083.58	
384-190-103	ACCUMULATED DEPRECIATION	(3,615,302.43)	
		<u>2,438,982.56</u>	
TOTAL ASSETS			2,438,982.56
			=====
LIABILITIES			
=====			
384-200-104	ACCRUED INTEREST PAYALBE	0.00	
384-200-110	CURRENT YEAR ENCUMBRANCE	(3,673,445.33)	
384-200-111	PRIOR YEAR ENCUMBRANCE	3,650,679.58	
384-200-500	ACCOUNTS PAYABLE PENDING	1,706.25	
384-200-505	DUE TO OTHER FUNDS	0.00	
384-210-101	UNAMORT BOND PREMIUM	48,530.83	
384-230-103	5.44M COMB SERIES 2015(2.66M)	1,910,000.00	
384-230-115	CAPITAL LEASE PAYABLE-CURRENT	0.00	
384-230-120	CAP LEASE PAYABLE-NONCURRENT	1,181,458.76	
384-230-125	NOTES PAYABLE	549,105.67	
384-240-101	ACCRUED INTEREST PAYABLE	<u>22,154.55</u>	
TOTAL LIABILITIES		<u>3,690,190.31</u>	
EQUITY			
=====			
384-270-100	FUND BALANCE	(842,335.90)	
TOTAL BEGINNING EQUITY		(842,335.90)	
TOTAL REVENUE		109,952.22	
TOTAL EXPENSES		<u>518,824.07</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		(408,871.85)	
TOTAL EQUITY & FUND BALANCE		(1,251,207.75)	
TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,438,982.56
			=====

Attachment E
Sales Tax Tracking Report

Sales Tax Tracking (Total Amount) - FY 2020-21

	2016-17	2017-18	2018-19	2019-20	2020-21	2020-21 Estimated Amount	\$ Difference from Actual to Est. Amt	% from Actual	\$ Difference from Prior Year Amount	% from Pr. Yr. Actual
	Actual	Actual	Actual	Actual	Actual					
October	320,355	333,211	350,589	\$ 389,538	393,127	331,108	62,019	18.7%	3,589	0.9%
November	374,270	367,873	416,457	422,737	482,805	338,190	144,615	42.8%	60,068	14.2%
December	302,790	329,458	376,081	390,346	404,316	312,277	92,039	29.5%	13,970	3.6%
January	306,687	379,137	328,713	356,902	403,476	285,521	117,955	41.3%	46,575	13.0%
February	399,542	421,201	414,617	507,733	552,026	469,653	82,373	17.5%	44,293	8.7%
March	285,806	294,166	334,744	347,808		278,246				
April	275,023	280,487	338,154	332,858		282,929				
May	400,403	416,809	395,638	457,487		349,744				
June	322,240	319,869	352,018	403,305		311,184				
July	312,955	349,865	378,446	423,927		354,225				
August	340,817	405,299	411,815	514,060		488,357				
Sept.	310,945	330,626	410,378	408,382		387,962				
	\$ 3,951,833	\$ 4,228,002	\$ 4,507,651	\$ 4,955,083	\$ 2,235,751	\$ 4,303,935	\$ 499,002		\$ 168,494	

Sales Tax Tracking (Taylor EDC Portion) - FY 2020-21

	2016-17 Actual	2017-18 Actual	2018-19 Actual	2019-20 Actual	2020-21 Actual
October	\$ 80,089	\$ 83,303	\$ 87,647	\$ 97,385	\$ 98,282
November	93,568	91,968	104,114	\$ 105,684	\$ 120,701
December	75,698	82,365	94,020	\$ 97,587	\$ 101,079
January	76,672	94,784	82,178	\$ 89,225	\$ 100,869
February	99,886	105,300	103,654	\$ 126,933	\$ 138,007
March	71,452	73,542	83,686	\$ 86,952	
April	68,756	70,122	84,539	\$ 83,214	
May	100,101	104,202	98,910	\$ 114,372	
June	80,560	79,967	88,005	\$ 100,826	
July	78,239	87,466	94,611	\$ 105,982	
August	85,204	101,325	102,954	\$ 128,515	
Sept.	77,736	82,656	102,594	\$ 102,095	
	987,958	1,057,001	1,126,913	1,238,771	558,938

Sales Tax Tracking (City's Portion) - FY 2020-21

	2016-17	2017-18	2018-19	2019-20	2020-21	2020-21 Estimated Amount	\$ Difference from Actual to Est. Amt	% from Actual	\$ Difference from Prior Year Amount	% from Pr. Yr. Actual
	Actual	Actual	Actual	Actual	Actual					
October	240,266	249,908	262,942	292,154	294,845	248,331	46,515	18.7%	2,692	0.9%
November	280,703	275,905	312,342	317,053	362,104	253,642	108,461	42.8%	45,051	14.2%
December	227,092	247,094	282,061	292,760	303,237	234,208	69,029	29.5%	10,477	3.6%
January	230,015	284,353	246,535	267,676	302,607	214,141	88,466	41.3%	34,931	13.0%
February	299,656	315,901	310,963	380,800	414,020	352,240	61,780	17.5%	33,220	8.7%
March	214,354	220,625	251,058	260,856		208,685				
April	206,267	210,365	253,616	249,643		212,197				
May	300,302	312,607	296,729	343,115		262,308				
June	241,680	239,902	264,014	302,478		233,388				
July	234,716	262,399	283,834	317,946		265,669				
August	255,613	303,974	308,861	385,545		366,268				
Sept.	233,209	247,969	307,783	306,286		290,972				
% Monthly Increase over prior year										

Cumulative Year -to- Date FY2020-21

	2016-17	2017-18	2018-19	2019-20	2020-21	2020-21 Estimated Amount	\$ Difference from Actual to Est. Amt	% from Actual	\$ Difference from Prior Year Amount	% from Pr. Yr. Actual
	Actual	Actual	Actual	Actual	Actual					
October	240,266	249,908	262,942	292,154	294,845	248,331	46,515	18.7%	2,692	0.9%
November	520,969	525,813	575,285	609,207	656,949	501,973	154,976	30.9%	47,742	7.8%
December	748,061	772,907	857,345	901,967	960,186	736,181	224,005	30.4%	58,220	6.5%
January	978,077	1,057,260	1,103,880	1,169,643	1,262,794	950,322	312,472	32.9%	93,151	8.0%
February	1,277,733	1,373,161	1,414,843	1,550,443	1,676,813	1,302,562	374,251	28.7%	126,371	8.2%
March	1,492,087	1,593,785	1,665,901	1,811,298		1,511,246				
April	1,698,355	1,804,151	1,919,517	2,060,942		1,723,443				
May	1,998,657	2,116,757	2,216,245	2,404,057		1,985,751				
June	2,240,337	2,356,659	2,480,259	2,706,535		2,219,139				
July	2,475,053	2,619,058	2,764,094	3,024,481		2,484,808				
August	2,730,666	2,923,032	3,072,955	3,410,026		2,851,076				
Sept.	2,963,875	3,171,002	3,380,738	3,716,313		3,142,048				
% Y-T-D Increase over prior year	-0.6%	7.0%	6.6%	9.9%						

Attachment F
Monthly Investment Report



Monthly Investment Report

February 28, 2021

PATTERSON & ASSOCIATES



INVESTMENT PROFESSIONALS

Taxiing for Take-off ??

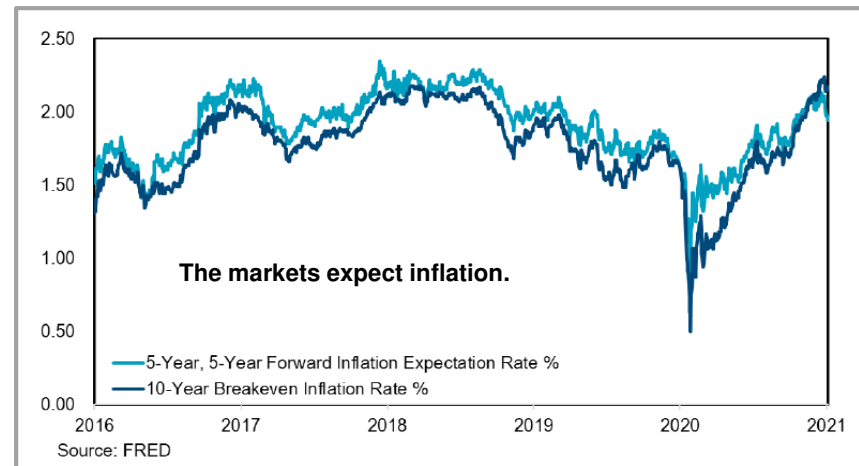
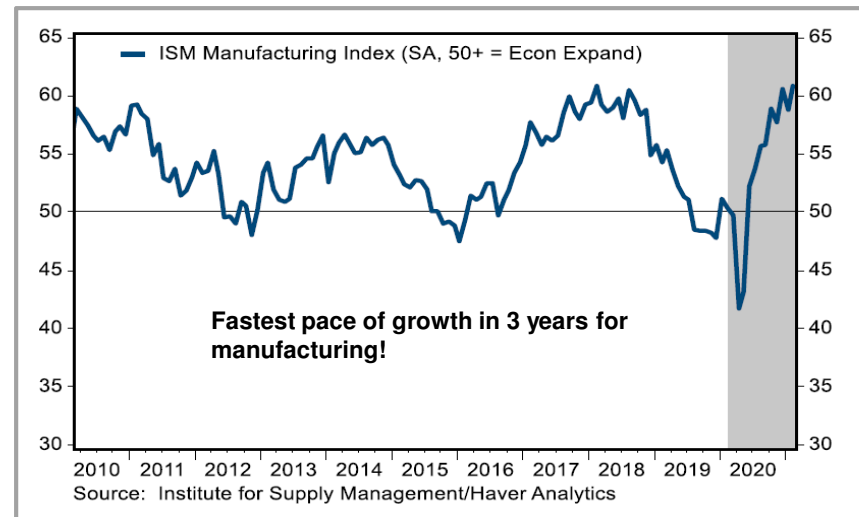
While everyone agrees further support is needed in particular areas of the economy, many are beginning to question the need for an additional near \$2 trillion in aid particularly with a rising savings rate (which won't be spent), billions in stimulus yet to be utilized from the December 2020 package, and a growing improvement in the economic data, not to mention the inclusion of many non-COVID related items. The stimulus package appears to have passed, but without the \$15 an hour minimum wage.

The bond market is strongly indicating the coming of inflation. It's not totally from the promise of growth as it is the mounting consequences of massive government spending. We are seeing massive monetary *and* fiscal support pumping funds into a slowly growing economy. The Fed sees inflation only as a long term concern. The market definitely disagrees. The Fed could once again be slow on policy adjustments. This is the import of the FAIT (flexible avg. inflation target) that the Fed can let inflation rise well above 2%.

Who is right – the *bond vigilantes* or the Fed?

Not that it will stop the spending but the US debt is now 100.1% of GDP – the highest level since WWII.

Temporary volatility aside, inflation is likely to remain modest aside from debt pressure. With the vaccine now available consumers have been more willing to spend. Consumer spending rose as did personal income (10%) in January. Durable goods (major purchases) are also up with a healthy gain, the best in six months. GDP itself is up to 4.1% and jobless claims are down. The claims numbers must however be considered in light of the fact that many people – especially women – are no longer seeking a job.



Still a Question of When

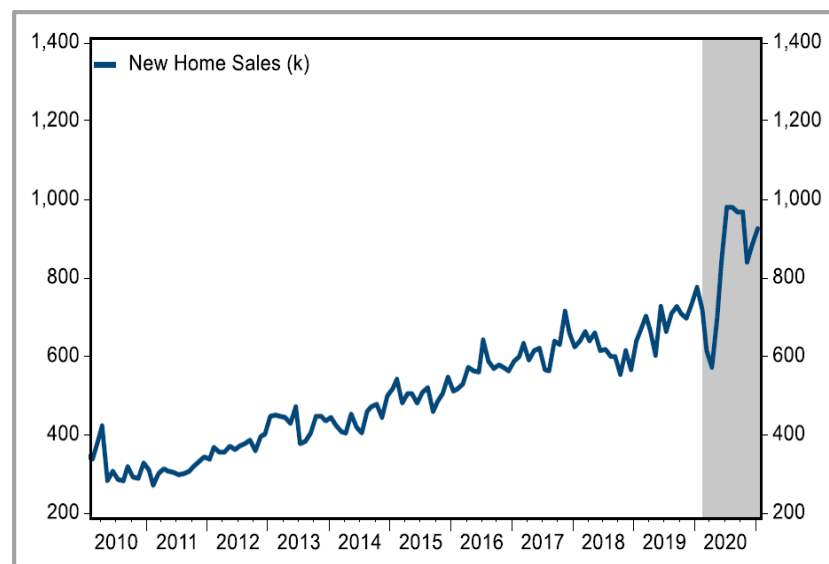
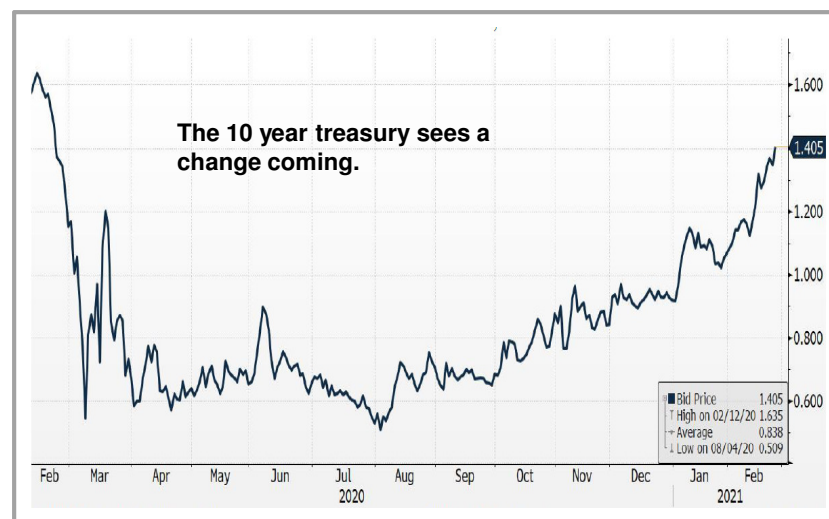
Fed Chairman Powell attributes the rise in yields as “a statement of confidence” in the economy which seems to have calmed the stock markets, which continue to gobble up risk assets.

He will undoubtedly be echoed by a prior Fed Chair Janet Yellen (2014-2018) who became Treasury Secretary (not Treasurer). In confirmation hearing she called for “big” stimulus action. She is expected to also somewhat surprisingly call for a stronger dollar. Surprisingly because a stronger dollar makes our products more expensive to a world also just recovering from Covid and its aftermath. Yellen is not a supporter of relaxing financial firms regulations and has called for a “new Dodd-Frank.” That’s quite scary!

Banks are in a precarious position now. With all the stimulus money the banking system is awash with liquidity. Although that sounds favorable, it is a problem because they are limited in efforts to loan it out. In addition, banks need a steeper curve to borrow low (on deposits) and sell high (on loans).

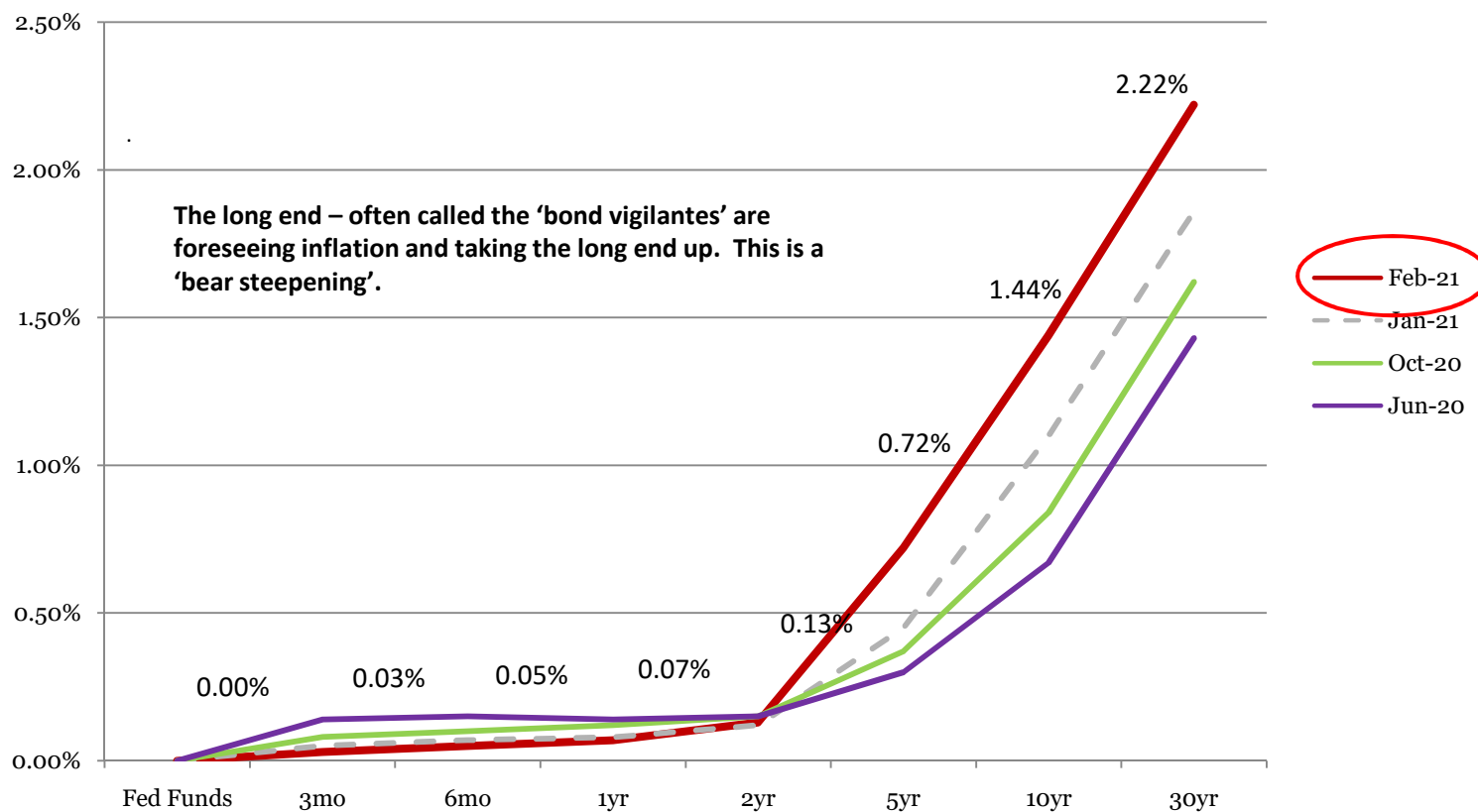
There is good news to be found indicating a building on the strong elements of the economy. Even Boeing is selling planes again as airlines look forward to an increase in air travel.

One key area that continues to boom is housing and it has a tremendous ripple affect through building supply commodities. There is already a major increase in lumber prices. The FHFA house price index is in a three month run and the 20 city home price index jumped 10.1% over last year. New and existing homes rarely stay on the market long as people grab the low interest rates and as others move out of city centers.



A Different Look

- The curve continues to fight the virus.
- The bond market is foreseeing inflation especially with a new stimulus payment passed and talk of an infrastructure stimulus package.
- The market will fight the Fed and their asset purchases on the long end. Usually the market wins.
- The various Covid vaccines have been a major boost to confidence. A more robust economic recovery may require several more months.
- The Fed has stated its intention to stay at 0.0% Fed Funds rate through 2023. Looks like the curve will do its job for it.

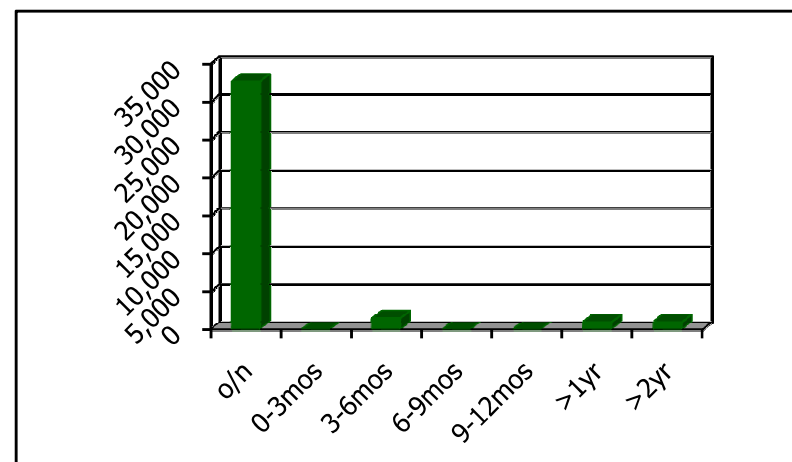
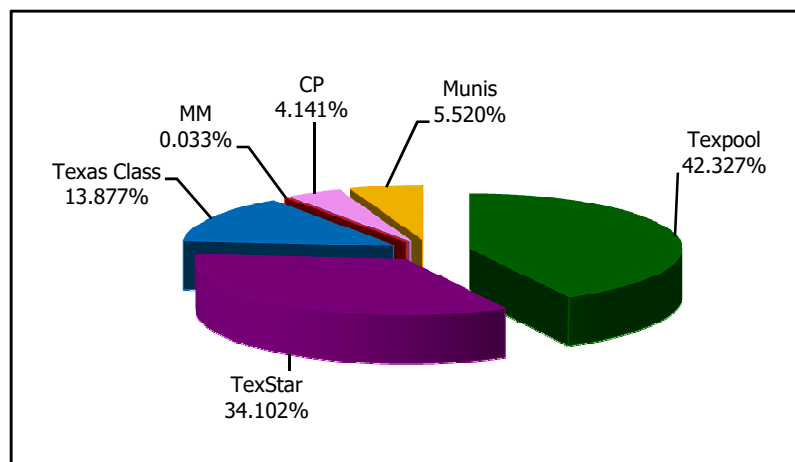


End of Month Rates - Full Yield Curve – Fed Funds to 30yr

Your Portfolio

As of February 28, 2021

- P&A constantly reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions. These are unusual times and where extensions can be made it is important to make them to find any available safe value in the markets.
- The graphs below show asset allocations by market sector and by maturity in your portfolio. Liquidity still yields little or no value but with a flat short curve it may be the only sector available out to six months without the use of CP. Our expectation is of continuing dismally low rates but we look for value in your authorized sectors to capture the yield available as markets change.
- Fed actions will continue and additional stimulus will boost some risk-on confidence providing opportunities in the markets.
- The non-cash portion of your portfolio is yielding 0.39%.





**City of Taylor, Texas
Portfolio Management
Portfolio Summary
February 28, 2021**

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Commercial Paper Disc. -Amortizing	1,500,000.00	1,498,750.00	1,498,750.00	4.14	180	100	0.305
Municipal Bonds	2,000,000.00	2,003,790.00	1,998,473.93	5.52	807	670	0.454
Texpool	15,321,201.88	15,321,201.88	15,321,201.88	42.33	1	1	0.043
TexStar	12,344,445.03	12,344,445.03	12,344,445.03	34.10	1	1	0.033
Texas Class	5,023,335.06	5,023,335.06	5,023,335.06	13.88	1	1	0.109
Money Market	12,231.35	12,231.35	12,231.35	0.03	1	1	0.010
	36,201,213.32	36,203,753.32	36,198,437.25	100.00%	53	42	0.082

Investments			
Total Earnings	February 28 Month Ending	Fiscal Year To Date	
Current Year	2,445.93	16,276.08	

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required by the Act in order to fully inform the governing body of the City of Taylor, Texas of the position and activity within the City's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a transaction report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

Jeffrey Wood, Finance Director



City of Taylor, Texas
Summary by Type
February 28, 2021
Grouped by Fund

Patterson & Associates
 901 S. MoPac
 Suite 195
 Austin, TX 78746
 -

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: 2019 Bond Fund						
TexStar	1	9,464,960.29	9,464,960.29	26.15	0.033	1
Subtotal	1	9,464,960.29	9,464,960.29	26.15	0.033	1
Fund: Airport Fund						
Texpool	1	959,490.93	959,490.93	2.65	0.043	1
Subtotal	1	959,490.93	959,490.93	2.65	0.043	1
Fund: Cemetery Permanent Fund						
Texas Class	1	690,612.51	690,612.51	1.91	0.109	1
Texpool	1	58,356.26	58,356.26	0.16	0.043	1
TexStar	1	56,457.49	56,457.49	0.16	0.033	1
Subtotal	3	805,426.26	805,426.26	2.23	0.099	1
Fund: Fleet Replacement Fund						
TexStar	1	218,026.67	218,026.67	0.60	0.033	1
Subtotal	1	218,026.67	218,026.67	0.60	0.033	1
Fund: General Fund						
Commercial Paper Disc. -Amortizing	1	1,500,000.00	1,498,750.00	4.14	0.305	100
Money Market	1	12,231.35	12,231.35	0.03	0.010	1
Municipal Bonds	2	2,000,000.00	1,998,473.93	5.52	0.454	670
Texas Class	1	3,310,811.10	3,310,811.10	9.15	0.109	1
Texpool	1	12,029,919.47	12,029,919.47	33.23	0.043	1
TexStar	1	2,605,000.58	2,605,000.58	7.20	0.033	1
Subtotal	7	21,457,962.50	21,455,186.43	59.27	0.109	70
Fund: General Capital Fund						
TexStar	1	0.00	0.00	0.00	0.000	0
Subtotal	1	0.00	0.00	0.00	0.000	0
Fund: Special Rev-Tax Increment Fund						

City of Taylor, Texas
Summary by Type
February 28, 2021
Grouped by Fund

Page 2

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: Special Rev-Tax Increment Fund						
Texpool	1	260,535.93	260,535.93	0.72	0.043	1
Subtotal	1	260,535.93	260,535.93	0.72	0.043	1
Fund: Utility Fund						
Texas Class	1	1,021,911.45	1,021,911.45	2.82	0.109	1
Texpool	1	2,012,899.29	2,012,899.29	5.56	0.043	1
Subtotal	2	3,034,810.74	3,034,810.74	8.38	0.065	1
Total and Average	17	36,201,213.32	36,198,437.25	100.00	0.082	42



INVESTMENT PROFESSIONALS

City of Taylor, Texas
Fund 19BOND - 2019 Bond Fund
Investments by Fund
February 28, 2021

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-

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20190	10044	TexStar	04/24/2019	9,464,960.29	9,464,960.29	9,464,960.29	0.033	0.032	0.033	1
Subtotal and Average				9,464,960.29	9,464,960.29	9,464,960.29		0.033	0.033	1
Total Investments and Average				9,464,960.29	9,464,960.29	9,464,960.29		0.033	0.033	1

**Fund AIR - Airport Fund
Investments by Fund
February 28, 2021**

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300019	10007	Texpool	11/01/2017	959,490.93	959,490.93	959,490.93	0.043	0.042	0.043	1
Subtotal and Average				959,490.93	959,490.93	959,490.93		0.043	0.043	1
Total Investments and Average				959,490.93	959,490.93	959,490.93		0.043	0.043	1

Fund CEM - Cemetery Permanent Fund
Investments by Fund
February 28, 2021

Page 3

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300007	10008	Texpool	11/01/2017	58,356.26	58,356.26	58,356.26	0.043	0.042	0.043	1
Subtotal and Average				58,356.26	58,356.26	58,356.26		0.043	0.043	1
TexStar										
22880	10003	TexStar	11/01/2017	56,457.49	56,457.49	56,457.49	0.033	0.032	0.033	1
Subtotal and Average				56,457.49	56,457.49	56,457.49		0.033	0.033	1
Texas Class										
70006	10001	Texas Class	11/01/2017	690,612.51	690,612.51	690,612.51	0.109	0.107	0.109	1
Subtotal and Average				690,612.51	690,612.51	690,612.51		0.108	0.109	1
Total Investments and Average				805,426.26	805,426.26	805,426.26		0.098	0.099	1

Fund FLEET - Fleet Replacement Fund
Investments by Fund
February 28, 2021

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20180	10030	TexStar	08/08/2018	218,026.67	218,026.67	218,026.67	0.033	0.032	0.033	1
Subtotal and Average				218,026.67	218,026.67	218,026.67		0.033	0.033	1
Total Investments and Average				218,026.67	218,026.67	218,026.67		0.033	0.033	1

Fund GEN - General Fund
Investments by Fund
February 28, 2021

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Commercial Paper Disc. -Amortizing											
06742VR94	10055	Barclays Bank CP	12/11/2020	1,498,750.00	1,500,000.00	1,498,750.00		0.300	0.304	06/09/2021	100
Subtotal and Average				1,498,750.00	1,500,000.00	1,498,750.00		0.300	0.305		100
Municipal Bonds											
419792ZH2	10054	State of Hawaii	10/29/2020	1,000,000.00	1,000,000.00	1,003,450.00	0.429	0.422	0.428	10/01/2022	579
59333NN90	10053	Maimi-Dade County FL	09/30/2020	998,473.93	1,000,000.00	1,000,340.00	0.375	0.473	0.480	04/01/2023	761
Subtotal and Average				1,998,473.93	2,000,000.00	2,003,790.00		0.448	0.454		669
Texpool											
300003	10004	Texpool	11/01/2017	12,029,919.47	12,029,919.47	12,029,919.47	0.043	0.042	0.043		1
Subtotal and Average				12,029,919.47	12,029,919.47	12,029,919.47		0.043	0.043		1
TexStar											
34440	10002	TexStar	11/01/2017	2,605,000.58	2,605,000.58	2,605,000.58	0.033	0.032	0.033		1
Subtotal and Average				2,605,000.58	2,605,000.58	2,605,000.58		0.033	0.033		1
Texas Class											
70008	10048	Texas Class	01/22/2020	3,310,811.10	3,310,811.10	3,310,811.10	0.109	0.107	0.109		1
Subtotal and Average				3,310,811.10	3,310,811.10	3,310,811.10		0.108	0.109		1
Money Market											
60618	10000	Citizens Nat'l Bank MM-Public	11/01/2017	12,231.35	12,231.35	12,231.35	0.010	0.009	0.010		1
Subtotal and Average				12,231.35	12,231.35	12,231.35		0.010	0.010		1
Total Investments and Average				21,455,186.43	21,457,962.50	21,460,502.50		0.107	0.109		70

Fund GENCAP - General Capital Fund
Investments by Fund
February 28, 2021

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20181	10029	TexStar	08/08/2018	0.00	0.00	0.00	2.307	2.275	2.306	1
Subtotal and Average				0.00	0.00	0.00		0.000	0.000	0
Total Investments and Average				0.00	0.00	0.00		0.000	0.000	0

Fund SPECREV - Special Rev-Tax Increment Fund
Investments by Fund
February 28, 2021

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300004	10005	Texpool	11/01/2017	260,535.93	260,535.93	260,535.93	0.043	0.042	0.043	1
Subtotal and Average				260,535.93	260,535.93	260,535.93		0.043	0.043	1
Total Investments and Average				260,535.93	260,535.93	260,535.93		0.043	0.043	1

**Fund UTIL - Utility Fund
Investments by Fund
February 28, 2021**

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CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300001	10006	Texpool	11/01/2017	2,012,899.29	2,012,899.29	2,012,899.29	0.043	0.042	0.043	1
Subtotal and Average				2,012,899.29	2,012,899.29	2,012,899.29		0.043	0.043	1
Texas Class										
70007	10047	Texas Class	01/22/2020	1,021,911.45	1,021,911.45	1,021,911.45	0.109	0.107	0.109	1
Subtotal and Average				1,021,911.45	1,021,911.45	1,021,911.45		0.108	0.109	1
Total Investments and Average				3,034,810.74	3,034,810.74	3,034,810.74		0.064	0.065	1



City of Taylor, Texas
Interest Earnings
Sorted by Fund - Fund
February 1, 2021 - February 28, 2021
Yield on Average Book Value

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 Austin, TX 78746
 -

										Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: 2019 Bond Fund												
20190	10044	19BOND	RR2	9,464,960.29	9,807,003.97	9,751,226.80		0.033	0.033	250.15	0.00	250.15
			Subtotal	9,464,960.29	9,807,003.97	9,751,226.80			0.033	250.15	0.00	250.15
Fund: Airport Fund												
300019	10007	AIR	RRP	959,490.93	959,459.21	959,462.61		0.043	0.043	31.72	0.00	31.72
			Subtotal	959,490.93	959,459.21	959,462.61			0.043	31.72	0.00	31.72
Fund: Cemetery Permanent Fund												
300007	10008	CEM	RRP	58,356.26	58,354.31	58,354.52		0.043	0.044	1.95	0.00	1.95
70006	10001	CEM	RR3	690,612.51	690,554.73	690,560.92		0.109	0.109	57.78	0.00	57.78
22880	10003	CEM	RR2	56,457.49	56,456.03	56,456.19		0.033	0.034	1.46	0.00	1.46
			Subtotal	805,426.26	805,365.07	805,371.63			0.099	61.19	0.00	61.19
Fund: Fleet Replacement Fund												
20180	10030	FLEET	RR2	218,026.67	377,704.08	218,021.70		0.033	0.033	5.57	0.00	5.57
			Subtotal	218,026.67	377,704.08	218,021.70			0.033	5.57	0.00	5.57
Fund: General Fund												
300003	10004	GEN	RRP	12,029,919.47	9,867,273.55	11,902,933.07		0.043	0.043	389.34	0.00	389.34
70008	10048	GEN	RR3	3,310,811.10	3,310,534.21	3,310,563.88		0.109	0.109	276.89	0.00	276.89
60618	10000	GEN	RR4	12,231.35	12,231.26	12,231.27		0.010	0.010	0.09	0.00	0.09
34440	10002	GEN	RR2	2,605,000.58	2,985,285.06	2,903,787.52		0.033	0.034	74.77	0.00	74.77
06742VR94	10055	GEN	ACP	1,500,000.00	1,498,400.00	1,498,581.25	06/09/2021		0.304	0.00	350.00	350.00
59333NN90	10053	GEN	MC1	1,000,000.00	998,274.26	998,377.66	04/01/2023	0.375	0.637	288.46	199.67	488.13
419792ZH2	10054	GEN	MC1	1,000,000.00	1,000,000.00	1,000,000.00	10/01/2022	0.429	0.466	357.50	0.00	357.50
			Subtotal	21,457,962.50	19,671,998.34	21,626,474.65			0.117	1,387.05	549.67	1,936.72
Fund: Special Rev-Tax Increment Fund												
300004	10005	SPECREV	RRP	260,535.93	260,527.27	260,528.20		0.043	0.043	8.66	0.00	8.66
			Subtotal	260,535.93	260,527.27	260,528.20			0.043	8.66	0.00	8.66

City of Taylor, Texas
Interest Earnings
February 1, 2021 - February 28, 2021

									Adjusted Interest Earnings			
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Utility Fund												
300001	10006	UTIL	RRP	2,012,899.29	2,012,832.81	2,012,839.93		0.043	0.043	66.48	0.00	66.48
70007	10047	UTIL	RR3	1,021,911.45	1,021,826.01	1,021,835.16		0.109	0.109	85.44	0.00	85.44
Subtotal				3,034,810.74	3,034,658.82	3,034,675.10			0.065	151.92	0.00	151.92
Total				36,201,213.32	34,916,716.76	36,655,760.67			0.087	1,896.26	549.67	2,445.93



City of Taylor, Texas
Amortization Schedule
February 1, 2021 - February 28, 2021
Sorted By Fund - Fund

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Investment #		Maturity Date	Beginning Par Value				Amounts Amortized			
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 02/01/2021	Amount Amortized This Period	Amt Amortized Through 02/28/2021	Amount Unamortized Through 02/28/2021
General Fund										
10055	GEN	06/09/2021	1,500,000.00	1,497,750.00	-2,250.00	1,498,750.00	650.00	350.00	1,000.00	-1,250.00
Barclays Bank CP							-1,600.00			
10053	GEN	04/01/2023	1,000,000.00	997,390.00	-2,610.00	998,473.93	884.26	199.67	1,083.93	-1,526.07
Maimi-Dade County FL							-1,725.74			
Subtotal				2,495,140.00	-4,860.00	2,497,223.93	1,534.26	549.67	2,083.93	-2,776.07
							-3,325.74			
Total				2,495,140.00	-4,860.00	2,497,223.93	1,534.26	549.67	2,083.93	-2,776.07
							-3,325.74			



City of Taylor, Texas
Projected Cashflow Report
Sorted by Fund

Patterson & Associates
901 S. MoPac
Suite 195
Austin, TX 78746
-

For the Period March 1, 2021 - September 30, 2021

Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
General Fund										
04/01/2021	10053	GEN	59333NN90	Interest	Maimi-Dade County FL	0.00	0.00	0.00	1,885.25	1,885.25
06/09/2021	10055	GEN	06742VR94	Maturity	Barclays Bank CP	1,500,000.00	1,497,750.00	1,500,000.00	0.00	1,500,000.00
Total for General Fund						1,500,000.00	1,497,750.00	1,500,000.00	1,885.25	1,501,885.25
GRAND TOTALS:						1,500,000.00	1,497,750.00	1,500,000.00	1,885.25	1,501,885.25



City Council Meeting April 8, 2021 Transmittal Letter

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☒ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 3
Agenda Title: Ratify appointments/reappointments to the TIF Board

Council Action to be taken: Confirm TIF Board members

Department Submitted: City Management

Staff Contact: Dianna Barker, City Clerk

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to confirm appointments of the Main Street Board as TIF Board members and to consider the Williamson County representative member and the Taylor ISD representative member.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Per Ordinance 2009-5, the members of the Main Street Advisory Board also serve in the capacity of the TIF Board, with the addition of a member representing Williamson County and a member representing Taylor ISD.

Williamson County has reappointed Ed Komandosky as their representative on the Taylor TIF Board, and Taylor ISD has reappointed Lorine David as their representative on the Taylor TIF Board.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
N/A	N/A

4. RECOMMENDATION

Staff recommends ratifying Williamson County's appointment of Ed Komandosky as their representative and Taylor ISD's appointment of Lorine David as their representative.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)
--

N/A

8. ATTACHMENTS

3a. [TIF Board Roster](#)

TIF Board 4-8-21				
Willing to be reappointed?	TERM (Yrs)	MEMBER	APPOINTED	EXPIRES
	3	Curie Humphreys 4106 Noah Dr. (C) 512-771-3596 curieathome@yahoo.com	2021	2-2024
	3	Erwin Stauffer 804 Kirk St (H) 512-365-6453 (C) 512-818-6297 estauffer@austin.rr.com	2-2016, 2021	2-2024
	3	Jeff Snyder 106 Porter St. (C) 512-689-4336 jeffsresurrections@yahoo.com	2021	2-2024
	3	Doug Moss 1122 Colorado Street #1206 (C) 917-576-7044 dmoss@publicsketch.com	2021	2-2024
	3	Stephen Truex 200 W. 2 nd St. (C) 512-567-0845 Sptcobra7@yahoo.com	1-2014; 2020	2-2023
	3	John McRae 110 Main St. (C) 865-230-0988 Jmrael@utk.edu	8-2020 (fill unexpired seat), 2021	2-2024
	3	Ashley Doss 2106 Lathan Lane (C) 512-497-2376 ashley@shopfrillsboutique.com	2021	2-2024
Williamson County Representative	2	Ed Komandosky 2207 Gladnell (H) 512-365-7396 (C) 512-796-4401 Ekomandosky@austin.rr.com	2015, 2017, 2019	2-2021
Taylor Independent School District Representative	2	Lorine David 3101 N. Main St., Ste 104 (O) 512/352-6361 x1047 ldavid@taylorisd.org	Aug 2019	2-2021

Members: At least 5 but no more than 15. Taylor Main Street Advisory Board is appointed to serve as the Board of Directors. However, the City Council reserves the right to also appoint members to the Board of Directors who are not members of the Taylor Main Street Advisory Board.

Duties: make recommendations to the City Council concerning the administration of the Zone.
Zone expires Dec 31, 2030.

Appointed by: City Council

Meetings: As necessary

Liaison: Jan Harris



City Council Meeting April 8, 2021 Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #: 4

Agenda Title: Consider Resolution R21-09 authorizing the City Manager to sell by sealed bid two city-owned lots described as City of Taylor Block 50, Lots 1 and 2.

Council Action to be taken: Consider resolution

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

This agenda item provides for the sale of two city-owned lots at the intersection of E. 2nd Street and Murphy Street.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In 2019 staff prepared an inventory of all city-owned property and presented the inventory to City Council. A number of properties were identified as surplus and not needed for city operations. Two of the surplus lots that were identified are at the intersection of E. 2nd Street and Murphy Street. These two lots are adjacent to the railroad and have been the site of illegal camping and dumping over the years.

Staff was approached by a property owner in the area interested in possibly purchasing the lots. In order to facilitate the sale of the lots, staff is requested that Council approve the attached resolution to allow the lots to be sold using the sealed bid method with a minimum bid price equal to the 2020 market value as determined by the Williamson Central Appraisal District.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Removes these surplus lots from the City's inventory • Eliminates the maintenance responsibility from the City • Potential to eliminate the illegal camping situation • Potential to increase the tax base	• N/A

4. RECOMMENDATION

Staff recommends approving the resolution.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)
--

N/A

8. ATTACHMENTS

4a. [Resolution R21-09](#)

4b. [Location map](#)

RESOLUTION NO. R21-09

RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH THE SEALED BID PROCESS UNDER CHAPTER 272 OF THE TEXAS LOCAL GOVERNMENT CODE FOR THE POTENTIAL SALE OF REAL PROPERTY OWNED BY THE CITY OF TAYLOR MORE SPECIFICALLY DESCRIBED AS CITY OF TAYLOR, BLOCK 50, LOTS 1 AND 2.

WHEREAS, the City is the owner of City of Taylor Block 50, Lots 1 and 2 ("Real Property"); and

WHEREAS, it is in the best interest of the City and the desire of the City Council to sell the Real Property; and

WHEREAS, the City shall rely on the appraised value of \$11,637.00 for Lot 1 and \$11,637.00 for Lot 2 based on the market value as determined by the Williamson Central Appraisal District; and

WHEREAS, the City desires for the City Manager to initiate the sealed bid process as set out in Chapter 272 of the Texas Local Government Code and to consider and accept sealed bids for the sale of the Real Property.

NOW, THEREFORE, BE IT RESOLVED by the City, that it is in the best interest of the City to sell the real property described as City of Taylor Block 50, Lots 1 and 2.

FURTHER RESOLVED that the City shall authorize the City Manager to conduct a sealed bid process under Chapter 272 of the Texas Local Government Code for the potential sale of the real property described as City of Taylor, Block 50, Lots 1 and 2.

FURTHER RESOLVED that the appraised value for purposes of the sale is determined to be \$11,637.00 for Lot 1 and \$11,637.00 for Lot 2.

PASSED THIS THE 8th DAY OF April, 2021.

CITY OF TAYLOR, TEXAS

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

City of Taylor Block 50, Lots 1 & 2





City Council Meeting April 8, 2021 Transmittal Letter

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 5
Agenda Title: Receive an update from Lonestar Circle of Care regarding Project Headwaters and revitalization work at the West End Elementary

Council Action to be taken: Receive presentation

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Deputy City Manager

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to receive an update from Lone Star Circle of Care regarding revitalization of an abandoned school building in Taylor. The overall goal for the facility is to be a catalyst for medical, health, and human service programming. The old school building being revitalized is the West End Elementary which is located at 1301 Ferguson and at the corner of Ferguson and Fourth Street.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The West End Elementary School was built in the 1920s and was used as a school until 1983. The city acquired the site back in 1992, when Taylor ISD deeded it to the city in return for the city's closure of 800 block of North Fowzer and 700 block of Hackberry Street. The main goal for the city has been to find someone that could revitalize the building.

Back in December 2019, the City of Taylor and Lonestar Circle of Care signed a 380 agreement, which was the partnership needed to begin the process for revitalizing the building. In the 380 agreement, the City conveyed the West End Building and some land off Doak Street for a community garden to Lonestar Circle of Care. In exchange, Lonestar Circle of Care agreed to revitalize the building and to execute Project Headwaters.

Project Headwaters, as described by Lone Star Circle of Care (LSCC), is to develop a new service delivery model in Taylor for low-income residents. Programs that positively influence early childhood development, health aging, family strengthening initiatives, and address social determinants of health. Additionally, they plan to focus on programs for aging in place; access to healthy foods; childhood adversity intervention; insurance enrollment and use; teen pregnancy prevention; women's health; and strong safety net organization collaboration.

Lone Star Circle of Care has partnered on this overall project with the city, St. David's, Michael and Susan Dell Foundation, Baylor Scott & White, and UT Dell Medical School Design Institute for Health; Departments of Population Health and Internal Medicine, Division of Primary Care and Value-Based Health.

Jon Calvin, CEO of Lonestar Circle of Care and his team will provide a status update on the construction at the West End building and additional updates from Lonestar Circle of Care.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Provides needed health services in our community and will improve overall healthcare for low-income residents • Revitalizes older building in Taylor • Will provide education on healthy living and eating	• N/A

4. RECOMMENDATION

Receive presentation.

5. FUNDING SOURCE

NA

6. TIMELINE

During their presentation, Lonestar Circle of Care will give an update on the project time line.

7. OTHER OPTIONS (In order of preference)

NA

8. ATTACHMENTS

5a. [Lonestar Circle of Care presentation](#)

5b. [380 agreement with Lonestar Circle of Care](#)

Project Headwaters Update

April 8, 2021

Lone ★ Star

Circle of Care



Project Headwaters



- Co-location of an LSCC clinic with programs that positively influence early childhood development and healthy aging
- Will integrate programs specifically focused on family strengthening initiatives
- Head Start is already onsite and Meals on Wheels will operate from the first floor of the newly renovated West End School
- Close collaboration among intergenerational social services and health care resources is necessary to address social determinants of health
- To assist with access to healthy food, LSCC will develop gardens on additional Taylor, Texas property

West End School – When LSCC Started



West End School Renovations



West End School Renovations



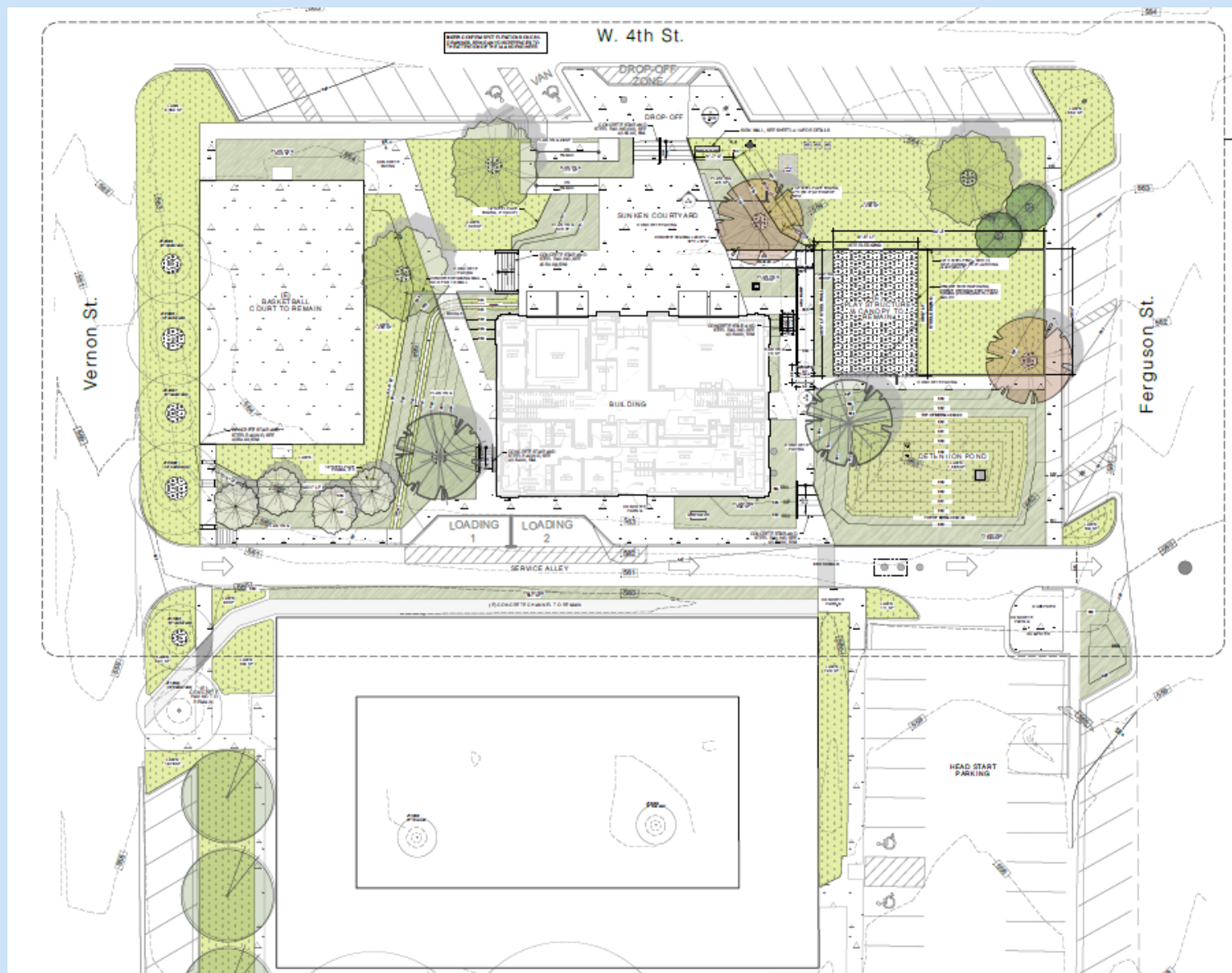
West End School Renderings



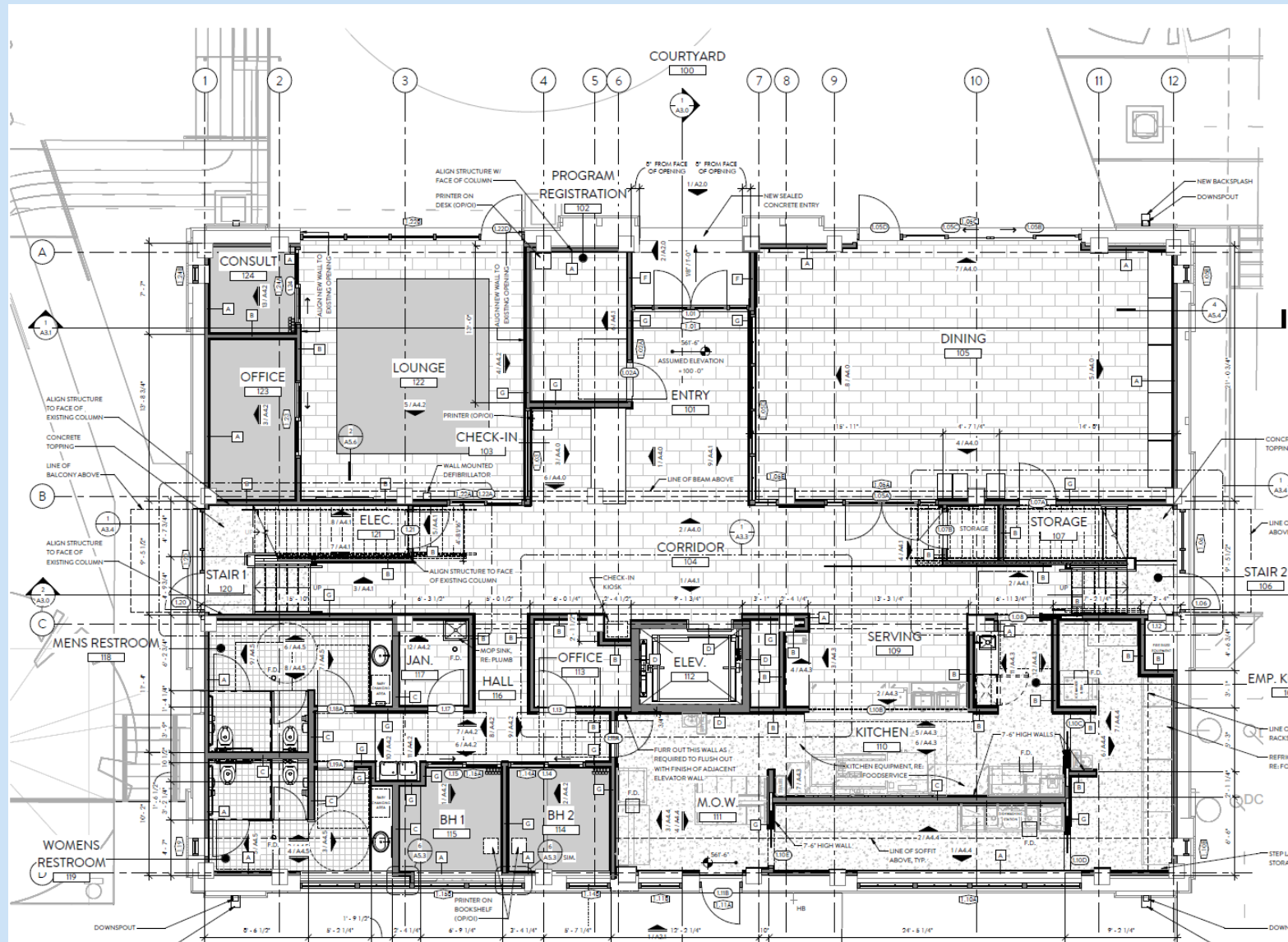
FOR REFERENCE ONLY



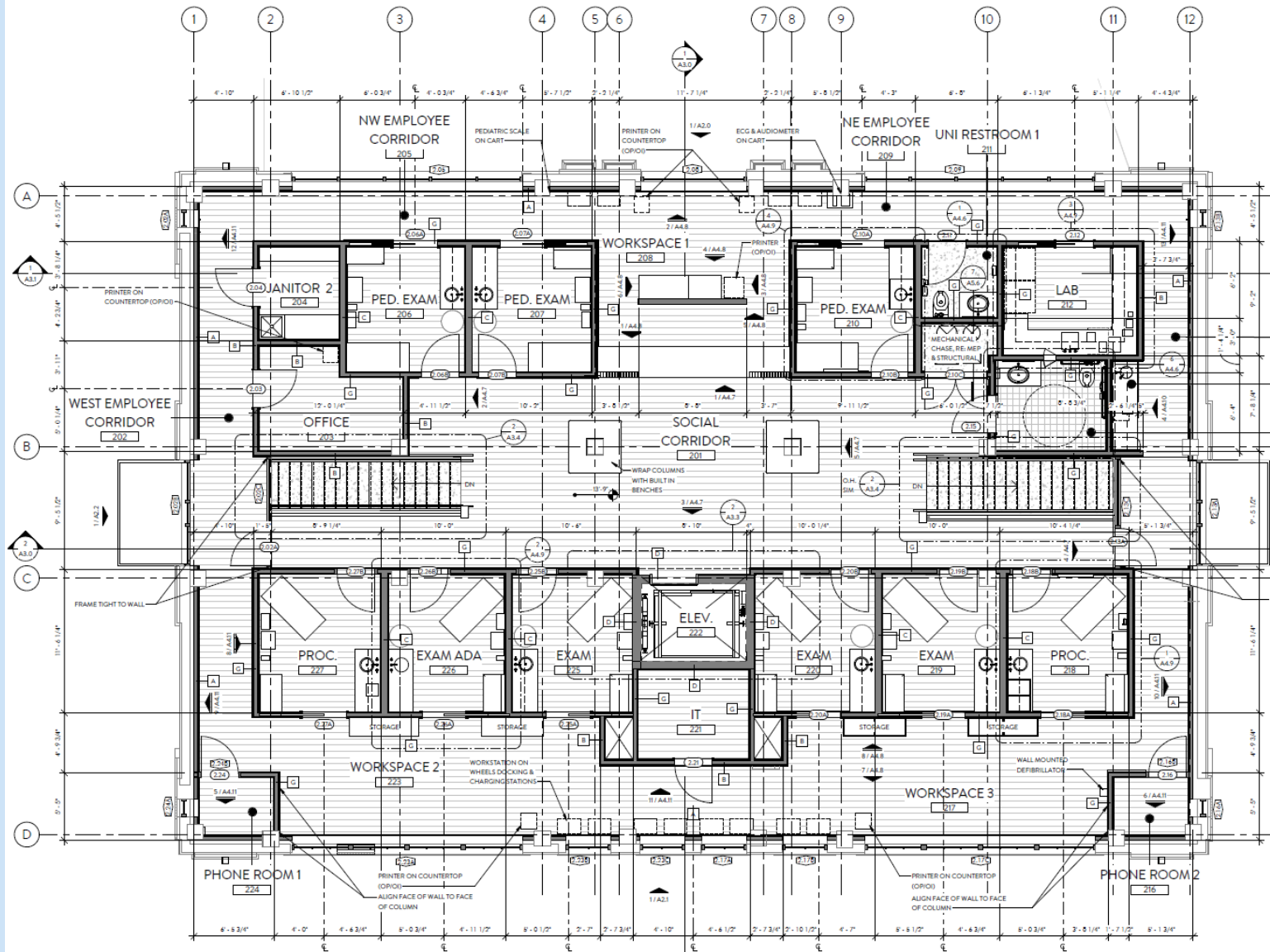
West End School Site Plan



West End School Layout First Floor



West End School Layout Second Floor



West End School Interior Rendering



Other Initiatives

Mobile Mammography

June 2021 launch



Mamma Jamma Ride

September 18, 2021

<https://www.mammajammaride.org>



Thanks for your support, Taylor!

LONE STAR CIRCLE OF CARE
and
THE CITY OF TAYLOR, TEXAS,
CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT

This Economic Development Agreement ("***Agreement***") is entered into by and between the CITY OF TAYLOR, TEXAS, a Texas home rule city ("***City***") and LONE STAR CIRCLE OF CARE, a Texas nonprofit corporation ("***LSCC***").

WHEREAS, the City adopted Ordinance 2010-38 on September 9, 2010, ("***Ordinance***"), establishing and authorizing the City to make economic development grants; and

WHEREAS, the City is granting economic benefits to LSCC in recognition of the positive economic benefits to the City through LSCC's construction of an Intergenerational Community Center and associated food gardens known as Project Headwaters described in *Exhibit "A"* attached hereto and incorporated by reference herein for all purposes, ("***Headwaters***") on the real property shown in *Exhibit "B-1"* (the "***West End School Block***") and *Exhibit "B-2"* (the "***Garden Lots***") and, together with the West End School Block, the "***Property***") attached hereto and incorporated by reference herein; and

WHEREAS, the purpose of this Agreement is to promote economic development contemplated by Chapter 380 and the Development Corporation Act, Chapter 501 of the Texas Local Government Code, whereby LSCC will construct Headwaters on the Property and operate Headwaters in compliance with all rules, regulations, permit requirements, and ordinances pertaining to them; and

WHEREAS, LSCC, in consideration of this Agreement, agrees to construct and operate Headwaters on the Property in strict compliance with the "Milestones" established in *Exhibit "A"* which shall be an obligation for any grant from the City; and

NOW, THEREFORE, in consideration of the mutual benefits and promises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and LSCC agree as follows:

1. **AUTHORITY.** The City's execution of this Agreement is authorized by Chapters 380 and 501 of the Texas Local Government Code, and the Ordinance and constitutes a valid and binding obligation of the City that LSCC will construct and operate Headwaters on the Property in strict compliance with the time and terms established for Headwaters in *Exhibit "A"*. LSCC's execution and performance of this Agreement constitutes a valid and binding obligation of LSCC.

2. **COMPLIANCE.** LSCC shall be obligated to comply with all terms and provisions of this Agreement in order to receive the economic benefits described within this Agreement. The City shall be entitled to withhold economic benefits granted under this Agreement if LSCC defaults under this Agreement in addition to all other relief provided to the City in law and equity.

3. **CITY 380 GRANTS.**

A. **CONDITIONS TO GRANTS:** As a condition precedent and subsequent to any grant, LSCC must complete construction of Headwaters on the Property and operate Headwaters in strict compliance with this agreement and with the "Milestones" and all other terms and conditions set forth in *Exhibit "A"* ("**LSCC Obligations**").

B. **TIME:** Upon execution of this Agreement by all parties, LSCC shall commence the Milestones and complete all LSCC Obligations as required in *Exhibit "A"*.

C. **GRANT:** The City will convey the Property to LSCC by special warranty deed in substantially the form attached hereto as *Exhibit "C"* ("**Deed**") upon execution of this Agreement by all parties (1) subject to a right retained by the City allowing repossession of the Property in the event LSCC defaults under this Agreement and (2) containing a City right of first refusal and right of first offer in the event LSCC desires to sell or transfer ownership of the Property in the form attached hereto as *Exhibit "D"*. This Agreement shall be secured by a Deed of Trust in substantially the form attached hereto as *Exhibit "E"* ("**DT**") to the City secured on the Property allowing non-judicial foreclosure on the Property in the event of default by LSCC under this Agreement and the DT in addition to all rights and remedies provided to the City by law and under equity. After the LSCC Obligations and Milestones are completed to the reasonable satisfaction of the City, the City shall release the DT and any security

retained on the Property securing the LSCC Obligations under this Agreement. The Deed and DT shall be executed simultaneously and recorded in the Official Records of Williamson County. The City and LSCC shall execute and record in the Official Records of Williamson County a memorandum evidencing the City's right of first refusal and first offer applicable to the Property.

D. WAIVER OF FEES: The City will waive all City Impact and permit fees resulting from construction of Headwaters.

E. WASTEWATER EASEMENT: A twelve (12) inch wastewater line is located across the Garden Lots, but not located by a recorded easement filed of record. The parties will obtain an on the ground survey of the Garden Lots locating the wastewater line. Upon completion of the survey LSCC will grant the City an exclusive perpetual twenty-five (25) foot wastewater easement, being twelve and a half (12.5) feet on each side of the centerline of the existing wastewater line. The easement will be substantially in the form attached hereto as Exhibit H.

F. This 380 Agreement for Headwaters and the Project Milestones provides for a clinic and health care facility using the Property after renovation and restoration and not demolition of the existing West End School Building located on the Property. LSCC shall provide the City reasonable prior written notice of any change in the Milestones. This Agreement must be amended and shall require City approval to allow demolition of the West End School Building. Any issuance of a demolition permit for the West End School Building and any other building on the Property shall remain within the exclusive authority of the City.

G. LSCC will endeavor to provide outside areas for recreational sports on the Property at its sole and exclusive discretion.

4. INSPECTIONS. Employees or designated representatives of the City shall be entitled to inspect Headwaters construction during the term of this

Agreement to verify and substantiate LSCC'S compliance with this Agreement which compliance shall be conditions precedent and subsequent to this Agreement.

5. INFORMATION. The City shall be entitled to request information from LSCC deemed by the CITY to be reasonable or necessary to verify LSCC'S compliance with this Agreement or entitlements under this Agreement.

6. ADVISORY COMMITTEE. LSCC and City agree to establish an Advisory Committee ("Advisory Committee") consisting of two representatives appointed by LSCC and two representatives appointed by City. The Advisory Committee may agree by majority vote to invite additional attendees to participate in any Advisory Committee meeting. The Advisory Committee shall meet at least once per year during the Term to (a) assess the impact of the collaborative relationship between the City and LSCC and its effect on population health in Taylor, Texas, (b) develop and recommend (but not require) City and LSCC goals, objectives, and strategies regarding the improvement of the health and well-being of the citizens of Taylor, Texas; and (c) provide a forum for addressing concerns regarding either party's performance. Written notice stating the place, day, and hour of the Advisory Committee meetings must either be received via electronic communication or delivered personally or faxed to each Advisory Committee member at least 15 days prior to any meeting. Any or all Advisory Committee members may participate in an Advisory Committee meeting by telephone or electronic communications equipment allowing all persons in the meeting to hear each other at the same time. An Advisory Committee member is deemed to have waived notice of any matter acted upon at any meeting that the Advisory Committee member attends in person or in which the individual participates via telephonic or electronic communication unless at the beginning of the meeting, or promptly upon consideration of any matter at the meeting, the member objects to the consideration of the matter because of lack of proper notice. Notwithstanding the foregoing, the Advisory Committee's authority is limited to the provision of advice and recommendations. The Advisory Committee cannot require LSCC or City to perform actions. The Advisory Committee may institute additional procedures regarding its meetings as the Committee may deem appropriate or necessary. The Advisory Committee shall not terminate existence upon termination of this Agreement and shall continue until both LSCC and the City agree to dissolve the Advisory Committee.

7. HEADSTART. The Property is partially occupied by Harris Ross Head Start, a division of Opportunities for Williamson and Burnet Counties ("*Headstart*"),

pursuant to that certain Lease Agreement effective April 1, 1999, between the City of Taylor and Williamson-Burnet County Opportunities, Inc., a Texas corporation ("**WBCO**"), recorded as Document No. 2000053804, Official Public Records of Williamson County, Texas, as amended by that certain Addendum to Lease Agreement Dated March 22, 1999, effective as of July 18, 2006, between the City and WBCO, recorded as Document No. 2006073551, Official Public Records of Williamson County, Texas (as amended, the "**Ground Lease**"). The City requires that LSCC continue to allow Headstart's lease of the property under the Ground Lease as assigned to and assumed by LSCC, provided, however, that (a) LSCC may further amend the Ground Lease to limit Headstart's lease to only the property directly under the Headstart building and parking areas and (b) LSCC and Headstart may further amend the Ground Lease as mutually agreed. LSCC desires to keep Headstart as a lessee of a portion of the Property. Contemporaneous with the execution of this Agreement, LSCC and the City will execute an Assignment and Assumption of Lease Agreement in substantially the form attached hereto and incorporated by reference herein as *Exhibit "F"*. LSCC represents that assignment and assumption of the Ground Lease was approved by LSCC with terms and conditions set forth therein.

8. ACCESS TO THE GARDEN LOTS; UTILITIES. Improvements and development on the garden property or to gain access to the garden property will be an expense to LSCC.

9. TERM. This Agreement shall become enforceable upon execution by the CITY and LSCC and shall be effective as of the date of this Agreement. This Agreement shall terminate upon completion of LSCC Obligations and release of the DT by the City.

10. LSCC'S OBLIGATIONS. In consideration of the CITY'S establishment of this economic development program for LSCC by the CITY, LSCC agrees to the requirements of this Agreement.

11. COVENANTS, WARRANTIES, OBLIGATIONS AND DUTIES. LSCC makes the following covenants and warranties to the CITY and agrees to timely and fully perform the following obligations and duties. Any false or substantially misleading statement contained herein or failure to timely and fully perform as

required in this Agreement shall be an act of default by LSCC. Failure to comply with any one covenant or warranty shall constitute an act of default by LSCC.

A. No litigation or governmental proceeding is pending or, threatened against LSCC or affecting LSCC that may result in any material adverse change in LSCC or Headwaters other than (1) approval by the Health Resources and Services Administration of LSCC's board approved change in scope application adding Headwaters to LSCC's federally qualified health center scope of service and (2) permits to be issued by the City for Headwaters as required in LSCC Obligations. Except as set forth in (1) and (2) immediately above, no consent, approval or authorization of or registration or declaration within any governmental authority is required in connection with the execution of this Agreement or the transactions contemplated hereby.

B. No certificate or statement delivered by LSCC to the CITY in connection with this Agreement, or in connection with any transaction contemplated herein, contains any untrue statement or fails to state any fact necessary to keep the statements contained herein from being misleading.

C. There are no bankruptcy proceedings or other proceedings currently pending or contemplated, and LSCC has not been informed of any potential involuntary bankruptcy proceedings.

D. To the best of its knowledge, LSCC will have acquired and maintains all necessary rights, licenses, permits and authority to carry on Headwaters in Taylor, Texas, and will continue to use its best efforts to maintain all necessary rights, licenses, permits and authority.

E. LSCC shall timely pay all taxes due and owing by it to all taxing authorities having jurisdiction. In addition, LSCC shall timely pay all employment, income, franchise, and all other taxes due and owing by it to all local, state, and federal entities.

F. LSCC shall complete Headwaters as required by this Agreement and shall provide the investment and other economic development considerations described in this Agreement.

G. LSCC shall timely and fully comply with all the terms and conditions of this Agreement.

H. LSCC shall notify the CITY in writing of substantial changes in its management within seven (7) days during the term of this Agreement.

I. LSCC agrees that, as to all of the programs and activities arising out of this Agreement, it shall comply fully with all Civil Rights Acts and specifically will not discriminate against any person on the basis of race, color, national origin, sex, or by reason of being disabled.

J. LSCC hereby certifies that it does not knowingly employ and will not hereafter employ an undocumented worker as defined in Chapter 2264, Texas Government Code. In addition, LSCC shall execute the Condition on Receipt of Public Subsidies/Agreement Regarding Repayment of Interest attached hereto as *Exhibit "G"* and incorporated by reference herein.

K. LSCC shall complete and operate Headwaters in compliance with all federal, state and local laws, rules and regulations applicable to the Headwaters and Property during the term of this Agreement.

12. MUTUAL ASSISTANCE. CITY and LSCC will do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement, and to aid and assist each other in carrying out such terms and provisions in order to put each other in the same economic condition contemplated by this Agreement regardless of any changes in public policy, the law or taxes or assessments attributable to Headwaters.

13. DEFAULT. If either the CITY or LSCC should default in the performance of any obligations of this Agreement, the other party shall provide such defaulting party written notice of the default, and a minimum period of thirty (30) days to cure such default, prior to instituting an action for breach or pursuing any other remedy for default. If the CITY or LSCC remains in default after notice and opportunity to cure, the non-defaulting party shall have the right to pursue any remedy at law or in equity for the breach. In addition, the CITY shall have the right

to terminate all economic benefits under this Agreement as well as all other relief provided under this Agreement.

14. ATTORNEY'S FEES. In the event any legal action or proceeding is commenced between the CITY and LSCC to enforce provisions of this Agreement and recover damages for breach, the prevailing party in such legal action shall be entitled to recover its reasonable attorney's fees and expenses incurred by reason of such action, unless prohibited by law.

15. ENTIRE AGREEMENT. This Agreement contains the entire agreement between the parties. This Agreement may only be amended, altered or revoked by written instrument signed by the CITY and LSCC.

16. BINDING EFFECT. This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns as allowed in this Agreement.

17. ASSIGNMENT. LSCC may not assign all or any part of its rights and obligations to a third party without prior written approval of the CITY.

18. NOTICE. Any notice and or statement required and permitted to be delivered shall be deemed delivered by actual delivery, facsimile with receipt of confirmation, or by depositing the same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following address:

LSCC:	LONE STAR CIRCLE OF CARE
	205 East University Avenue
	Suite 200
	Georgetown, Texas 78626
	Attention: General Counsel
	512.686.0628

CITY:	CITY OF TAYLOR, TEXAS
	City Manager

400 Porter Street
Taylor, Texas, 76574
512-352-3774

19. INTERPRETATION. Each of the parties has been represented by counsel of their choosing in the negotiation and preparation of this Agreement. Regardless of which party prepared the initial draft of this Agreement, this Agreement shall, in the event of any dispute, however its meaning or application, be interpreted fairly and reasonably and neither more strongly for or against any party.

20. APPLICABLE LAW. This Agreement is made, and shall be construed and interpreted, under the laws of the State of Texas and venue shall be in the State courts of Williamson County, Texas.

21. SEVERABILITY. In the event any provisions of this Agreement are illegal, invalid or unenforceable under present or future laws, and in that event, it is the intention of the parties that the remainder of this Agreement shall not be affected. It is also the intention of the parties of this Agreement that in lieu of each clause and provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid or enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

22. PARAGRAPH HEADINGS. The paragraph headings contained in this Agreement are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several paragraphs.

23. NO THIRD PARTY BENEFICIARIES. This Agreement is not intended to confer any rights, privileges or causes of action upon any third party.

24. NO JOINT VENTURE. It is acknowledged and agreed by the parties that the terms of this Agreement are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The CITY, its past, present and future officers, elected officials, employees and agents do not assume any

responsibilities or liabilities to any third party in connection with LSCC or the design, construction or operation of any portion of Headwaters on the Property.

25. EXHIBITS. The following Exhibits are attached and incorporated by reference for all purposes:

Exhibit "A": the "Milestones and LSCC Obligations."

Exhibit "B-1": collectively the "Property."

Exhibit "B-2": collectively the "Property."

Exhibit "C": the "Form of Special Warranty Deed."

Exhibit "D": the "Form of Right of First Offer/Right of First Refusal Agreement" and "Memorandum of ROF/ROFR Agreement."

Exhibit "E": the "Form of Deed of Trust."

Exhibit "F": the "Form of Assignment and Assumption of Lease Agreement."

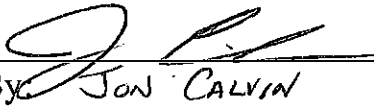
Exhibit "G": the "Condition of Receipt of Public Subsidies/Agreement Regarding Repayment of Interest."

Exhibit "H": the "Form of Easement Agreement."

[SIGNATURES ON FOLLOWING PAGES]

Dated this the 23rd day of March, 2020.

LONE STAR CIRCLE OF CARE,
a Texas nonprofit corporation


By: Jon Calvin
Its: CFO

CITY OF TAYLOR, TEXAS,
a Texas home rule city


By: Brian LaBorde
Its: City Manager

Exhibit "A"
to Lone Star Circle of Care and the City of Taylor, Texas
Chapter 380 Economic Development Agreement

Milestones and LSCC Obligations

Project Headwaters Description

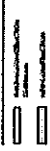
Lone Star Circle of Care (LSCC) seeks to develop a new service delivery model in Taylor for low-income residents. The model, Project Headwaters, utilizes physical co-location of an LSCC clinic with programs that positively influence early childhood development and healthy aging. This physical co-location will occur at the West End School in Taylor, Texas, which LSCC will renovate according to the schedule below. Project Headwaters also integrates programs specifically focused on family strengthening initiatives. At Project Headwaters, the focus of healthcare expands from disease remediation and moves upstream to address social determinants of health. This is possible because of the close collaboration among intergenerational social services and health care resources at Project Headwaters: aging in place; access to healthy food; childhood adversity intervention; insurance enrollment and use; teen pregnancy prevention; women's health; and strong safety net organizations collaboration. To assist with access to healthy food, LSCC will develop gardens on additional Taylor, Texas property. The produce from these gardens will supplement the food initiatives at Project Headwaters and the gardens will provide a training ground for nutrition education.

In planning for Project Headwaters, LSCC will solicit community input and study innovative space design, and optimal energy efficiency models. These targeted activities will help ensure the reasonableness and ultimate success of Project Headwaters.

Project Headwaters Milestones

PROJECT HEADWATERS MILESTONE	OWNER	START	COMPLETION
Building Materials (Asbestos) Survey	Terracon	2009	2009.08
Letter of Opinion on Fair Market Value	Associates Real Estate Group	2014.07	2014.07
Original Structural Evaluation	Sparks Engineering	2015.02	2015.02
Preliminary Cost Estimates	American Constructors	2017.09	2017.09
Test Fit Design	O'Connell Robertson	2017.09	2017.11
Confirm New Utility Tie-Ins	Stout, City of Taylor	2018.01	2018.04
Architect Final Design Bid Process	Berger, Stout	2018.06	2018.08
Sustainable Food Center Contract Negotiation & Execution	Stout	2018.07	2018.08
New Structural Evaluation	Berger, Architect	2018.08	2018.09
Updated Costs Estimates	American Constructors	2019.08	2019.08
Funding Committed	Mundhenk, Calvin	2019.08	2019.12
Architect Contract Negotiation/Execution	Berger, Stout	2018.09	2019.11

Structural and Waterproofing Re-review	Nathan Quiring	2019.09	2019.11
Mundhenk to reengage WBCO and WIC	Quiring, Mundhenk, Stout	2019.1	2019.1
Real Property Documents Review - (1) Block 64 and (2) Garden Property	Stout	2019.1	2019.11
Confirmation No Liens on Property - (1) Block 64 and (2) Garden Property	Stout	2019.1	2019.12
Meetings with Taylor Community to Discuss Building Uses and Design	Quiring, Stout, Mundhenk	2019.11	2019.12
Environmental Assessment for WILCO Grant	Roberts, Berger, Stout	2019.11	2019.12
WILCO Grant Documents	Roberts, Berger, Stout	2019.11	2020.02
City Council City of Taylor Review and Approval of Block 64 Transfer	Mundhenk; Stout	2019.12	2019.12
Construction Manager (including Demo and Hazardous Material Abatement) Bid Process	Berger, Stout	2019.12	2020.2
Transfer of Block 64 and Garden Lots to LSCC via 380 Agreement; Assignment and Assumption of WBCO Ground Lease	Stout, Hejl	2019.12	2020.02
Construction Manager (including Demo and Hazardous Material Abatement) Contract Negotiation/Execution	Stout	2019.12	2020.03
Design Process	Berger, Architect	2019.12	2020.05
Kitchen Consulting and "Best in industry" study of new and innovative space design for LSCC services	Berger, Architect	2019.12	2020.05
Demo/Hazardous Materials Permitting and Approvals	Berger, Abatement Contractor	2020.01	2020.04
Demo/Hazardous Materials Abatement	Abatement Contractor	2020.03	2020.05
Horticultural Firm Bid Process	Mundhenk, Stout, Berger	2020.03	2020.05
Main Construction Permitting and Approvals	Berger, Contractor	2020.03	2020.08
Horticultural Firm Contract Negotiation and Execution	Mundhenk, Stout, Berger	2020.05	2020.06
Site Work	Berger, Contractor	2020.05	2020.12
Community Garden Design	Berger, Architect	2020.06	2020.08
50% Construction Complete	Berger, Contractor	2020.07	2020.12
100% Construction Complete	Berger, Contractor	2021.01	2021.05
LSCC Board Approved Change in Scope Application Submitted to HRSA	Stout, Calvin, Roberts	2021.04	2021.06
Certificate of Occupancy	Berger, Contractor	2021.05	2021.05
Garden Improvements Complete	Berger, Contractor	2020.06	2022.05



DO - PROCESS
SET

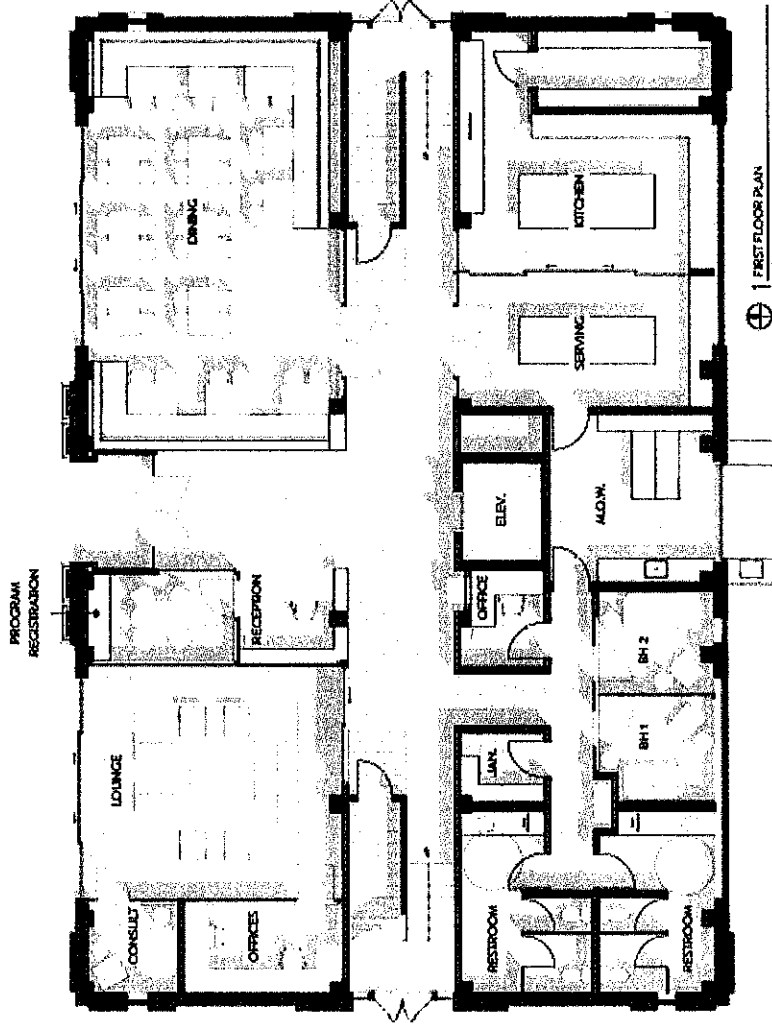
LSCC - PROJECT HEADWATERS

1301 FERGUSON STREET
TAYLOR, TEXAS 76774

A1.1

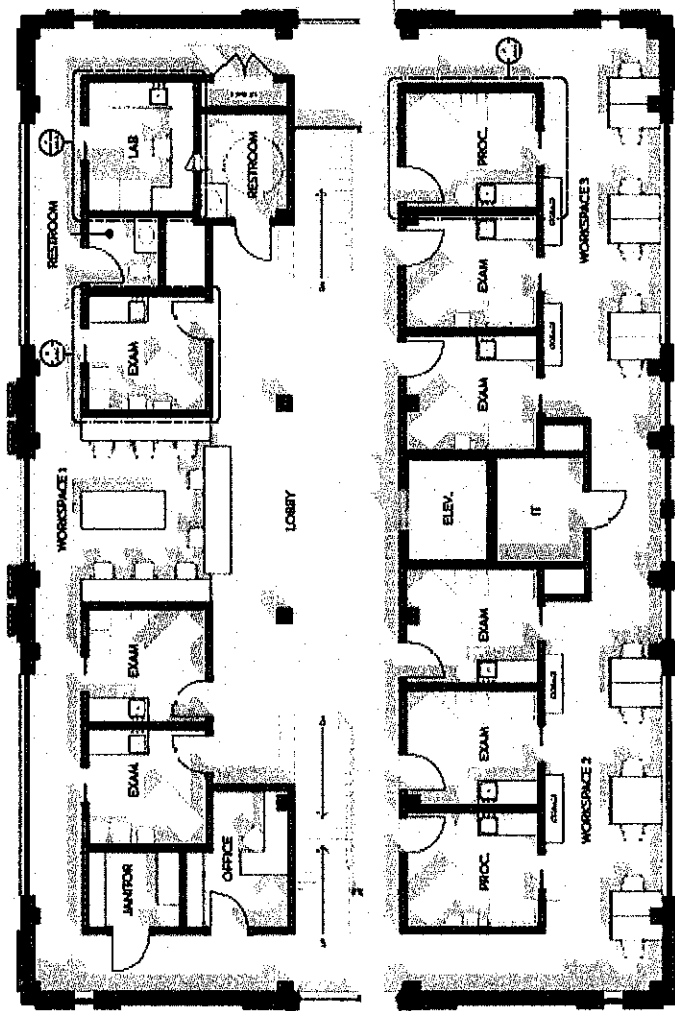
FIRST FLOOR PLAN

COURTYARD



1 FIRST FLOOR PLAN
1/8" = 1'-0"

1 SECOND FLOOR PLAN
DATE



PLAN LEGEND

WALL	1/2" = 1'-0"
DOOR	1/8" = 1'-0"
WINDOW	1/8" = 1'-0"
CEILING	1/8" = 1'-0"
FLOOR	1/8" = 1'-0"
STAIR	1/8" = 1'-0"
ELEVATOR	1/8" = 1'-0"
RESTROOM	1/8" = 1'-0"
LAB	1/8" = 1'-0"
EXAM	1/8" = 1'-0"
PROC	1/8" = 1'-0"
IT	1/8" = 1'-0"
ELEV.	1/8" = 1'-0"
OFFICE	1/8" = 1'-0"
JANITOR	1/8" = 1'-0"
WORKSPACE	1/8" = 1'-0"

CLAYTON & LITTLE
ARCHITECTS
1301 FRODOSON STREET
TAYLOR, TEXAS 76778
PHONE: 817.251.1111
WWW.CLAYTONLITTLE.COM
DO - PROGRESS
SET

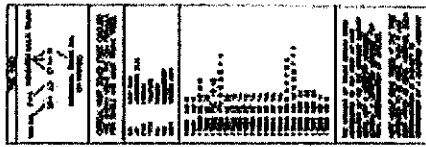
LSCC - PROJECT HEADWATERS
1301 FRODOSON STREET
TAYLOR, TEXAS 76778

A1.2
SECOND FLOOR
PLAN

Exhibit "B-1"
to Lone Star Circle of Care and the City of Taylor, Texas
Chapter 380 Economic Development Agreement

West End School Property

1.673 acres being all of Lots 1 – 10, Block number Sixty-four (64) in Doak's Addition to the said City of Taylor, according to the map or plat thereof, recorded in Volume 56, Page 483, Deed Records of Williamson County, Texas, as further depicted in the survey below:



100% CRYPTICITY

Sincerely,
Dr. Charles E. Smith
John A. Edwards III

[illegible]

9. **RESEARCH, DEVELOPMENT, AND TEST EXPENSES.**—The following table shows the amount of research, development, and test expenses incurred by the taxpayer in each of the years 1964 through 1968:

70-04 1076-00074

THESE RESULTS ARE IN ACCORD WITH THE FINDINGS OF OTHER STUDIES THAT HAVE SHOWN THAT THE USE OF A SINGLE-STEP PROCESS CAN BE EFFECTIVE IN REDUCING THE RISK OF INFECTION IN PATIENTS WITH A SINGLE-STEP PROCESS.

THE UNIVERSITY OF CHICAGO

Authorizing official: _____
Date: 06-04-2018
Official title: _____

Other major impact programs include a biologically based priority-setting system for water quality, whereby water quality is based on the degree of biological impairment to the river. The system is based on the degree of biological impairment to the river, and the degree of biological impairment to the river is based on the degree of biological impairment to the river.

CHIEF OF POLICE

RECEIVED

APR 10 1968

U.S. DEPT. OF JUSTICE

FEDERAL BUREAU OF INVESTIGATION

WASHINGTON, D.C.

MEMORANDUM FOR THE DIRECTOR

SUBJECT: [Illegible]

[Illegible signature]

[Illegible date]

100-443887-100
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-14-2001 BY 60322
UCBAW/BJS

[illegible]

1. **Author:** [Name]
 2. **Title:** [Title]
 3. **Journal:** [Journal]
 4. **Volume:** [Volume]
 5. **Issue:** [Issue]
 6. **Page:** [Page]

Investigation in which you are asked to participate will be done under the supervision of a research assistant who has been trained in the use of the equipment and will receive special training in the use of the equipment. You will be asked to participate in the study if you are a member of the research team and have been asked to participate in the study.

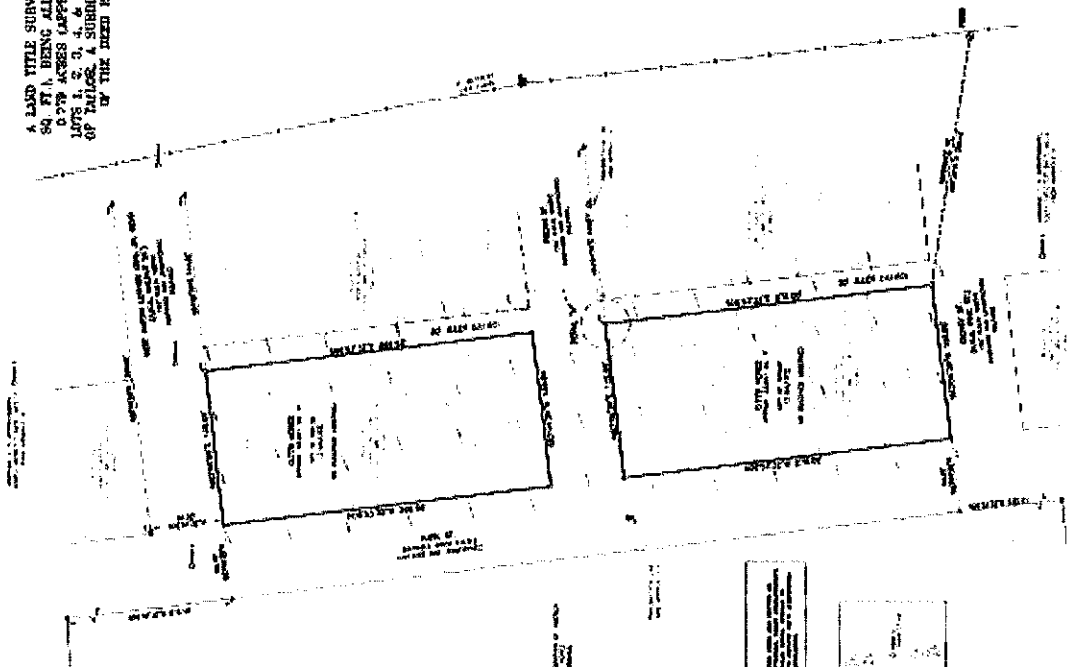
Exhibit "B-2"
to Lone Star Circle of Care and the City of Taylor, Texas
Chapter 380 Economic Development Agreement

Garden Lots

0.779 acres of land being all of Lots 1, 2, 3, 4 and 5, Block 34, and 0.779 acres of land being all of Lots 1, 2, 3, 4 and 5, Block 36, Doak's Addition to the City of Taylor, a subdivision of record in Volume 56, Page 483 of the Deed Records of Williamson County, Texas, as further depicted in the survey below:

[illegible]

101. Chloride 0.02%
 102. Phosphate 0.01%
 103. Sulfate 0.01%
 104. Calcium 0.01%
 105. Magnesium 0.01%
 106. Potassium 0.01%
 107. Sodium 0.01%
 108. Iron 0.01%
 109. Copper 0.01%
 110. Zinc 0.01%
 111. Manganese 0.01%
 112. Nickel 0.01%
 113. Chromium 0.01%
 114. Vanadium 0.01%
 115. Silicon 0.01%
 116. Aluminum 0.01%
 117. Barium 0.01%
 118. Strontium 0.01%
 119. Lithium 0.01%
 120. Ammonium 0.01%

[illegible][illegible][illegible]

THE NEW YORK PUBLIC LIBRARY

ASTOR LENOX TILDEN FOUNDATIONS
100 N. Y. ST.
NEW YORK CITY

Concentration of Inhibitor (M)	Rate of Reaction (1/min)
0.00	1.00
0.02	0.80
0.04	0.60
0.06	0.40
0.08	0.20
0.10	0.10

Wright, M. J. / 1996
Journal of Interpersonal Violence
11(4): 445-455

It was the first time that the
people of the world had seen
the face of a man who had
been in the hands of the
enemy for so long.

	Chapman Professional Land Surveyor and Surveying and Mapping Engineer 10000 Highway 100, Suite 100 Dallas, Texas 75243 Phone: (214) 343-1111 Fax: (214) 343-1112	☐ 10000 Highway 100, Suite 100 Dallas, Texas 75243 ☐ 10000 Highway 100, Suite 100 Dallas, Texas 75243 ☐ 10000 Highway 100, Suite 100 Dallas, Texas 75243 ☐ 10000 Highway 100, Suite 100 Dallas, Texas 75243
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Exhibit "C"
to Lone Star Circle of Care and the City of Taylor, Texas
Chapter 380 Economic Development Agreement

Form of Special Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: March 23, 2020

Grantor: CITY OF TAYLOR, TEXAS,
a Texas home rule city

Grantor's Mailing Address: 400 Porter Street
Taylor, Texas 76574

Grantee: LONE STAR CIRCLE OF CARE,
a Texas nonprofit corporation

Grantee's Mailing Address: 205 E. University Avenue
Suite 200
Georgetown, Texas 78626

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): See Exhibit A

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, that affect the property; rights of adjoining owners in

any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; taxes for 2020, the payment of which Grantee assumes, and subsequent assessments for that and prior years due to change in usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee, Grantee's successors, and assigns. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantee acknowledges and agrees that, other than as may be specifically set forth herein, Grantor has not made, does not make and specifically disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or futures, of, as to, concerning or with respect to (a) the nature, quality or condition of the Property, including, without limitation, the water, soil and geology, (b) the income to be derived from the Property, (c) the suitability of the Property for any and all activities and uses which buyer may conduct thereon, (d) the compliance of or by the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body, including without limitation, the Americans with Disabilities Act and any rules and regulations promulgated thereunder or in connection therewith, and the Texas Architectural Barriers Act and any rules and regulations promulgated thereunder or in connection therewith, (e) the habitability, merchantability or fitness for a particular purpose of the Property, or (f) any other matter with respect to the Property, and specifically that Grantor has not made, does not make and specifically disclaims any representations regarding solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R., Part 261, or the disposal or existence, in or on the Property, of any hazardous substance, as defined by the Comprehensive Environmental Response Compensations and Liability Act of 1980, as amended, and applicable state laws, and regulations promulgated thereunder. Grantee further acknowledges and agrees that having been given the opportunity to inspect the Property, Grantee is relying solely on its own investigation of the Property and not on any information provided or to be provided by Grantor. Grantee further acknowledges and agrees that any information provided or to be provided with respect to the Property was obtained from a variety of sources and that Grantor has not made any independent investigation or verification of such information. Grantee further acknowledges and agrees that the grant of the Property as provided for herein is made on an "as is, where is" condition and basis "with all faults". Grantee acknowledges and agrees that the provisions of this paragraph were a material factor in the determination of the conveyance by Grantor to Grantee.

Executed by the undersigned on the date set forth below, to be effective as of the Effective Date of this Special Warranty Deed.

GRANTOR:

CITY OF TAYLOR, TEXAS,
a Texas home rule city

By: _____

Printed Name: Brian LaBorde

Title: City Manager

*This instrument was prepared based on information
furnished by the parties, and no independent title
search has been made.*

STATE OF TEXAS,
COUNTY OF WILLIAMSON.

BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated and as the act and deed of the corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for
The State of Texas

GRANTEE:

LONE STAR CIRCLE OF CARE,
a Texas nonprofit corporation

By: _____

Printed Name: _____

Title: _____

STATE OF TEXAS,
COUNTY OF WILLIAMSON.

BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated and as the act and deed of the corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2020.

Notary Public in and for
The State of Texas

Special Warranty Deed

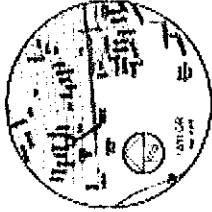
Exhibit A – Property (including any improvements)

West End School Property

1.673 acres being all of Lots 1 – 10, Block number Sixty-four (64) in Doak's Addition to the said City of Taylor, according to the map or plat thereof, recorded in Volume 56, Page 483, Deed Records of Williamson County, Texas, as further depicted in the survey below:

A LAND TITLE SURVEY OF LOTS ACRES (APPROXIMATELY 72.287
 90.771) BEING ALL OF LOTS 1-30 - BLOCK 64, DOAK'S ADDITION
 TO THE CITY OF TAYLOR, A SUBDIVISION OF RECORD IN VOLUME
 54, PAGE 487 OF THE DEED RECORDS OF WILLIAMSON COUNTY,
 TEXAS

Lot	Acres	Owner
1	1.00	...
2	1.00	...
3	1.00	...
4	1.00	...
5	1.00	...
6	1.00	...
7	1.00	...
8	1.00	...
9	1.00	...
10	1.00	...
11	1.00	...
12	1.00	...
13	1.00	...
14	1.00	...
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16	1.00	...
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24	1.00	...
25	1.00	...
26	1.00	...
27	1.00	...
28	1.00	...
29	1.00	...
30	1.00	...



THE FOLLOWING ARE THE NAMES OF THE OWNERS OF THE LOTS IN THE SURVEY, IN THE ORDER IN WHICH THEY ARE LISTED IN THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS:

1. ...

2. ...

3. ...

4. ...

5. ...

6. ...

7. ...

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27. ...

28. ...

29. ...

30. ...

Lot	Acres	Owner
1	1.00	...
2	1.00	...
3	1.00	...
4	1.00	...
5	1.00	...
6	1.00	...
7	1.00	...
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9	1.00	...
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27	1.00	...
28	1.00	...
29	1.00	...
30	1.00	...

Lot	Acres	Owner
1	1.00	...
2	1.00	...
3	1.00	...
4	1.00	...
5	1.00	...
6	1.00	...
7	1.00	...
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26	1.00	...
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28	1.00	...
29	1.00	...
30	1.00	...

WILLIAMSON COUNTY, TEXAS

DEED RECORDS

VOLUME 54, PAGE 487

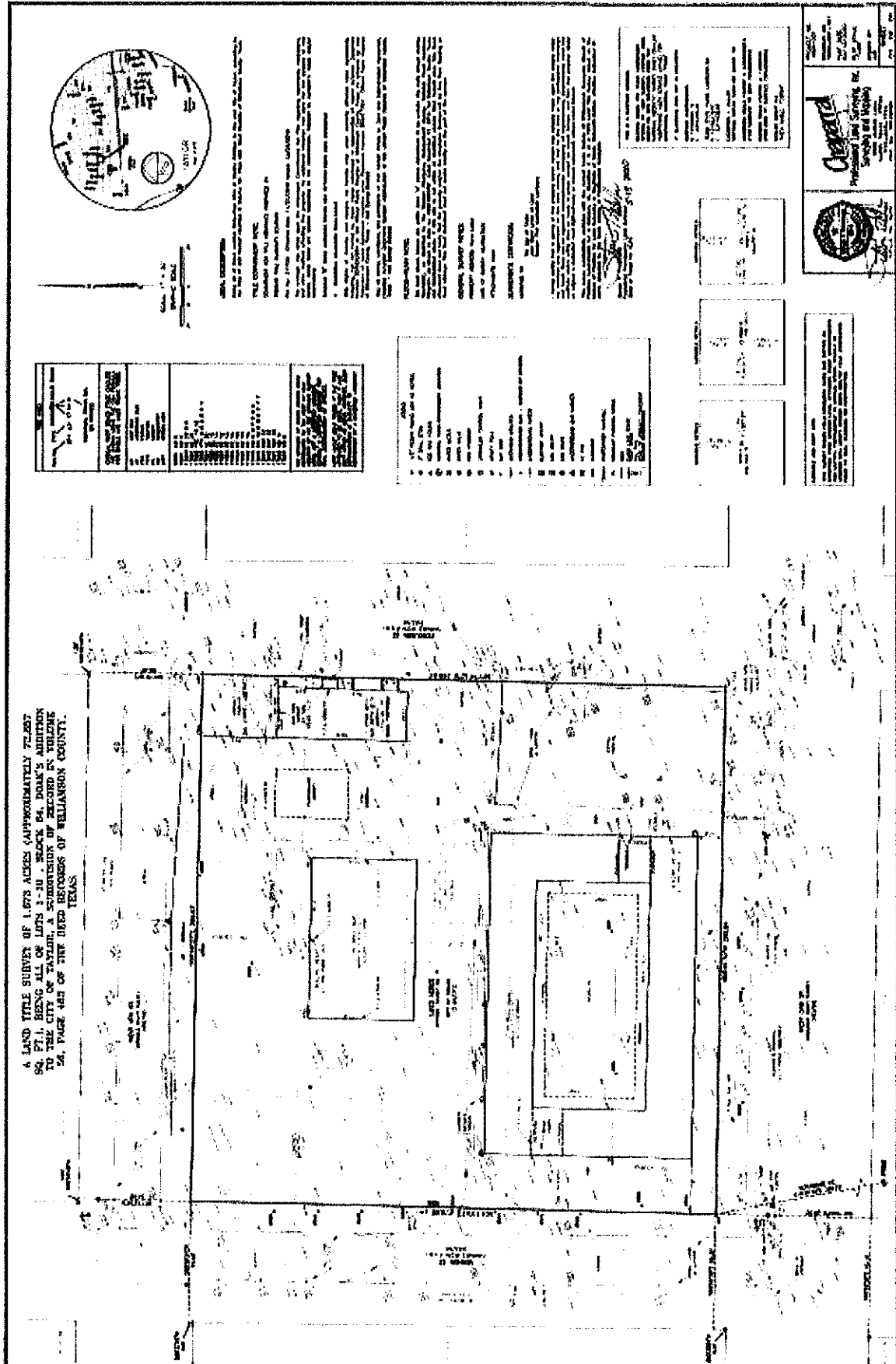
DOAK'S ADDITION

TO THE CITY OF TAYLOR

A SUBDIVISION OF RECORD

IN VOLUME 54, PAGE 487

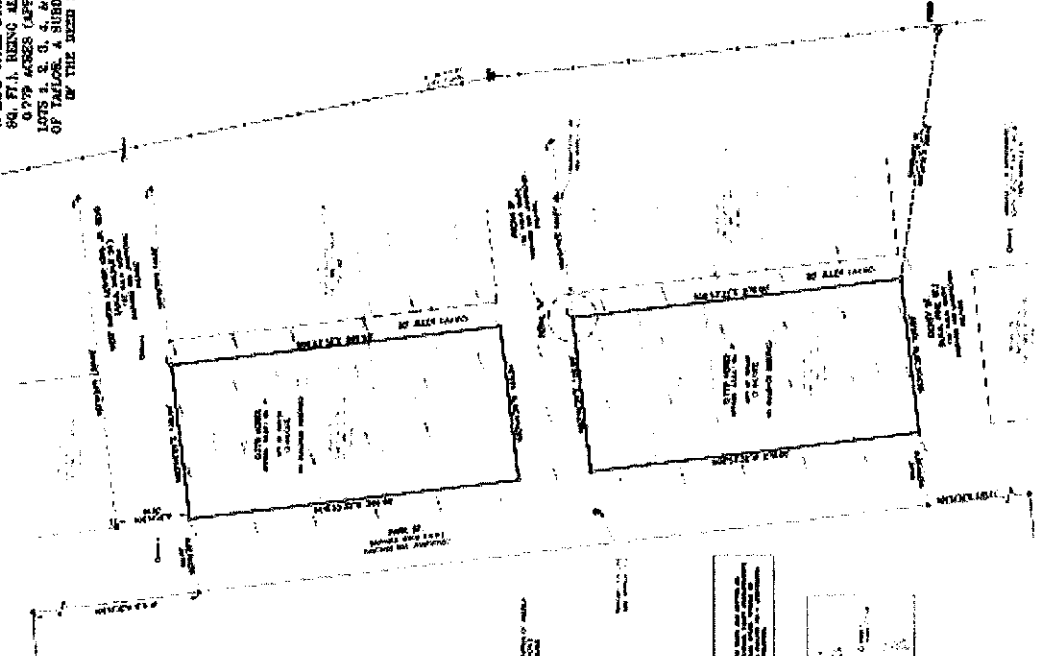
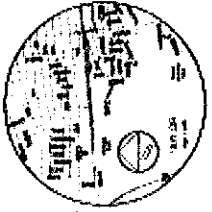
OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS



Garden Lots

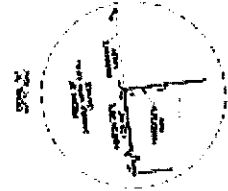
0.779 acres of land being all of Lots 1, 2, 3, 4 and 5, Block 34, and 0.779 acres of land being all of Lots 1, 2, 3, 4 and 5, Block 36, Doak's Addition to the City of Taylor, a subdivision of record in Volume 56, Page 483 of the Deed Records of Williamson County, Texas, as further depicted in the survey below:

A LAND TITLE SURVEY OF 0.770 ACRES (APPROXIMATELY 30.001
 86.771, BEING ALL OF LOTS 1, 2, 3, 4, & 5, BLOCK 34, AND
 0.770 ACRES (APPROXIMATELY 30.001 SQ. FT.), BEING ALL OF
 LOTS 1, 2, 3, 4, & 5, BLOCK 34, DONALD'S ADDITION TO THE CITY
 OF TAYLOR, A SUBDIVISION OF RECORD IN VOLUME 96, PAGE 483
 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.



PLAT DESCRIPTION:
 This plat shows the subdivision of the land described in the foregoing plat into two lots, each of which is approximately 0.770 acres in area. The lots are bounded by the following lines: Lot 1, by the north line of the block, the east line of the block, the south line of the block, and the west line of the block; Lot 2, by the north line of the block, the east line of the block, the south line of the block, and the west line of the block. The lots are shown in the accompanying diagram.

PLAT DESCRIPTION:
 This plat shows the subdivision of the land described in the foregoing plat into two lots, each of which is approximately 0.770 acres in area. The lots are bounded by the following lines: Lot 1, by the north line of the block, the east line of the block, the south line of the block, and the west line of the block; Lot 2, by the north line of the block, the east line of the block, the south line of the block, and the west line of the block. The lots are shown in the accompanying diagram.



Cleveland
 PROBATIONARY LAND SURVEYING INC.
 10000 N. 100th St., Suite 100
 Dallas, Texas 75243
 Phone: (214) 343-1111
 Fax: (214) 343-1112
 E-mail: info@clevelandland.com
 Website: www.clevelandland.com

Lot	Area (Acres)	Area (Sq. Ft.)
1	0.770	33,150.00
2	0.770	33,150.00
Total	1.540	66,300.00

Lot	Area (Acres)	Area (Sq. Ft.)
1	0.770	33,150.00
2	0.770	33,150.00
Total	1.540	66,300.00

Lot	Area (Acres)	Area (Sq. Ft.)
1	0.770	33,150.00
2	0.770	33,150.00
Total	1.540	66,300.00

Exhibit "D"
to Lone Star Circle of Care and the City of Taylor, Texas
Chapter 380 Economic Development Agreement

**RIGHT OF FIRST OFFER "ROFO"/
RIGHT OF FIRST REFUSAL "ROFR" AGREEMENT**

This ROFO/ROFR AGREEMENT ("**Agreement**") is entered into effective March 23, 2020 (the "**Effective Date**") between **CITY OF TAYLOR, TEXAS**, a Texas home rule city ("**City**") and **LONE STAR CIRCLE OF CARE**, a Texas nonprofit corporation ("**LSCC**").

WHEREAS, the City and LSCC entered into that certain 380 Agreement dated effective March 23, 2020 between the City, and LSCC, (the "**Agreement**"); and

WHEREAS, on the Effective Date and pursuant to the terms of the Agreement, the City has conveyed to LSCC that certain real property located in the City of Taylor, Williamson County, Texas (the "**Property**"), more particularly described as follows:

1.673 acres being all of Lots 1 – 10, Block number Sixty-four (64) in Doak's Addition to the said City of Taylor, according to the map or plat thereof, recorded in Volume 56, Page 483, Deed Records of Williamson County, Texas; and

0.779 acres of land being all of Lots 1, 2, 3, 4 and 5, Block 34, and 0.779 acres of land being all of Lots 1, 2, 3, 4 and 5, Block 36, Doak's Addition to the City of Taylor, a subdivision of record in Volume 56, Page 483 of the Deed Records of Williamson County, Texas; and

WHEREAS, pursuant to the terms of the 380 Agreement, the City and LSCC agreed to execute this Agreement.

NOW THEREFORE, for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and LSCC agree as follows:

1. **ROFO/ROFR Terms.**

a. **ROFR.** If, after the Effective Date of this Agreement, LSCC receives a bona fide offer ("**ROFR Offer**") from an unrelated third party to purchase or lease all or any portion of the Property (the "**ROFR Property**"), and if the ROFR Offer is acceptable to LSCC, LSCC shall give written notice thereof to the City, together with a copy of the ROFR Offer ("**ROFR Notice**"), which ROFR Offer shall include the applicable terms for the purchase or lease of the ROFR Property. The City shall have the right of first refusal ("**ROFR**") to purchase or lease, as applicable, all such ROFR Property on the same terms, conditions and provisions as set out in the ROFR Offer by giving notice to LSCC of such election ("**ROFR Election Notice**") within thirty (30) days following LSCC's delivery of the ROFR Notice to the City. Promptly following the

City's delivery of the ROFR Election Notice, if applicable, the City shall deliver, and LSCC and the City shall execute, an agreement or lease, as applicable, containing the terms and provisions of the sale or lease as set forth in the ROFR Offer, or as may otherwise be customary for the sale or lease of similar property in Williamson County, Texas to the extent not covered by the ROFR Offer on terms, provisions and conditions reasonably acceptable to each of the City and LSCC. At closing, the City and LSCC shall perform their respective obligations under the agreement or lease, as applicable. If the City fails to deliver the ROFR Election Notice to LSCC within the 30-day period specified above, the City's ROFR will terminate as to the applicable ROFR Offer, but not as to future ROFR Offer(s). In the event the City fails to deliver or waives an ROFR Election Notice with respect to any ROFR Offer, but (i) the terms set forth in such ROFR Offer are thereafter modified such that the purchase price or rent is reduced by more than five percent (5%), then the City's ROFR shall apply to such modified ROFR Offer in accordance with the terms, provisions and conditions set forth above, and (ii) if the sale or lease contemplated by the ROFR Offer is not consummated within six (6) months of the ROFR Election Date, then the City's ROFR shall apply to any future ROFR Offer in accordance with the terms, provisions and conditions set forth above.

b. **ROFO.** After the Effective Date of this Agreement, prior to offering for sale or lease, as applicable ("**ROFO Offer**") LSCC's ownership interest in all or any portion of the Property (the "**ROFO Property**"), LSCC shall give written notice thereof to the City, together with a copy of the ROFO Offer ("**ROFO Notice**"), which ROFO Offer shall include the applicable terms for the purchase or lease of the ROFO Property. The City shall have the right of first offer ("**ROFO**") to purchase or lease, as applicable, all such ROFO Property on the same terms, conditions and provisions as set out in the ROFO Offer by giving notice to LSCC of such election ("**ROFO Election Notice**") within thirty (30) days following LSCC's delivery of the ROFO Notice to the City. Following the City's delivery of the ROFO Election Notice, if applicable, the City shall deliver, and LSCC and the City shall execute, an agreement, as applicable, containing the terms and provisions of the agreement as set forth in the ROFO Offer, or as may otherwise be customary for the agreement of similar property in Williamson County, Texas to the extent not covered by the ROFO Offer, on terms, provisions and conditions reasonably acceptable to each of the City and LSCC. At closing, the City and LSCC shall perform their respective obligations under the agreement, as applicable. If the City fails to deliver the ROFO Election Notice to LSCC within the 30-day period specified above, the City's ROFO will terminate as to the applicable ROFO Offer, but not as to future ROFO Offer(s). In the event the City fails to deliver or waives an ROFO Election Notice with respect to any ROFO Offer, but the terms set forth in such ROFO Offer are thereafter modified such that the purchase price or rent is reduced by more than five percent (5%), the City's ROFO shall apply to such modified ROFO Offer in accordance with the terms, provisions and conditions set forth above.

2. **Runs with the Land.** The terms, provisions and conditions of this Agreement shall run with the Property, be binding upon LSCC and its successors and assigns, and inure to the benefit of the City and its successors and assigns.

3. **Memorandum of ROFO/ROFR Agreement.** This Agreement shall not be recorded; provided, however, the terms, provisions and conditions of this Agreement shall be memorialized on the Effective Date by the recordation of a memorandum of ROFO/ROFR Agreement in form acceptable to LSCC and the City, in each party's reasonable discretion.

4. Notices. All notices, demands or other communications of any type given by the City to LSCC, or by LSCC to the City, whether required by this Agreement or in any way related to the transaction contracted for herein, shall be void and of no effect unless given in accordance with the provisions of this paragraph 4. All notices shall be in writing and delivered to the person to whom the notice is directed, either in person, by overnight delivery service, facsimile with confirmed receipt, or by mail as a registered or certified item, return receipt requested. Notices delivered by mail shall be deemed given upon the date when deposited in a post office or other depository under the care or custody of the United States Postal Service, enclosed in a wrapper with proper postage affixed, and notices delivered by other means shall be effective when received by the party to whom the same is addressed, and such notices shall be addressed as follows:

Seller: City of Taylor
c/o Brian LaBorde
City Manager
400 Porter Street
Taylor, Texas, 76574

Purchaser: Lone Star Circle of Care
c/o Tillery Stout
General Counsel
205 E. University Avenue, Suite 200
Georgetown, Texas 78626

Either party hereto may change its address for notice by giving three (3) days prior written notice thereof to the other party.

5. Attorneys' Fees. If either party retains an attorney to enforce this Agreement, the prevailing party is entitled to recover reasonable attorneys' fees and court and other costs.

6. Time. All deadlines in this Agreement expire at 5:00 p.m. local time at the Property. If a deadline falls on a Saturday, Sunday or national holiday, the deadline will be extended to the next day that is not a Saturday, Sunday, or national holiday. Time is of the essence. A national holiday is a holiday designated by the federal government.

7. Entire Agreement; Amendment. This Agreement, with its attachments, constitutes the entire agreement of the parties concerning the subject matter of this Agreement, and there are no oral representations, warranties, agreements, or promises pertaining to the subject matter of this Agreement not incorporated in writing in the Agreement. This Agreement may be amended only by an instrument in writing signed by both parties.

8. Choice of Law. This Agreement will be construed under the laws of the State of Texas and venue shall be in Williamson County, Texas.

9. No Waiver. It is not a waiver of default if the non-defaulting party does not declare a default immediately or delays taking action with respect to the default.
10. No Third-Party Beneficiaries. There are no third-party beneficiaries of this Agreement.
11. Severability. The provisions of this Agreement are severable. If a court of competent jurisdiction finds that any provision of this Agreement is unenforceable, then the remaining provisions will remain in effect without the unenforceable parts.
12. Drafting Parties. The rule of construction that ambiguities in a document will be construed against the party that drafted it will not be applied in interpreting this Agreement.
13. No Special Relationship. The parties' relationship is an ordinary commercial relationship, and they do not intend to create the relationship of principal and agent, partnership, joint venture, or any other special relationship.
14. Counterparts. If this Agreement is executed in multiple counterparts, all counterparts taken together will constitute this Agreement.

This Agreement is executed by the City of Taylor and Lone Star Circle of Care effective as of the Effective Date.

SELLER:

CITY OF TAYLOR, TEXAS,
a Texas home rule city

By: _____
Name: Brian LaBorde
Title: City Manager

PURCHASER:

LONE STAR CIRCLE OF CARE,
a Texas nonprofit corporation

By: _____
Name:
Title:

2

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF WILLIAMSON

2

WHEREAS, the City of Taylor, Texas, a Texas home rule city (“City”) and Lone Star Circle of Care, a Texas nonprofit corporation (“LSCC”) have entered into that certain ROFO/ROFR Agreement (the “**ROFO/ROFR Agreement**”) dated of even date herewith, giving City a right of first offer and a right of first refusal with respect to that certain land located in the City of Taylor, Williamson County, Texas, as more particularly described in Exhibit A attached hereto and made a part hereof (the “**Property**”), as more particularly set forth therein.

NOW, THEREFORE, for \$10.00 and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the City and LSCC hereby acknowledge and agree as follows:

1. ROFO/ROFR. Notice is hereby given that City and LSCC have entered into the ROFO/ROFR Agreement with respect to the Property, wherein City possesses certain right of first refusal and right of first offer rights with respect to the Property, as more particularly described in the ROFO/ROFR Agreement.
2. Miscellaneous. This Memorandum of ROFO/ROFR Agreement (this “**Memorandum**”) shall in no way be construed to modify or amend the terms of the ROFO/ROFR Agreement, it being the sole purpose hereof to serve as notice to the public of the existence of such ROFO/ROFR Agreement. In the event of any conflict between the terms, provisions or conditions of this Memorandum and the ROFO/ROFR Agreement, the ROFO/ROFR Agreement shall control.

EXECUTED effective as of the 23rd day of March 2020.

Purchaser:

LONE STAR CIRCLE OF CARE,
a Texas nonprofit corporation

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this ____ day of _____, 2020,
by _____ of the Lone Star Circle of Care, a Texas nonprofit
corporation, on behalf of said corporation.

Notary Public in and for
The State of Texas

Seller:

CITY OF TAYLOR, TEXAS,
a Texas home rule city

By: _____
Name: Brian LaBorde
Title: City Manager

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

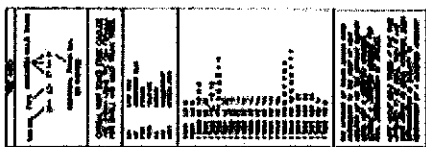
The foregoing instrument was acknowledged before me this ____ day of _____,
2020, by Brian LaBorde, City Manager of the City of Taylor, a Texas home rule city.

Notary Public in and for
The State of Texas

MEMORANDUM OF ROFO/ROFR AGREEMENT
EXHIBIT A - PROPERTY

West End School Property

1.673 acres being all of Lots 1 – 10, Block number Sixty-four (64) in Doak's Addition to the said City of Taylor, according to the map or plat thereof, recorded in Volume 56, Page 483, Deed Records of Williamson County, Texas, as further depicted in the survey below:



1. **RECEIVED**
 2. **DATE**
 3. **TIME**
 4. **BY**
 5. **FOR**
 6. **TO**
 7. **FROM**
 8. **SUBJECT**
 9. **REFERENCE**
 10. **REMARKS**
 11. **INITIALS**
 12. **SIGNATURE**
 13. **DATE**
 14. **TIME**
 15. **BY**
 16. **FOR**
 17. **TO**
 18. **FROM**
 19. **SUBJECT**
 20. **REFERENCE**
 21. **REMARKS**
 22. **INITIALS**
 23. **SIGNATURE**
 24. **DATE**
 25. **TIME**
 26. **BY**
 27. **FOR**
 28. **TO**
 29. **FROM**
 30. **SUBJECT**
 31. **REFERENCE**
 32. **REMARKS**
 33. **INITIALS**
 34. **SIGNATURE**
 35. **DATE**
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 41. **SUBJECT**
 42. **REFERENCE**
 43. **REMARKS**
 44. **INITIALS**
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 52. **SUBJECT**
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 54. **REMARKS**
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 61. **TO**
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 96. **SUBJECT**
 97. **REFERENCE**
 98. **REMARKS**
 99. **INITIALS**
 100. **SIGNATURE**
 101. **DATE**
 102. **TIME**
 103. **BY**
 104. **FOR**
 105. **TO**
 106. **FROM**
 107. **SUBJECT**
 108. **REFERENCE**
 109. **REMARKS**
 110. **INITIALS**
 111. **SIGNATURE**
 112. **DATE**
 113. **TIME**
 114. **BY**
 115. **FOR**
 116. **TO**
 117. **FROM**
 118. **SUBJECT**
 119. **REFERENCE**
 120. **REMARKS**
 121. **INITIALS**
 122. **SIGNATURE**
 123. **DATE**
 124. **TIME**
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 221. **SIGNATURE**
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 228. **SUBJECT**
 229. **REFERENCE**
 230. **REMARKS**
 231. **INITIALS**
 232. **SIGNATURE**
 233. **DATE**
 234. **TIME**
 235. **BY**
 236. **FOR**
 237. **TO**
 238. **FROM**
 239. **SUBJECT**
 240. **REFERENCE**
 241. **REMARKS**
 242. **INITIALS**
 243. **SIGNATURE**
 244. **DATE**
 245. **TIME**
 246. **BY**
 247. **FOR**
 248. **TO**
 249. **FROM**
 250. **SUBJECT**
 251. **REFERENCE**
 252. **REMARKS**
 253. **INITIALS**
 254. **SIGNATURE**<

[illegible]

Chopard

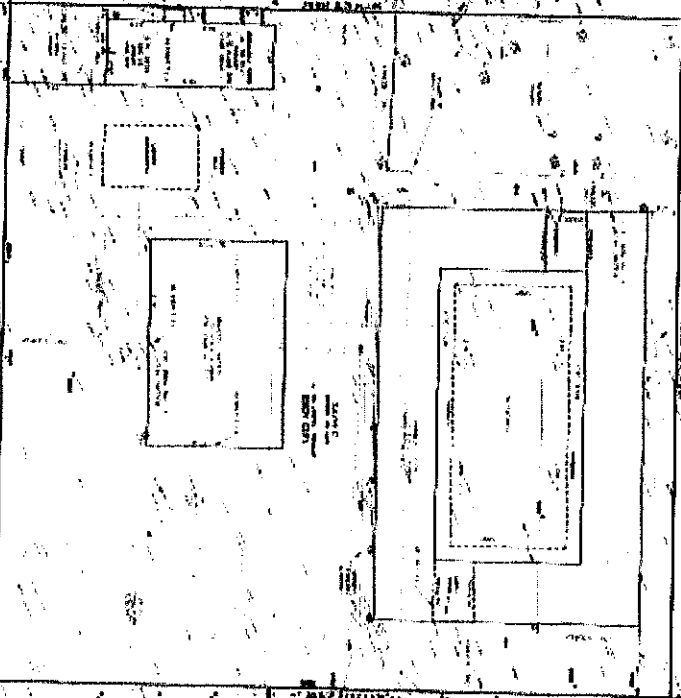
Prestige des Services de
Joseph et Marie-
Thérèse Chopard

Les bijoux en or et en platine
de la maison Chopard sont
réputés pour leur qualité et
leur originalité. Les créations
sont inspirées par les
techniques traditionnelles
et les matériaux nobles.
Les bijoux sont conçus
pour durer et être transmis
à travers les générations.

Or - Platine - Diamants - Perles

Chopard & Co. S.A. - Genève - Suisse

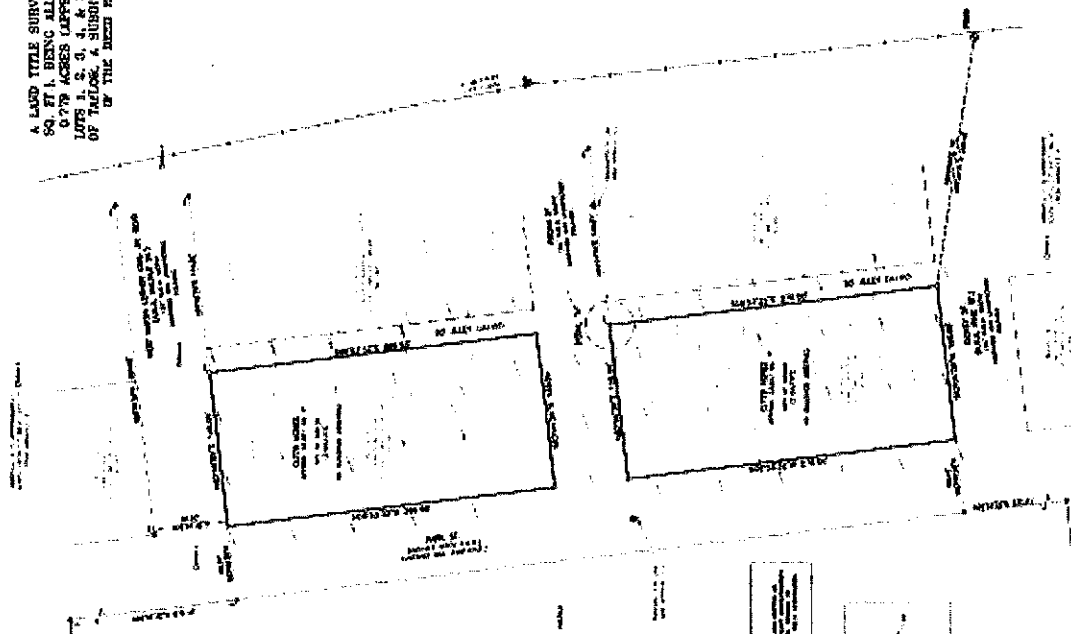
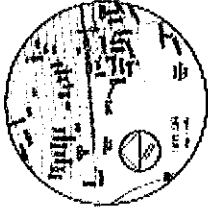
70

[illegible]

Garden Lots

0.779 acres of land being all of Lots 1, 2, 3, 4 and 5, Block 34, and 0.779 acres of land being all of Lots 1, 2, 3, 4 and 5, Block 36, Doak's Addition to the City of Taylor, a subdivision of record in Volume 56, Page 483 of the Deed Records of Williamson County, Texas, as further depicted in the survey below:

A LAND TITLE SURVEY OF 0.770 ACRES (APPROXIMATELY 33,311 SQ. FT.) BEING ALL OF LOTS 1, 2, 3, 4, & 5, BLOCK 34, AND 0.770 ACRES (APPROXIMATELY 33,311 SQ. FT.) BEING ALL OF LOTS 1, 2, 3, 4, & 5, BLOCK 34, DANA'S ADDITION TO THE CITY OF THUNDER, A SUBDIVISION OF RECORD IN VOLUME 16, PAGE 483 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.



THE UNDERSIGNED INFO
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas, and that the same is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas, and that the same is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas.

THE UNDERSIGNED INFO
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas, and that the same is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas, and that the same is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas.



Cleveland
 Professional Land Surveyors and
 Mapping Engineers
 1000 North Loop West
 Suite 1000
 Houston, Texas 77003
 Phone: (713) 861-1111
 Fax: (713) 861-1112
 E-mail: info@cleveland-survey.com
 Website: www.cleveland-survey.com

NOTICE TO THE PUBLIC
 This is to certify that the foregoing is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas, and that the same is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas, and that the same is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas.

NOTICE TO THE PUBLIC
 This is to certify that the foregoing is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas, and that the same is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas, and that the same is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas.

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

Exhibit "E"
to Lone Star Circle of Care and the City of Taylor, Texas
Chapter 380 Economic Development Agreement

Form of Deed of Trust

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED OF TRUST

Date: March 23, 2020

Grantor: LONE STAR CIRCLE OF CARE,
a Texas nonprofit corporation

Grantor's Mailing Address:

205 East University Avenue
Suite 200
Georgetown, Texas 78626

Trustee: Brian LaBorde

Trustee's Mailing Address:

400 Porter Street
Taylor, Williamson County,
Texas 76574

Beneficiary: CITY OF TAYLOR, TEXAS,
a Texas home rule city

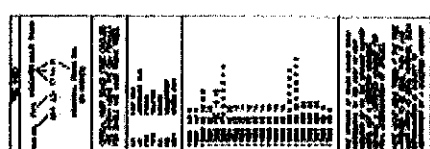
Beneficiary's Mailing Address:

400 Porter Street
Taylor, Williamson County,
Texas 76574

Property (including any improvements):

West End School Property

1.673 acres being all of Lots 1 – 10, Block number Sixty-four (64) in Doak's Addition to the said City of Taylor, according to the map or plat thereof, recorded in Volume 56, Page 483, Deed Records of Williamson County, Texas, as further depicted in the survey below:

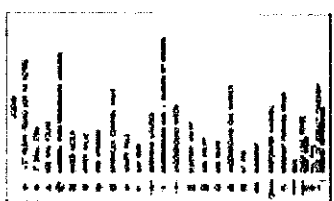
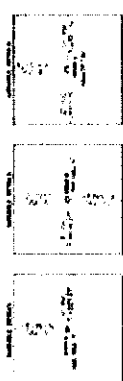
[illegible][illegible]

CLAYTON
 221 1/2 W. 10th St.
 2nd Floor
 St. Paul, Minn.
 612-222-1111

CLAYTON
 221 1/2 W. 10th St.
 2nd Floor
 St. Paul, Minn.
 612-222-1111

CLAYTON
 221 1/2 W. 10th St.
 2nd Floor
 St. Paul, Minn.
 612-222-1111

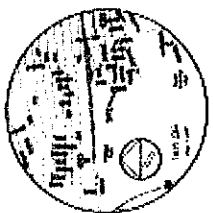
COPIES 426 MAY 68



Garden Lots

0.779 acres of land being all of Lots 1, 2, 3, 4 and 5, Block 34, and 0.779 acres of land being all of Lots 1, 2, 3, 4 and 5, Block 36, Doak's Addition to the City of Taylor, a subdivision of record in Volume 56, Page 483 of the Deed Records of Williamson County, Texas, as further depicted in the survey below:

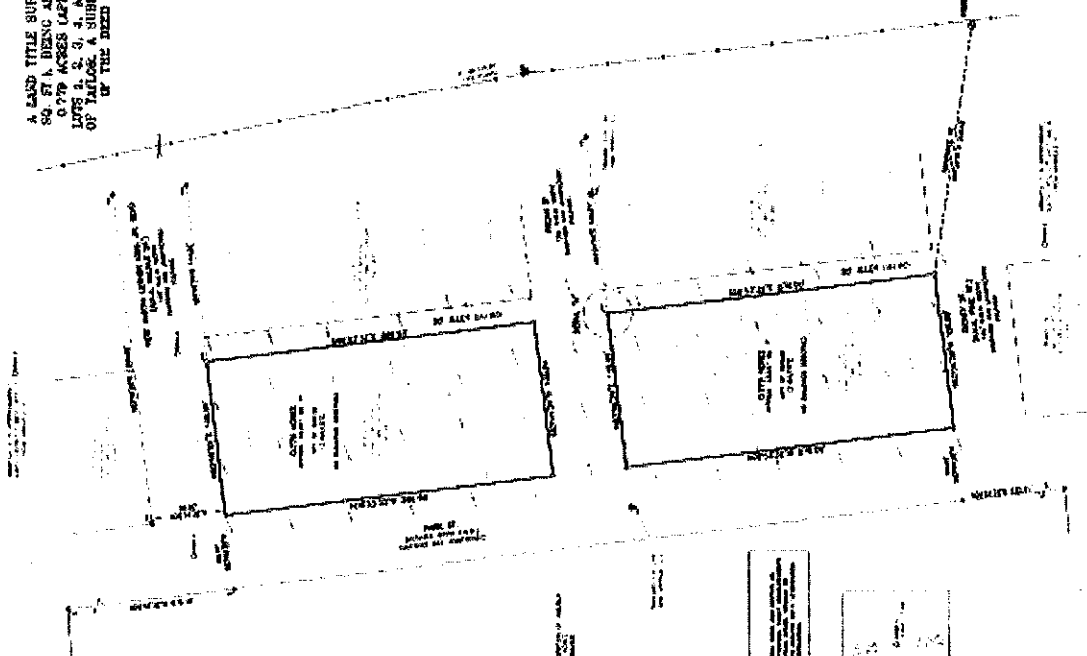
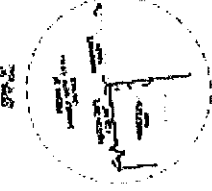
A LAND TITLE SURVEY OF 0.776 ACRES (APPROXIMATELY 33,811 SQ. FT.) BEING ALL OF LOTS 1, 2, 3, 4, & 5, BLOCK 54, AND 0.776 ACRES (APPROXIMATELY 33,811 SQ. FT.), BEING ALL OF LOTS 1, 2, 3, 4, & 5, BLOCK 54, DONAT'S ADDITION TO THE CITY OF TAYLOR, A SUBDIVISION OF RECORD IN VOLUME 56, PAGE 480 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.



THE UNDERSIGNED: I, [Name], being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas, and that the same is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas.

WITNESSES: I, [Name], being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas, and that the same is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas.

NOTARY PUBLIC: I, [Name], being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas, and that the same is a true and correct copy of the original survey as the same appears in the records of the County Clerk of Williamson County, Texas.



Lot	Area	Dimensions
1	0.388	100.00 x 100.00
2	0.388	100.00 x 100.00

Lot	Area	Dimensions
3	0.388	100.00 x 100.00
4	0.388	100.00 x 100.00

Lot	Area	Dimensions
5	0.388	100.00 x 100.00
6	0.388	100.00 x 100.00

Notary Public
[Signature]
[Name]
[Address]
[City, State, Zip]

Other Exceptions to Conveyance and Warranty: None

For value received and to secure a non-monetary obligation of Grantor as set out below, Grantor conveys the property to Trustee in trust. Grantor warrants and agrees to defend the title to the property. If Grantor performs all the Grantor Obligations set forth below, this Deed of Trust shall have no further effect, and Beneficiary shall release it at Grantor's expense.

Grantor's Obligations

Grantor agrees to complete the 380 Agreement by and between the City of Taylor, Texas and Lone Star Circle of Care, dated March 23, 2020, attached hereto and incorporated by reference. Grantor shall remain in compliance and complete the obligations of Grantor set forth in the 380 Agreement.

Grantor's failure to complete the requirements set forth in the 380 Agreement shall be considered a default of this Deed of Trust allowing Beneficiary to exercise its rights and privileges for default allowed under this Deed of Trust.

Beneficiary's Rights

1. Beneficiary may appoint in writing a substitute or successor trustee, succeeding to all rights and responsibilities of Trustee.

2. If Grantor fails to perform any of Grantor's obligations or if default occurs on a prior lien note or other instrument between Grantor and Beneficiary, and the default continues after Beneficiary gives Grantor notice of the default and the time within which it must be cured, as may be required by law or by written agreement, then Beneficiary may:

- a. request Trustee to foreclose this lien, in which case Beneficiary or Beneficiary's agent shall give notice of the foreclosure sale as provided by the Texas Property Code as then amended; and
- b. purchase the property at any foreclosure sale by offering the highest bid and then have the bid credited on the note.

Trustee's Duties

If requested by Beneficiary to foreclose this lien, Trustee shall:

1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then amended;
2. sell and convey all or part of the property to the highest bidder for cash with a special warranty binding Grantor, subject to prior liens and to other exceptions to conveyance and warranty; and
3. from the proceeds of the sale, pay, in this order:

- a. expenses of foreclosure, including a commission to Trustee of 5% of the bid;
- b. to Beneficiary, the full amount of principal, interest, attorney's fees, and other charges due and unpaid;
- c. any amounts required by law to be paid before payment to Grantor; and
- d. to Grantor, any balance.

General Provisions

1. If any of the property is sold under this Deed of Trust, Grantor shall immediately surrender possession to the purchaser. If Grantor fails to do so, Grantor shall become a tenant at sufferance of the purchaser, subject to an action for forcible detainer.

2. Recitals in any Trustee's deed conveying the property will be presumed to be true.

3. Proceeding under this Deed of Trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.

4. This lien shall remain superior to liens later created even if the time of payment of all or part of the note is extended or part of the property is released.

5. Grantor assigns to Beneficiary all sums payable to or received by Grantor from condemnation of all or part of the Property, from private sale in lieu of condemnation and from damages caused by public works or construction on or near the Property. After deducting any expenses incurred by Beneficiary, including attorney's fees, Beneficiary shall release any remaining sums to Grantor or apply such sums to reduce the note, if any. Beneficiary shall not be liable for failure to collect or to exercise diligence in collecting any such sums.

6. Grantor assigns to Beneficiary absolutely, not only as collateral, all present and future rent and other income and receipts from the Property. Leases are not assigned. Grantor warrants the validity and enforceability of the assignment. Grantor may as Beneficiary's licensee collect rent and other income and receipts as long as Grantor is not in default under the note (if any) or this Deed of Trust. Grantor will apply all rent and other income and receipts to payment of the note and performance of this Deed of Trust, but if the rent and other income and receipts exceed the amount due under the note and deed of trust, Grantor may retain the excess. If Grantor defaults in payment of the note or performance of this Deed of Trust, Beneficiary may terminate Grantor's license to collect and then as Grantor's agent may rent the property if it is vacant and collect all rent and other income and receipts. Beneficiary neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the property. Beneficiary may exercise Beneficiary's rights and remedies under this paragraph without taking possession of the Property. Beneficiary shall apply all rent and other income and receipts collected under this paragraph first to expenses incurred in exercising Beneficiary's rights and remedies and then to Grantor's obligations under the note and this Deed of Trust in the order determined by Beneficiary. Beneficiary is not required to act under this paragraph, and acting under this paragraph does not waive any of Beneficiary's other rights or remedies. If Grantor becomes voluntarily or

involuntarily bankrupt, Beneficiary's filing a proof of claim in bankruptcy will be tantamount to the appointment of a receiver under Texas law.

7. When the context requires, singular nouns and pronouns include the plural.
8. The term note (if any) includes all sums secured by this Deed of Trust.
9. This Deed of Trust shall bind, inure to the benefit of, and be exercised by successors in interest of all parties.
10. Grantor represents that this Deed of Trust is given to secure Grantor's Obligations as detailed above.
11. Grantor agrees that in the event of any sale, voluntary, judicial or made under the terms of this Deed of Trust, of the Property herein described, the purchaser at such sale shall acquire title to all insurance policies thereon held by the Beneficiary, including not only all paid, but unearned premiums on said policies.
13. Beneficiary may, at its option, declare immediately due and payable all sums secured by this Deed of Trust upon the sale or transfer, without the Beneficiary's prior written consent, of all or any part of the Property, or any interest in the Property. A "sale or transfer" means the conveyance of Property or any right, title or interest therein; whether legal or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sales contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Property, or by any other method of conveyance of Property interest. Notwithstanding the foregoing, "sale or transfer" shall not include any lease of the Property by Grantor to Harris Ross Head Start, a division of Opportunities for Williamson and Burnet Counties, or to any entity administering a program that positively influences early childhood development, healthy aging or better nutrition. If any Grantor is a corporation or partnership, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock or partnership interests, as the case may be, of Grantor. However, this option shall not be exercised by Beneficiary if such exercise is prohibited by federal law or by Texas law.

GRANTOR:

LONE STAR CIRCLE OF CARE,
a Texas nonprofit corporation

By:
Its:

STATE OF TEXAS,
COUNTY OF WILLIAMSON

This instrument was sworn to and acknowledged before me on this the _____ day of _____, 2020, by _____, _____ of LONE STAR CIRCLE OF CARE, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Notary Public, State of Texas

BENEFICIARY:

CITY OF TAYLOR, TEXAS,
a Texas home rule city

By: Brian LaBorde
Its: City Manager

STATE OF TEXAS,
COUNTY OF WILLIAMSON

This instrument was sworn to and acknowledged before me on this the _____ day of _____, 2020, by _____, _____ of CITY OF TAYLOR, TEXAS, a Texas home rule city, on behalf of said Texas home rule city.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

City of Taylor, Texas
400 Porter Street
Taylor, Texas 76574

With a copy to:
Lone Star Circle of Care
205 E. University Avenue, Suite 200
Georgetown, Texas 78626
Attention: General Counsel

Exhibit "F"
to Lone Star Circle of Care and the City of Taylor, Texas
Chapter 380 Economic Development Agreement

Form of Assignment and Assumption of Lease Agreement

ASSIGNMENT AND ASSUMPTION AGREEMENT

This Assignment and Assumption Agreement (this "***Agreement***") effective as of March 23, 2020 (the "***Effective Date***"), is by and between the City of Taylor, Texas, a Texas home rule city ("***City***") and Lone Star Circle of Care, a Texas nonprofit corporation ("***LSCC***").

WHEREAS, LSCC and City have entered a Chapter 380 Economic Development Agreement (the "***380 Agreement***"), effective as of March 23, 2020, pursuant to which, among other things, City has agreed to assign all of its rights, title and interests in, and LSCC has agreed to assume all of City's duties and obligations under that certain Lease Agreement effective April 1, 1999, between the City and Williamson-Burnet County Opportunities, Inc., a Texas corporation ("***WBCO***"), recorded as Document No. 2000053804, Official Public Records of Williamson County, Texas, as amended by that certain Addendum to Lease Agreement Dated March 22, 1999, effective as of July 18, 2006, between the City and WBCO, recorded as Document No. 2006073551, Official Public Records of Williamson County, Texas (as amended, the "***Ground Lease***").

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Definitions.** All capitalized terms used in this Agreement but not otherwise defined herein are given the meanings set forth in the 380 Agreement.
2. **Assignment and Assumption.** Pursuant to Sections 4.02 and 8.01 of the Ground Lease, the City hereby sells, assigns, grants, conveys and transfers to LSCC all of the City's right, title and interest in and to the Ground Lease. LSCC hereby accepts such assignment and assumes all of the City's rights, duties and obligations under the Ground Lease and agrees to pay, perform and discharge, as and when due, all of the obligations of the City under the Ground Lease.
3. **Notices.** Notices or communications required or permitted therein shall be given by the respective parties by registered or certified mail (said notice being deemed given as of the date of mailing) or by hand delivery at the following addresses unless either party shall otherwise designate its new address by written notice.

Lone Star Circle of Care Attn: General Counsel 205 E. University Avenue, Suite 200 Georgetown, TX 78626	City of Taylor Attn: City Manager 400 Porter Street Taylor, TX 76574
--	---

4. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of Texas excluding its conflict of laws principles and without reference to any rules of construction regarding the party responsible for drafting.

5. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

6. Further Assurances. Each of the parties hereto shall execute and deliver, at the reasonable request of the other party hereto, such additional documents, instruments, conveyances and assurances and take such further actions as such other party may reasonably request to carry out the provisions hereof and give effect to the transactions contemplated by this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date first above written.

CITY:

CITY OF TAYLOR, TEXAS,
a Texas home rule city

By: _____

Name: Brian LaBorde

Title: City Manager

LSCC:

LONE STAR CIRCLE OF CARE,
a Texas nonprofit corporation

By: _____

Name:

Title:

Exhibit "G"
to Lone Star Circle of Care and the City of Taylor, Texas
Chapter 380 Economic Development Agreement

Condition of Receipt of Public Subsidies/Agreement Regarding Repayment of Interest

CONDITION ON RECEIPT OF PUBLIC SUBSIDIES/AGREEMENT REGARDING
REPAYMENT OF INTEREST

WHEREAS, LONE STAR CIRCLE OF CARE has submitted an application to receive a public subsidy as defined in Chapter 2264, Texas Government Code (hereinafter "the Code"); and

WHEREAS, LONE STAR CIRCLE OF CARE has certified in said application that neither said business, nor a branch, division or department of said business knowingly employs or will hereafter knowingly employ an undocumented worker (as defined in the Code); and

WHEREAS the Code stated that if any business, or a branch, division, or department of the business, after receiving a public subsidy, is convicted of a violation under 8 U.S.C., Section 1324(f), the business shall be required to repay the amount of the public subsidy with interest; and

WHEREAS the Code requires that as a condition precedent to CITY OF TAYLOR, TEXAS providing such public subsidy, LONE STAR CIRCLE OF CARE must enter into a written agreement specifying the rate and terms of the payment of interest if LONE STAR CIRCLE OF CARE is required to repay the public subsidy.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF TAYLOR, TEXAS, and LONE STAR CIRCLE OF CARE hereby agree that if, after receiving a public subsidy from the CITY OF TAYLOR, TEXAS, LONE STAR CIRCLE OF CARE is convicted of a violation of 8 U.S.C., Section 1324(f), that LONE STAR CIRCLE OF CARE shall repay the amount of the public subsidy together with interest at the rate of twelve (12) percent per annum, such interest to begin accruing on the date of such conviction and to continue until all sums owed under this agreement are paid. Such repayment plus said interest shall be due and payable not later than the 120th day after the date that the CITY OF TAYLOR, TEXAS, notifies LONE STAR CIRCLE OF CARE of the conviction.

Interest on the public subsidy as referenced above shall not exceed the maximum amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law; any interest in excess of that maximum amount shall be credited on the repayment or, if that has been paid, refunded.

All payments due under this document shall be payable in Taylor, Williamson County, Texas.

In the event that a civil action is brought by a public agency, local taxing jurisdiction, the CITY OF TAYLOR, TEXAS, or the Texas Attorney General to recover any amounts owed to the CITY OF TAYLOR, TEXAS, under the Code and this agreement, the said party shall also be

entitled to recover from LONE STAR CIRCLE OF CARE, all court costs and reasonable attorney's fees incurred in such action.

CITY OF TAYLOR, TEXAS,
a Texas home rule city.

LONE STAR CIRCLE OF CARE,
a Texas nonprofit corporation.

By: Brian LaBorde
Its: City Manager

By:
Its:

Exhibit "H"
to Lone Star Circle of Care and the City of Taylor, Texas
Chapter 380 Economic Development Agreement

Form of Easement Agreement

EASEMENT AGREEMENT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: March 23, 2020

Grantee: CITY OF TAYLOR, TEXAS
City Manager

Grantee's Mailing Address:

400 Porter Street
Taylor, Texas, 76574

Grantor: LONE STAR CIRCLE OF CARE

Grantor's Mailing Address:

205 East University Avenue
Suite 200
Georgetown, Texas 78626

Easement Property:

0.050 acres (approximately 2,160 square feet) in the James C. Eaves Survey No. 205, Abstract No. 214, City of Taylor, Williamson County, Texas, being 4' off the east line of Blocks 34 and 36 of Doak's Addition to the Town of Taylor, a subdivision of record in Volume 56, Page 483 of the deed records of Williamson County, Texas, and conveyed to the City of Taylor in a Gift Deed dated December 14, 1995 and recorded in Volume 2154, Page 372 of the Official Records of Williamson County, Texas; said 0.050 acre tract as further depicted in the survey attached hereto as Exhibit "A" and being more particularly described by metes and bounds as follows:

PART 1
(0.025 ACRES, 2,160 SQ. FT.)

COMMENCING at a 1/2-inch rebar found in the southwest corner of Block 32 of said Doak's Addition, the north right-of-way line of West Martin Luther King, Jr. Blvd. (A.K.A. Walnut Street, 60' right-of-way- width) as recorded in Volume 56, Page 483 of the Deed Records of Williamson County, Texas and the east right-of-way line of Park Street (variable width right-of-way) as recorded in Volume 56, Page 483 of the Deed Records of Williamson County, Texas;

Thence South 06°53'32" East, crossing said West Martin Luther King, Jr. Blvd. a distance of 60.00 feet to a 1/2-inch rebar with "Chaparral" cap set in the northwest corner of Lot 5, Block 34 of said Doak's Addition, the south right-of-way line of said West Martin Luther King, Jr. Blvd. and the east right-of-way line of said Park Street;

Thence North 83°06'09" East, with north line of said Lot 5, Block 34 and the south right-of-way line of West Martin Luther King, Jr. Blvd a distance of 121.69 feet to a calculated point for the **POINT OF BEGINNING** of herein described tract;

THENCE North 83°06'09" East, with north line of said Lot 5, Block 34 and the south right-of-way line of West Martin Luther King, Jr. Blvd a distance of **4.00 feet** to a 1/2-inch rebar with "Chaparral" cap set in the northeast corner of said Lot 5, Block 34 and the west line of an alley (20' right-of-way width) as recorded in Volume 56, Page 483 of the Deed Records of Williamson County, Texas;

THENCE South 06°53'32" East, with the east line of Lots 1-5 of Block 34 and the west right-of-way line of said alley, a distance of **269.93 feet** to a 1/2-inch rebar with "Chaparral" cap set in the southeast corner of Lot 1, Block 34 of said Doak's Addition and the north right-of-way line of Pecan Street (60' right-of-way- width) as recorded in Volume 56, Page 483 of the Deed Records of Williamson County, Texas;

THENCE South 83°04'39" West, with the south line of Block 34 and the North Line of Said Pecan Street a distance of **4.00 feet** to a calculated point;

THENCE North 06°53'32" West, crossing Block 34 a distance of **269.93 feet** to the **POINT OF BEGINNING**, containing 0.025 acres of land, more or less.

PART 2
(0.025 ACRES, 2,160 SQ. FT.)

COMMENCING at a 1/2-inch rebar found in the southwest corner of Block 32 of said Doak's Addition, the north right-of-way line of said West Martin Luther King, Jr. Blvd. (A.K.A. Walnut Street,) and the east right-of-way line of said Park Street (variable width right-of-way);

Thence South 06°53'32" East, crossing said West Martin Luther King, Jr. Blvd. a distance of 60.00 feet to a 1/2-inch rebar with "Chaparral" cap set in the northwest corner of Lot 5, Block 34 of said Doak's Addition, the south right-of-way line of said West Martin Luther King, Jr. Blvd. and the east right-of-way line of said Park Street;

Thence North 83°06'09" East, with north line of said Lot 5, Block 34 and the south right-of-way line of West Martin Luther King, Jr. Blvd a distance of 125.69 feet to a 1/2-inch rebar with "Chaparral" cap set in the northeast corner of said Lot 5, Block 34 and the west line of a said alley;

Thence South 06°53'32" East, with the east line of Lots 1-5 of Block 34 and the west right-of-way line of said alley, a distance of 269.93 feet to a 1/2-inch rebar with "Chaparral" cap set in the southeast corner of said Lot 1, Block 34 and the north right-of-way line of said Pecan Street (60' right-of-way- width);

Thence 06°53'32" East, crossing Pecan Street a distance of 60.00 feet to a calculated point in the south right-of-way line of Pecan Street, the northeast corner of Lot 5, Block 36 of Said Doak's Addition and the west right-of-way line of an alley (20' right-of-way width) as recorded in Volume 56, Page 483 of the Deed Records of Williamson County, Texas for the **POINT OF BEGINNING** of herein described tract;

THENCE South 06°53'32" East, with the east line of Lots 1-5 of Block 36 and the west right-of-way line of said alley **270.00 feet** to a 1/2-inch rebar with "Chaparral" cap set in the southeast corner of Lot 1, Block 36 of said Doak's Addition and the north right-of-way line of Dickey Street (A.K.A. Pine Street, 60' right-of-way- width) as recorded in Volume 56, Page 483 of the Deed Records of Williamson County, Texas;

THENCE South 83°04'39" West, with south line of Block 36 and the north right-of-way line of said Dickey Street a distance of **4.00 feet** to a calculated point;

THENCE North 06°53'32" West, crossing Block 36 a distance of **270.00 feet** to a calculated point in the north line of Block 36 and the south line of Pecan Street;

THENCE North 83°04'39". East, with the north line of Block 36 and the south right-of-way line of Pecan Street a distance of **4.00 feet** to the to the **POINT OF BEGINNING**, containing 0.025 acres of land, more or less.

Easement Purpose:

As an easement for the installation, construction, operation, maintenance, replacement, repair, upgrade, and removal of wastewater pipes, lines, wastewater devices, and related facilities (collectively, the "Facilities").

Consideration:

Good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor. As additional consideration, Grantee shall maintain the Easement Property and shall repair any damage to the remainder estate caused by the construction or operation of the Facilities and Easement.

Reservations from Conveyance: None

Exceptions to Warranty: None

Grant of Easement:

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys to Grantee and Grantee's successors, and assigns an easement over, on, and across the Easement Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "Easement"), to have and to hold the Easement to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's successors, and assigns to warrant and forever defend the title to the Easement in Grantee and Grantee's successors, and assigns against every person whomsoever lawfully claiming or to claim the Easement or any part of the Easement, except as to the Reservations from Conveyance and Exceptions to Warranty.

Terms and Conditions:

The following terms and conditions apply to the Easement granted by this agreement:

1. *Character of Easement.* The Easement is exclusive and irrevocable. The Easement is for the benefit of Grantee and Grantee's successors, and assigns ("Holder").
2. *Reservation of Rights. Equitable Rights of Enforcement.* This Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference,

without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefited by this agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity.

3. *Binding Effect.* This agreement binds and inures to the benefit of the parties and their respective successors and permitted assigns.

4. *Choice of Law.* This agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in Williamson County, Texas.

5. *Counterparts.* This agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

6. *Waiver of Default.* It is not a waiver of or consent to default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law.

7. *Further Assurances.* Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this agreement and all transactions contemplated by this agreement.

8. *Integration.* This agreement contains the complete agreement of the parties and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this agreement.

9. *Legal Construction.* If any provision in this agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability

will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had never been a part of the agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this agreement are for reference only and are not intended to restrict or define the text of any section. This agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

10. *Notices.* Any notice required or permitted under this agreement must be in writing. Any notice required by this agreement will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this agreement. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

11. *Recitals.* Any recitals in this agreement are represented by the parties to be accurate, and constitute a part of the substantive agreement.

12. *Time.* Time is of the essence. Unless otherwise specified, all references to "days" mean calendar days. Business days exclude Saturdays, Sundays, and legal public holidays. If the date for performance of any obligation falls on a Saturday, Sunday, or legal public holiday, the date for performance will be the next following regular business day.

GRANTOR:

LONE STAR CIRCLE OF CARE,
a Texas nonprofit corporation

By:
Its:

STATE OF TEXAS,
COUNTY OF WILLIAMSON

This instrument was sworn to and acknowledged before me on this the _____ day of _____, 2020, by _____, _____ of LONE STAR CIRCLE OF CARE, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Notary Public, State of Texas

GRANTEE:

CITY OF TAYLOR, TEXAS,

a Texas home rule city

By: Brian LaBorde

Its: City Manager

STATE OF TEXAS,
COUNTY OF WILLIAMSON

This instrument was sworn to and acknowledged before me on this the _____ day of _____, 2020, by _____, _____ of CITY OF TAYLOR, TEXAS, a Texas home rule city, on behalf of said Texas home rule city.

Easement Agreement

Exhibit "A"



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

EXHIBIT " A "

**PORTION OF BLOCKS 34 & 36
DOAK'S ADDITION TO
THE TOWN OF TAYLOR
(4' WIDE DRAINAGE EASEMENT)**

**0.050 ACRES
JAMES C. EAVES SURVEY NO. 205, ABSTRACT NO. 214
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.050 ACRES (APPROXIMATELY 2,160 SQ. FT.) IN THE JAMES C. EAVES SURVEY NO. 205, ABSTRACT NO. 214, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, BEING 4' OFF THE EAST LINE OF BLOCKS 34 AND 36 OF DOAK'S ADDITION TO THE TOWN OF TAYLOR, A SUBDIVISION OF RECORD IN VOLUME 56, PAGE 483 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONVEYED TO THE CITY OF TAYLOR IN A GIFT DEED DATED DECEMBER 14, 1995 AND RECORDED IN VOLUME 2154, PAGE 372 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.; SAID 0.050 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**PART 1
(0.025 ACRES, 2,160 SQ. FT.)**

COMMENCING at a 1/2-inch rebar found in the southwest corner of Block 32 of said Doak's Addition, the north right-of-way line of West Martin Luther King, Jr. Blvd. (A.K.A. Walnut Street, 60' right-of-way- width) as recorded in Volume 56, Page 483 of the Deed Records of Williamson County, Texas and the east right-of-way line of Park Street (variable width right-of-way) as recorded in Volume 56, Page 483 of the Deed Records of Williamson County, Texas;

Thence South 06°53'32" East, crossing said West Martin Luther King, Jr. Blvd. a distance of 60.00 feet to a 1/2-inch rebar with "Chaparral" cap set in the northwest corner of Lot 5, Block 34 of said Doak's Addition, the south right-of-way line of said West Martin Luther King, Jr. Blvd. and the east right-of-way line of said Park Street;

Thence North 83°06'09" East, with north line of said Lot 5, Block 34 and the south right-of-way line of West Martin Luther King, Jr. Blvd a distance of 121.69 feet to a calculated point for the **POINT OF BEGINNING** of herein described tract;

PAGE 2

THENCE North 83°06'09" East, with north line of said Lot 5, Block 34 and the south right-of-way line of West Martin Luther King, Jr. Blvd a distance of **4.00 feet** to a 1/2-inch rebar with "Chaparral" cap set in the northeast corner of said Lot 5, Block 34 and the west line of an alley (20' right-of-way width) as recorded in Volume 56, Page 483 of the Deed Records of Williamson County, Texas;

THENCE South 06°53'32" East, with the east line of Lots 1-5 of Block 34 and the west right-of-way line of said alley, a distance of **269.93 feet** to a 1/2-inch rebar with "Chaparral" cap set in the southeast corner of Lot 1, Block 34 of said Doak's Addition and the north right-of-way line of Pecan Street (60' right-of-way- width) as recorded in Volume 56, Page 483 of the Deed Records of Williamson County, Texas;

THENCE South 83°04'39" West, with the south line of Block 34 and the North Line of Said Pecan Street a distance of **4.00 feet** to a calculated point;

THENCE North 06°53'32" West, crossing Block 34 a distance of **269.93 feet** to the **POINT OF BEGINNING**, containing 0.025 acres of land, more or less.

PART 2
(0.025 ACRES, 2,160 SQ. FT.)

COMMENCING at a 1/2-inch rebar found in the southwest corner of Block 32 of said Doak's Addition, the north right-of-way line of said West Martin Luther King, Jr. Blvd. (A.K.A. Walnut Street,) and the east right-of-way line of said Park Street (variable width right-of-way);

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PAGE 3

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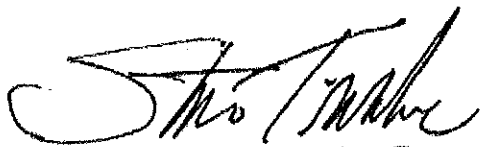
THENCE South 83°04'39" West, with south line of Block 36 and the north right-of-way line of said Dickey Street a distance of **4.00 feet** to a calculated point;

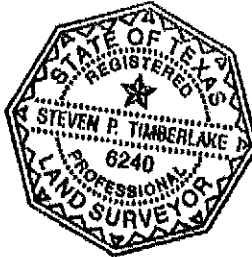
THENCE North 06°53'32" West, crossing Block 36 a distance of **270.00 feet** to a calculated point in the north line of Block 36 and the south line of Pecan Street;

THENCE North 83°04'39" East, with the north line of Block 36 and the south right-of-way line of Pecan Street a distance of **4.00 feet** to the to the **POINT OF BEGINNING**, containing 0.025 acres of land, more or less.

Surveyed on the ground on February 05, 2020.

Bearing Basis: The Texas State Plane Coordinate System of 1983 (NAD83), Central Zone
Attachments: Survey Drawing No. 1600-001-WWE


Stephen P. Timberlake *3-05-2020*
Registered Professional Land Surveyor
State of Texas No. 6240
Firm No. 10124500



REFERENCES
WCAD Property ID: R016547, R016564

BLOCK 32
DOAK'S ADDITION
TO THE TOWN OF TAYLOR
(56/483)

N83°06'09"E 269.80'

WEST MARTIN LUTHER KING, JR. BLVD
(A.K.A. WALNUT ST.)
(60' R.O.W. WIDTH)
(UNPAVED AND UNIMPROVED)
(56/483)

P.O.C.

P.O.B.
PART 1

WASTEWATER
MANHOLE

N83°06'09"E 144.30'

S06°53'32"E
60.00'

N83°06'09"E 126.69'
N83°06'09"E 121.69'

LOT 5

13.14'

LOT 6



1" = 40'

EXISTING WASTEWATER LINE

LOT 7

LOT 4

CITY OF TAYLOR
LOTS 1-5, BLOCK 34
(2154/372)

LOT 3

BLOCK 34
DOAK'S ADDITION
TO THE TOWN OF TAYLOR
(56/483)

LOT 2

0.025 ACRES
WASTEWATER ESMT.
PART 1
APPROX. 1,080 SQ. FT.

LOT 1

PARK ST.
(VARIABLE WIDTH R.O.W.)
(UNPAVED AND UNIMPROVED)
(56/483)

DATE OF SURVEY: 02/05/2020
PLOT DATE: 03/05/2020
DRAWING NO.: 1600-001-WWE
PROJECT NO.: 1600-001
FIRM NO. 10124500
DRAWN BY: JLB
SHEET 1 OF 3

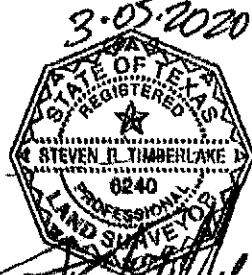
S06°53'32"E 269.93'
N06°53'32"W 269.93'

20' ALLEY

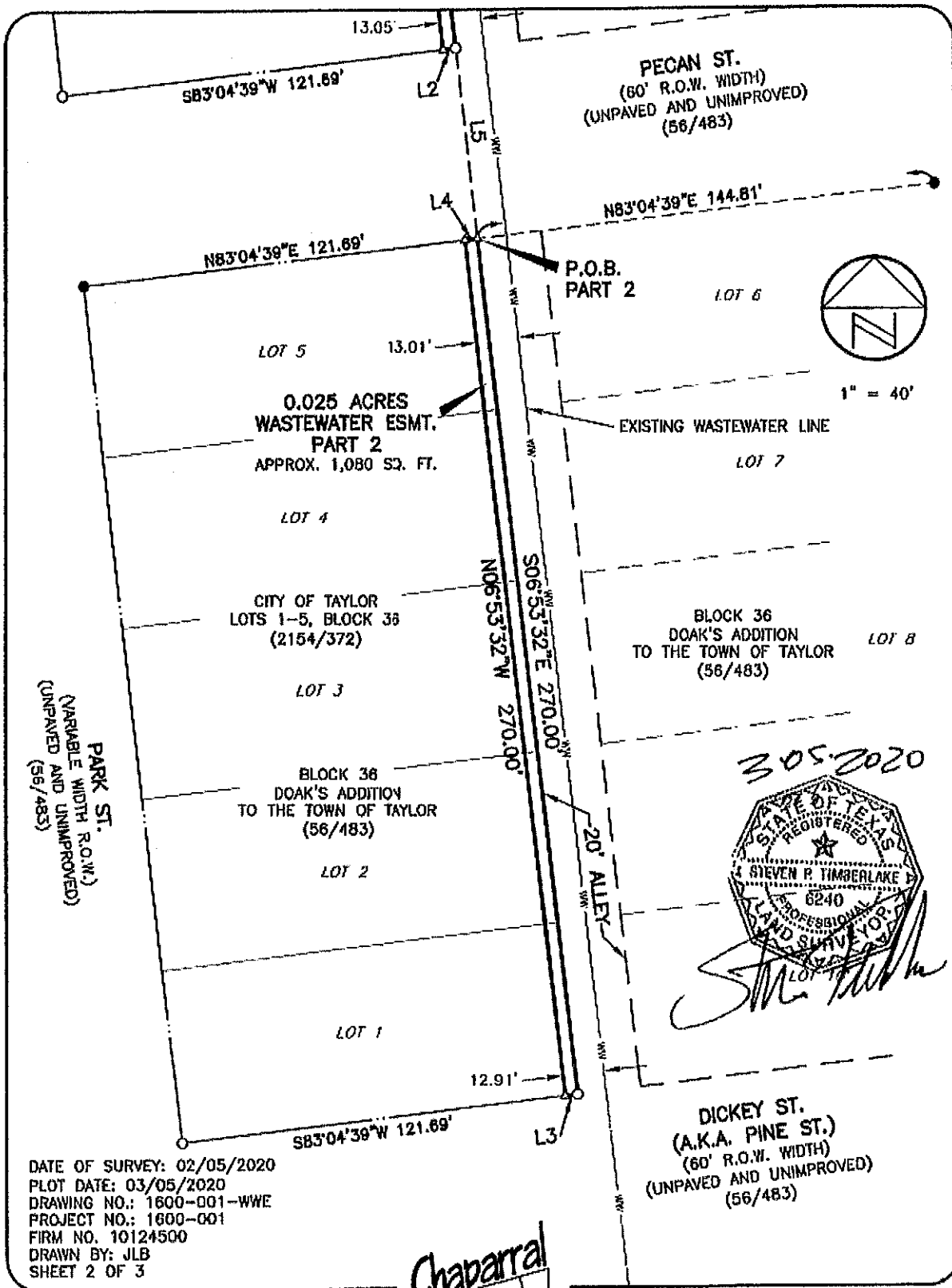
13.05'

S83°04'39"W 121.69'

Chaparral



PECAN ST.
(60' R.O.W. WIDTH)
(UNPAVED AND UNIMPROVED)
(56/483)



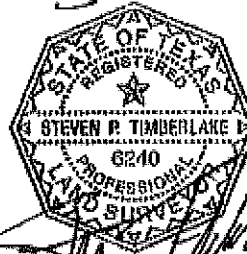
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.050 ACRES (APPROXIMATELY 2,160 SQ. FT.) IN THE JAMES C. EAVES SURVEY NO. 205, ABSTRACT NO. 214, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, BEING 4' OFF THE EAST LINE OF BLOCKS 34 AND 36 OF DOAK'S ADDITION TO THE TOWN OF TAYLOR, A SUBDIVISION OF RECORD IN VOLUME 58, PAGE 483 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONVEYED TO THE CITY OF TAYLOR IN A GIFT DEED DATED DECEMBER 14, 1995 AND RECORDED IN VOLUME 2154, PAGE 372 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ CALCULATED POINT
- () RECORD INFORMATION
- WW- WASTEWATER LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N83°06'09"E	4.00'
L2	S83°04'39"W	4.00'
L3	S83°04'39"W	4.00'
L4	N83°04'39"E	4.00'
L5	S06°53'32"E	60.00'



DATE OF SURVEY: 02/05/2020
 PLOT DATE: 03/05/2020
 DRAWING NO.: 1600-001-WWE
 PROJECT NO.: 1600-001
 FIRM NO. 10124500
 DRAWN BY: JLB
 SHEET 3 OF 3

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1600-001-WWE

Chaparral



City Council Meeting April 8, 2021 Transmittal Letter

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 6
Agenda Title: Consider approving lease agreement with Taylor Chamber of Commerce

Council Action to be taken: Approve lease agreement with the Taylor Chamber

Department Submitted: City Management

Staff Contact: Jeffery Jenkins, Deputy City Manager

1. PURPOSE/DESCRIPTION

The purpose of this item is to approve an agreement with the Taylor Chamber of Commerce which allows them to lease the city land located at 1519 North Main, and operate the Chamber of Commerce.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Back in April 1971, the City Council approved a lease agreement with the Taylor Chamber of Commerce to lease city land and to allow them to build a Chamber of Commerce building to use for Chamber operations. This lease was for 50 years and is set to expire at the end of April 2021.

This new lease updates the terms of the agreement and provides for a 10-year lease for the Chamber of Commerce. The only permitted use of the premises will be for the operation of the Taylor Chamber of Commerce Office functions. This lease is provided without payments in consideration for the Economic Development and Tourism work provided by the tenant using the property for the permitted purpose.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Allows for Chamber of Commerce to continue operations at current facility • Chamber provides economic and tourism functions. Lease makes it easier for Chamber to continue these efforts	• NA

4. RECOMMENDATION

Recommend approval of the lease agreement and authorize the City Manager to execute agreement.

5. FUNDING SOURCE

NA

6. TIMELINE

Agreement signed and filed after this meeting.

7. OTHER OPTIONS (In order of preference)

Modify agreement
Do not approve new lease

8. ATTACHMENTS

- 6a. [Lease Agreement 2021](#)
- 6b. [PowerPoint presentation](#)
- 6c. [Agreement from 1971](#)

Lease

Terms and Conditions

Date: April 5, 2021

Landlord: The City of Taylor, Texas, a home rule municipality

Landlord's Address: 400 Porter Street
Taylor, Texas 76574

Tenant: Taylor Chamber of Commerce, a Texas non-profit corporation

Tenant's Address: 1519 N. Main Street
Taylor, Texas 76574

Premises: The Premises is described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes. The Premises includes the existing Building located on the Premises known as the Taylor Chamber of Commerce Office ("Building"). As used in this Lease, Premises shall include the Building and all other real property improvements placed on the real property described in Exhibit "A".

Term: Ten (10) years. Notwithstanding, either Landlord or Tenant can terminate this Lease at any time during the term by written notice of termination from the terminating party to the non-terminating party ninety (90) days prior to the date of termination.

Commencement Date: May 1, 2021

Security Deposit: None

Rent: This lease is provided without payments in consideration for the Economic Development and Tourism work provided by the Tenant using the property for the permitted purpose.

Permitted Use: The only permitted use of the Premises will be for the operation of the Taylor Chamber of Commerce Office functioning in compliance with all local, state, and federal laws that apply to non-profit organizations defined in Section 501(c)(6) of the Internal Revenue Code. In the event that during the term of this Lease the Premises cease to be used for the Taylor Chamber of Commerce, this Lease shall immediately ipso facto terminate and be of no further force and effect and all rights in and to the Premises shall immediately revert to and vest in Landlord.

Tenant's Insurance: All insurance shall be an obligation on and paid by Tenant and shall be the insurance required by the Insurance Addendum and Landlord shall have no obligation for insurance.

Tenant's Rebuilding Obligations: If the Premises are damaged or destroyed by fire or other elements, Tenant shall be responsible for repairing, replacing, renovating, restoring, or rebuilding all of the Premises and all leasehold improvements on the Premises including without limitation the Building.

A. Definitions

A.1. "Agent" means agents, contractors, representatives, officers, officials, directors, employees, licensees, and, to the extent under the control of the principal and invitees.

A.2. "Injury" means (a) harm to or impairment or loss of property or its use, (b) harm to or death of a person, or (c) personal injury as defined in the form of liability insurance Tenant is required to maintain.

A.3. "Operating Expenses" means all expenses, including without limitation real property taxes on the Premises, if not exempted, required by Tenant to pay for the use, operation, and maintenance of the Premises.

B. Tenant's Obligations

B.1. **Tenant agrees to—**

B.1.a. Tenant agrees to lease the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.

B.1.b. Limitation of Warranties. Tenant agrees to accept the Premises in an "as is" basis, the Premise being currently suitable for the Permitted Use. Landlord hereby disclaims, and Tenant accepts such disclaimer, as to warranty, either express or implied, of the condition, use, or fitness for purpose of the Premises. Tenant assumes full responsibility to make any repairs, at its own expense, as may be necessary for the safe and efficient use of the Premises and to furnish any equipment necessary to properly secure the Premises.

B.1.c. Tenant agrees to use the Premises in a careful and proper manner and shall not permit the Premises to be operated or used in violation of any applicable federal, state, or local statute, law, ordinance, rule or and regulation relating to the possession, use or maintenance of the Premises. Tenant agrees to conduct all activities on the Premises in accordance with the standards now established or that may be reasonably established later by any competent and lawful authority and in compliance with the Permitted Use.

B.1.d. Tenant agrees to cause to be provided and maintained to the Premises the necessary mains, conduits, and other facilities necessary to supply water, and sewerage service to the Premises required by Tenant. Tenant shall promptly pay all charges for electricity, water, gas, telephone service, sewerage service and other utilities furnished to the Premises. Landlord shall not be liable for any interruption or failure whatsoever in utility services.

B.1.e. Tenant agrees to allow Landlord to enter the Premises at reasonable times during normal business hours for inspection.

B.1.f. Tenant agrees to repair, replace, and maintain the Premises in a good state of condition and repair. Tenant shall be responsible for all maintenance and repair of all items on the Premises including without limitation, grass cutting, landscaping, trash collection and removal, and all other maintenance requirements that may arise. Tenant agrees that the Premises, together with all improvements, shall be maintained in a safe, clean, and attractive condition at all times. Tenant shall provide a complete and proper arrangement for the adequate sanitary handling and disposal, away from the Premises, of all trash, garbage and other refuse caused as a result of Tenant's activities. Tenant shall provide and use approved receptacles for all trash, garbage, and other refuse. Piling of boxes, cartons, barrels, or other similar items in an unattractive or unsafe manner, on or about the Premises, shall not be permitted.

B.1.g. As a condition precedent and subsequent to this Lease, Tenant covenants, warrants and agrees to provide lighting to the Premises and to place barricades between the Premises and any unsafe condition contiguous to the Premises. Any barricades shall be large enough to designate any unsafe area contiguous to the Premises and to prevent the use of the unsafe area.

B.1.h. Tenant agrees to vacate the Premises and return all keys to the Premises on the last day of the Term.

B.1.i. During the term of this Lease, Tenant shall indemnify, hold free and harmless, assume legal liability for and, at Landlord's option, defend Landlord, its agents, servants, employees, officers, representatives, and directors, from any and all loss, damages, liability, costs and expenses, including, but not limited to, attorney's fees, reasonable investigative and discovery costs, court costs and all other sums which Landlord. Agents may pay or become obligated to pay on account of any, all and every demand or claim, or assertion of liability, or any claim or action founded thereon, arising or alleged to have arisen out of Tenant's occupation or use of the Premises, or the performance of this Lease, or the operation of Tenant's business, or any act or omission of Tenant or Landlord, their agents, servants, employees, officers, representatives, directors, heirs, successors, assigns, patrons, customers, licensees or invitees, whether such claim or claims, action or actions be for damages, injury to person or property, including Landlord's property, or death of any person, made by any person, group, or organization, whether employed by Tenant or Landlord, or otherwise, or for breach of warranty by Tenant either expressed or implied.

The indemnity contained in this paragraph (i) is independent of Tenant's Insurance, (ii) will not be limited by comparative negligence statutes or damages paid under the Workers' Compensation Act or similar employee benefit acts, (iii) will survive the end of the Term, and (iv) will apply even if an Injury is caused in whole or in part by the ordinary negligence or strict liability of Landlord.

B.2. Tenant agrees not to—

B.2.a. Use the Premises for any purpose other than the Permitted Use.

B.2.b. Create a nuisance or violate any rule, regulation, or law in the use of the Premises.

B.2.c. Permit any waste.

B.2.d. Use the Premises in any way that would void insurance on the Premises.

B.2.e. Prevent Landlords inspection of the Premises by Landlord.

B.2.f. Alter the Premises without Landlord's prior written consent.

B.2.g. Allow a lien to be placed on the Premises.

B.2.h. Assign this lease or sublease any portion of the Premises.

C. Landlord's Obligations

C.1. Landlord agrees to Lease to Tenant the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.

C.2. Landlord agrees not to interfere with Tenant's possession of the Premises as long as Tenant is not in default.

D. General Provisions

Landlord and Tenant agree to the following:

D.1. Alterations. Any physical additions or improvements to the Premises made by Tenant will become the property of Landlord. Landlord may require that Tenant, at the end of the Term and at Tenant's expense, remove any physical additions and improvements, repair any alterations, and restore the Premises to the condition existing at the Commencement Date, normal wear excepted. Any changes, alterations or additions which may be necessary or required by competent governmental authority shall be made at the sole cost and expense of Tenant. Tenant may contest the validity of any such law, rule, regulation, or order, but shall indemnify and save Landlord harmless against the consequences of continued violation thereof by Tenant pending such contest.

D.2. Insurance. Tenant shall maintain the insurance coverages described in the attached Insurance Addendum.

D.3. Release of Claims/Subrogation. Tenant releases landlord, and its respective agents, from all claims or liabilities for damage to the premises or building, damage to or loss of personal property within the building, and loss of business or revenues that are covered by the tenant's property insurance or that would have been covered by the required insurance if the tenant fails to maintain the property coverages required by this lease. Tenant shall be responsible for any deductible under its property insurance. Tenant will notify the issuing property insurance companies of the release set forth in this paragraph and shall have the property insurance policies endorsed to prevent invalidation of coverage showing landlord as an additional insured or beneficiary under the policy. The release in this paragraph will apply even if the damage or loss is caused in whole or in part by the ordinary negligence or strict liability of the released party or its agents.

D.4. Casualty/Total or Partial Destruction. If the Premises are damaged by casualty, and with Landlord's prior written approval of planned restoration and consent to use casualty insurance proceeds, Tenant shall at its expense and using proceeds from casualty insurance restore the Premises, including the Building or any part of the Building or Premises requiring restoration and any leasehold improvements within the Premises to substantially the same condition that existed before the casualty. Tenant will, at its expense, be responsible for replacing any of its damaged furniture, fixtures, and personal property. If Landlord does not approve of the casualty restoration by Tenant, then Landlord at its option may terminate this Lease and retain the casualty proceeds. In the event Tenant fails to complete the restoration within the time prescribed by Landlord, Landlord may terminate this lease by written notice delivered to Tenant and retain all casualty insurance proceeds.

D.5. Condemnation/Substantial or Partial Taking

D.5.a. If the Premises cannot be used for the purposes contemplated by this Lease because of condemnation or purchase in lieu of condemnation, this Lease will terminate.

D.5.b. Tenant will have no claim to condemnation awards or proceeds in lieu of condemnation.

D.6. Independent Contractor. During all times that this Lease is in effect, the parties agree that Tenant is not an agent or employee of Landlord with respect to its acts or omissions hereunder. Nothing contained herein shall be deemed or construed to constitute a partnership or joint venture between the parties hereto.

D.7. Default by Landlord/Events. Defaults by Landlord are failing to comply with any provision of this Lease within thirty days after written notice.

D.8. Default by Landlord/Tenant's Remedies. Tenant's sole remedy for Landlord's default is to terminate this Lease.

D.9. Default by Tenant/Events. Defaults by Tenant are (a) failing to use the Premises for the Permitted Use (b) abandoning the Premises or vacating a substantial portion of the Premises, and (c) failing to comply within ten days after written notice with any provision of this lease.

D.10. Default by Tenant/Landlord's Remedies. Landlord's remedies for Tenant's default are to (a) enter and take possession of the Premises; and (b) terminate this lease by written notice.

D.11. Default/Waiver. It is not a waiver of default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of a remedy does not preclude pursuit of another remedy.

D.12. Holdover. If Tenant does not vacate the Premises following termination of this Lease, Tenant will become a tenant at will and must vacate the Premises on receipt of notice

from Landlord. No holding over by Tenant, whether with or without the consent of Landlord, will extend the Term.

D.13. Alternative Dispute Resolution. Landlord and Tenant agree to mediate in good faith regarding any claims arising under this Lease.

D.14. Lease-Binding on Successors, Assigns. All covenants, agreements, provisions, and conditions of this Lease shall be binding upon and inure to the benefit of the respective parties hereto, that is both Landlord s and Tenants jointly and severally, and their legal representatives, successors or assigns, and/or, if permitted, grantee or assignees of the Landlord and Tenant. No modification of this Lease shall be binding upon either party unless it is in writing and is signed by both parties.

D.15. Additional Default Provisions. Landlord may restrain or enjoin any event of default or threatened event of default without the necessity of proving the inadequacy of any legal remedy or irreparable harm.

D.16. Covenant to Execute Additional Instruments. The parties hereto agree to execute and deliver any instruments in writing necessary to carry out any agreement, term or condition within this Lease whenever needed.

D.17. Accessions. Any installation, addition, replacement and substitution of parts or accessories with respect to any item under this Lease shall constitute an accession and parts and accessories shall become part of the Premises owned by Landlord and be subject to the terms of this Lease.

D.18. Headings. The headings and subtitles contained in the Lease are for the purpose of clarification and in no way are determinative of the intent and purposes of this Lease or the conditions stated herein.

D.19. Severability. If any part, provision, term, condition, obligation, or portion of this Lease is found to be illegal or void by a court of final jurisdiction, the entire Lease shall not be void, but the void provision shall be struck and the remainder of the Lease shall continue in full force and effect as nearly as possible in accordance with the original intent of the parties.

D.20. Governing Law/Venue. This Lease Agreement shall be construed and interpreted under the laws of the State of Texas. In the event of a breach of this Lease, venue for any and all causes of action, whether in law or equity shall be instituted and maintained in Williamson County, Texas, and all obligations of the parties hereunder are performable in Williamson County, Texas.

D.21. Time. Time is of the essence of each and every provision of this Lease.

D.22. Multiple Counterparts. It is agreed that this Lease may be executed in multiple copies each having the force and effect of an original.

D.23. Attorney's Fees. If either party retains an attorney to enforce this Lease, the party prevailing in litigation is entitled to recover reasonable attorney's fees and other fees and court and other costs unless such recovery is prohibited by law.

D.24. Entire Agreement. This Lease, its exhibits, addenda, and riders are the entire agreement of the parties concerning the lease of the Premises by Landlord to Tenant. There are no representations, warranties, agreements, or promises pertaining to the Premises or the lease of the Premises by Landlord to Tenant, and Tenant is not relying on any statements or representations of any agent of Landlord, that are not in this lease and any exhibits, addenda, and riders.

D.25. Amendment of Lease. This lease may be amended only by an instrument in writing signed by Landlord and Tenant.

D.26. Limitation of Warranties. THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, OR OF ANY OTHER KIND ARISING OUT OF THIS LEASE, AND THERE ARE NO WARRANTIES THAT EXTEND BEYOND THOSE EXPRESSLY STATED IN THIS LEASE.

D.27. Notices. Any notice required or permitted under this lease must be in writing. Any notice required by this lease will be deemed to be given (whether received or not) the earlier of receipt or three business days after being deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this lease. Notice may also be given by regular mail, personal delivery, courier delivery, or e-mail and will be effective when received. Any address for notice may be changed by written notice given as provided herein.

D.28. Abandoned Property. Landlord may retain, destroy, or dispose of any property left on the Premises at the end of the Term.

D.29. Reverted to Landlord. At the termination of this lease for whatever cause, all improvement placed upon the Premises by Tenant shall vest in and become the property of the Landlord, its successors, and assigns.

City of Taylor, TX

Brian Laborde, City Manager

Taylor Chamber of Commerce

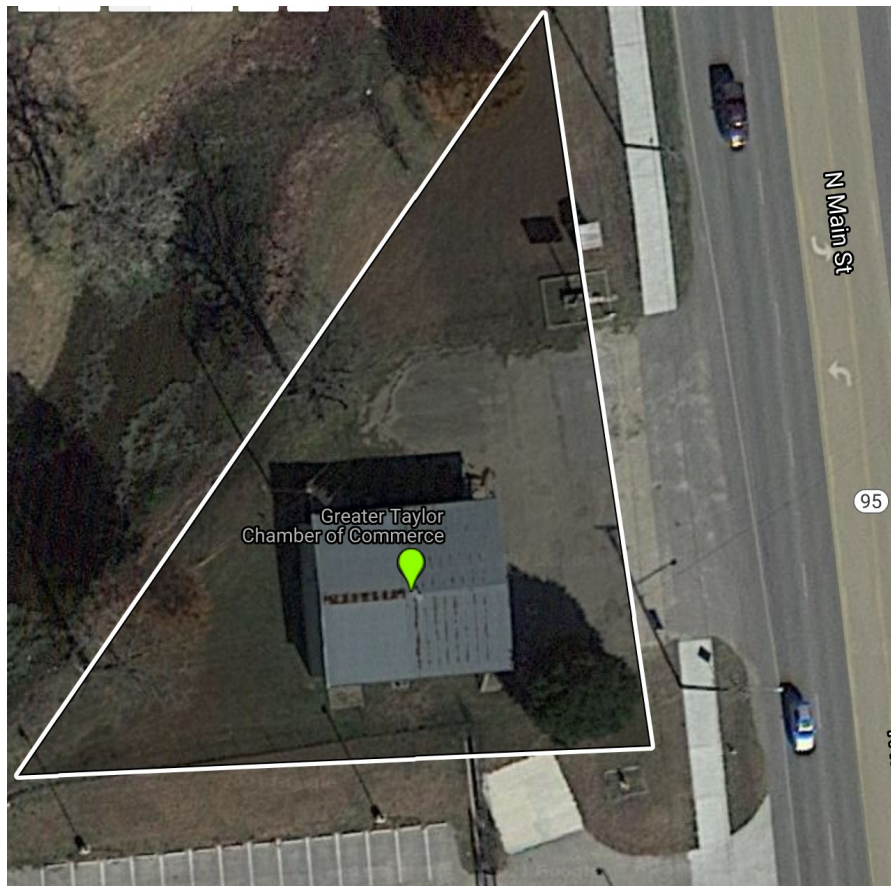
Tia Stone, President and CEO

Exhibit A

Description of Leased property:

1519 North Main Street, Taylor, TX

Beginning at a $\frac{3}{4}$ " pipe set in the West R.O.W. or State Highway No. 95 at the North corner of said 4.76 tract, and north corner hereof; THENCE South 33 deg. 00'00" West 173.20 feet to a stake for an angle point on the South bank of a ditch; THENCE South 50 deg. 46'00" West with the bank of said ditch to a $\frac{5}{8}$ " re-bar set on the West bank of said ditch for the west corner hereof; THENCE North 79 deg. 11'24" East 247.88 feet to a concrete R.O.W. marker in the West R.O.W. of highway 95 for the East, or SE corner hereof; THENCE North 6 deg.14'00" West with said right-of-way 203.70 feet to the place of beginning, and containing 0.478 of an acres of land being the same and identical lands as surveyed on the ground on November 27, 1970



Insurance Addendum to Lease

Lease

Date: 4/18/2021

Landlord: City of Taylor, Texas

Tenant: Taylor Chamber of Commerce

This insurance addendum is part of the lease.

A. Tenant agrees to—

1. Maintain the following coverages:
 - a. Building and personal property that covers the cost of replacement of the building
 - b. Business personal property insurance
 - c. Business Liability Insurance
 - Liability and Medical Insurance expenses up to \$1,000,000
 - Medical expense on one person \$10,000
 - Personal and Advertising injury \$1,000,000
 - Damages to premises rented to you \$300,000
 - Auto liability \$1,000,000
 - e. Workers' compensation insurance in the statutory amount and employer's liability insurance having limits of not less than \$500,000 each accident for bodily injury by accident, \$500,000 each employee for bodily injury by disease, and \$500,000 bodily injury by disease for entire policy. Both policies must have a waiver of subrogation in favor of Landlord.
2. Deliver certificates of insurance and copies of any additional insured and waiver of subrogation endorsements to Landlord before entering the Premises and thereafter at least ten days before the expiration of the policies.



Land Lease Agreement with the Taylor Chamber of Commerce

Chamber of Commerce Agreement

- Back in April 1971, approved a 50-year lease agreement with Taylor Chamber of Commerce with lease ending April 30, 2021
- Lease allowed Chamber to operate a Chamber office on city property
- This new lease updates the terms of the agreement and provides for a 10 year lease for the Chamber of Commerce
- The only permitted use of the Premises will be for the operation of the Taylor Chamber of Commerce Office functions
- This lease is provided without payments in consideration for the Economic Development and Tourism work provided by the Tenant using the property for the Permitted Purpose.

Recommendation

- Approve agreement with Taylor Chamber of Commerce and authorize City Manager to execute agreement

City of Taylor

LEASE AGREEMENT

Taylor Chamber of
Commerce

THE STATE OF TEXAS, |
:
COUNTY OF WILLIAMSON. |

THIS MEMORANDUM OF AGREEMENT and LEASE CONTRACT made and entered into this the 28th day of April, A. D. 1971, by and between the City of Taylor, a municipal corporation located in Williamson County, Texas, acting by and through the undersigned Calvin T. Janak, Chairman of its Board of Commissioners, hereunto duly authorized, hereinafter referred to as "Lessor", and Taylor Chamber of Commerce, a private corporation domiciled and with principal office at Taylor, Williamson County, Texas, acting herein by and through its President, Elvy Eschberger, hereunto duly authorized, hereinafter called "Lessee",

W I T N E S S E T H

For the uses and consideration and upon the terms and conditions hereinafter set out, the City of Taylor, Texas, Lessor, does hereby LEASE and LET unto Taylor Chamber of Commerce, Lessee and Lessee does hereby RENT and TAKE from Lessor the following described property and premises lying and being situated in the City of Taylor, Williamson County, Texas, to-wit:

Being out of and a part of the City Park of said City, and also being a part of a tract of 4.76 acres described in a lease from the City of Taylor to the Texas National Guard Armory Board of the State of Texas of record in Volume 355, Page 339, of the Deed Records of Williamson County, Texas, and more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 3/4" pipe set in the West R. O. W. or State Highway No. 95, at the North corner of said 4.76 acre tract, and north corner hereof; THENCE South 33 deg. 00'00" West 173.20 feet to a stake for an angle point on the South bank of a ditch; THENCE South 50 deg. 46' 00" West with the bank of said ditch to a 5/8" re-bar set on the West bank of said ditch for the west corner hereof; THENCE North 79 deg. 11'24" East 247.88 feet to a concrete R. O. W. marker in the West R. O. W. of highway 95 for the East, or Southeast corner hereof; THENCE North 6 deg. 14'00" West with said right-of-way 203.70 feet to the place of beginning, and containing 0.478 of an acre of land, and being the same and identical lands as surveyed on the ground on November 27,

1970 and certified to be true and correct by Louis Knox,
Registered Public Surveyor No. 875 of the State of Texas.

1. The term of this lease is for a period of fifty years commencing on the first day of May, A. D. 1971 and ending on the 30th day of April, A. D. 2021.

2. The purpose of this lease is to enable Lessee to construct a Chamber of Commerce building on said lands and to conduct the usual and customary operations of a Chamber of Commerce thereon.

3. For the use of said premises, Lessee has paid unto the City of Taylor, Lessor, the sum of One and No/100 (\$1.00) Dollars in cash for the entire term of said lease, the receipt of which is hereby acknowledged, and this lease is and shall be considered a fully paid-up lease.

4. During the term of this lease, Lessee shall pay for all utilities consumed by it on said property and premises and shall pay for telephone and all similar type expenses. Lessee further agrees to keep the improvements to be constructed by it on said premises in a good state of repair and shall keep the entire premises in a neat and attractive appearing condition. Lessee shall further comply with all Federal and State laws and regulations and all City ordinances as same may be presently in effect or hereafter promulgated in connection with its use and operation of said premises.

5. It is expressly understood that Lessor shall not be liable in any manner for any debts, damages, claims or causes of action of whatever kind or character arising under or by virtue of Lessee's use, operation of or conduct on the premises or in connection with the construction, maintenance and conduct of any building or other improvements or any activities carried on on said premises and in this connection Lessee shall protect, indemnify and hold the City of Taylor, Texas completely free and harmless from any and all debts, liabilities, damages, claims and causes of action of whatever kind or character arising out of any act or omission on the part of Lessee including, but not limited, to court costs and reasonable attorney's fees.

6. In the event that during the term of this lease the building and

premises should cease to be used for Chamber of Commerce purposes by the Lessee herein this lease shall ipso facto terminate and be of no further force and effect and all rights in and to said property and premises shall immediately revert to and vest in Lessor, its successors and assigns.

7. At the termination of this lease for whatever cause, all improvements placed upon said property and premises by Lessee shall vest in and become the property of the City of Taylor, its successors and assigns.

IN WITNESS WHEREOF, these presents have been executed in duplicate this the 28th day of April, A. D. 1971.

ATTEST:

[Signature]
City Clerk

CITY OF TAYLOR

By:

Calvin T. Janak
Calvin T. Janak, Chairman of
the Board of Commissioners
of the City of Taylor
LESSOR

ATTEST:

Emil Fries
Secretary

TAYLOR CHAMBER OF COMMERCE

By:

Elvy W. Eschberger
Elvy Eschberger, President

THE STATE OF TEXAS, |
:
COUNTY OF WILLIAMSON. |

BEFORE ME, the undersigned authority, on this day personally appeared Calvin T. Janak, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said City of Taylor, a municipal corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

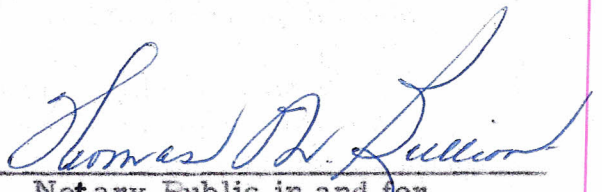
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29th
day of April A. D. 1971.

Thomas D. Sullivan
Notary Public in and for
Williamson County, Texas.

THE STATE OF TEXAS, |
:
COUNTY OF WILLIAMSON. |

BEFORE ME, the undersigned authority, on this day personally appeared Elvy Eschberger, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Taylor Chamber of Commerce, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 29th
day of April, A. D. 1971.



Notary Public in and for
Williamson County, Texas.



City Council Meeting *April 8, 2021* *Transmittal Letter*

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 7

Agenda Title: Receive presentation on State of the Taylor Police Department and Animal Control

Council Action to be taken: Receive Presentation

Department Submitted: Police

Staff Contact: Henry Fluck, Chief of Police
Joseph Branson, Support Services Commander

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is for the Chief of Police to present an assessment of the Taylor Police Department and the Support Services Commander to present an assessment of Animal Control. This presentation will be a SWOT Analysis, going over strengths, weaknesses, opportunities, and threats, as well as present priorities to focus on in the coming years.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Taylor Police Department provides excellent service and protection to Taylor residents. Animal Control provides an effective response for animal issues in the community and humane treatment to confined animals who have been impounded in the Animal Shelter.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Receive Presentation

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)
--

N/A

8. ATTACHMENTS

7a. [PowerPoint- State of the Police Department](#)

7b. [PowerPoint- State of Animal Control](#)

Taylor Police Department

State of the Police Department

April 8, 2021



Background

- Established- July 25, 1916
- Civil Service Agency- 2004. Texas Local Government Code Section 143. Legal statutes that regulate hiring, promotions, and discipline.
- Description:
 - Responds to emergency calls for service.
 - Patrol residential and business areas to deter crime and disorder.
 - Investigate criminal offenses.
 - Responds to crimes in progress, disturbances, and fights.
 - Traffic enforcement and Ordinance Enforcement.
 - Maintain the peace.
 - Make arrests when warranted.



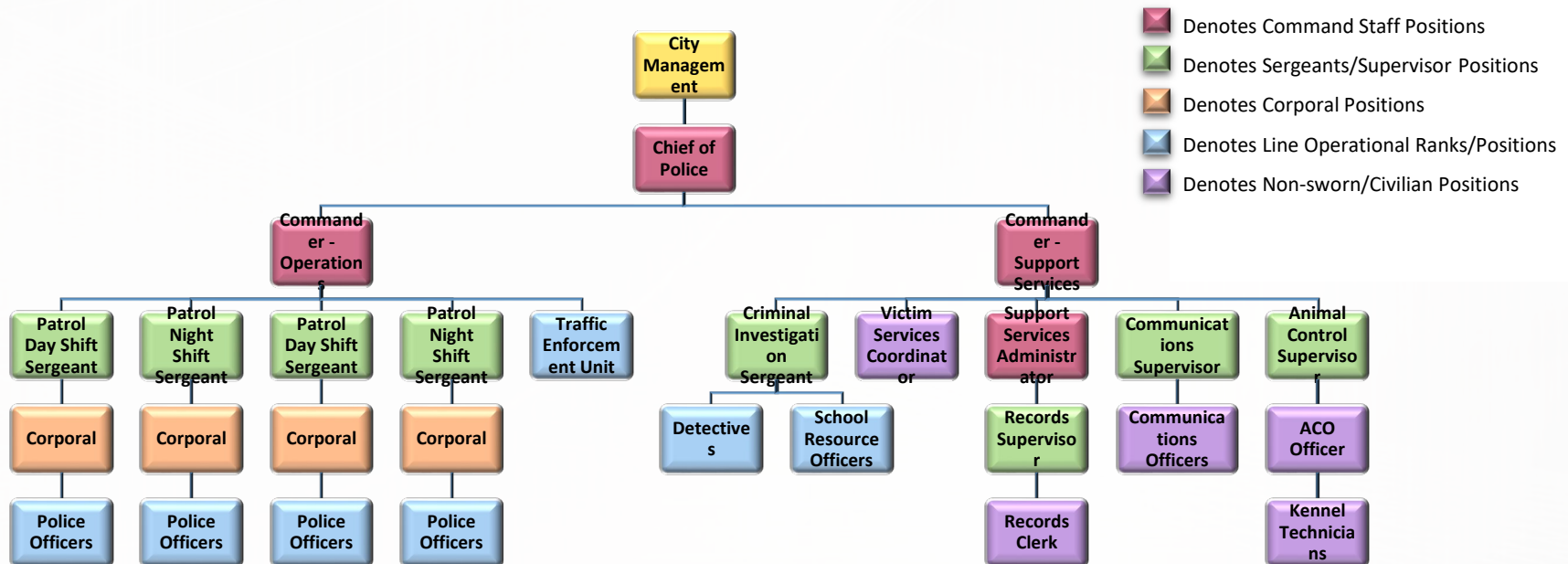
Taylor Police Department

- Authorized Staffing
 - 30 Sworn Officers
 - 10 Non-sworn Employees
- Actual Staffing
 - 30 Sworn Officers
 - 10 Non-sworn Employees
- Currently- have achieved full-staffing, which is rare.





TAYLOR POLICE DEPARTMENT ORGANIZATIONAL CHART AS OF 01.01.21



SWOT Analysis

1. Strengths
2. Weaknesses
3. Opportunities
4. Threats



Strengths

- Dedicated Staff
 - Experienced Officers
 - Guardian Mentality
 - Provide excellent service and protection.
- Community Partnerships
 - Taylor ISD
 - SROs
 - Community Outreach- NNO, Coffee with a Cop



Strengths

- Reduction in Crime in 2020- Taylor had a reduction in Part I Crime by 88 offenses, a 13% reduction.
- Grant awarded position- the Office of Governor awarded the Taylor Police Department with the 4th year of funding for the Victims Services Coordinator.



Strengths- Technology to Lever Efficiency

- New CAD/RMS-in June 2020, the Computer Aided Dispatch (CAD)/Records Management System (RMS) Project was completed.
- New Radio System- in June 2020, the Police Radio System Project of Consoles, Mobile Radios, and Portable Radios was completed.
- New Electronic Ticketwriters (ETWs)- in March of this year, our end-of-life ETWs were replaced with 10 new, updated Brazos ETWs.
 - Benefits violators, TPD, and Municipal Court.



Weaknesses

- Patrol Staffing
 - Understaffed, same as 1999
 - Behind the growth curve
 - Often at minimum patrol staffing, with only 3 Officers patrolling a city of 20,000.
- Police Facility Inadequate
 - Not designed as a Police Station, former beer distributor.
 - Undersized, no room for growth of personnel.
 - Structural damage, past cave-in.
 - Not conducive to providing excellent service to residents.



Weaknesses: In-Car and Body-Worn Camera System

- Was purchased and became operational in 2015.
- We have had for over 5 years, and it is at end-of-life and needs upgraded.
- It is no longer supported by the vendor, L-3.
- Many cameras are no longer operational and are no longer being repaired or replaced by L-3.
- We have remained barely operational, due to the generosity of the Cedar Park PD, who loaned us 10 body-worn cameras.



Weaknesses

- Compensation- lags behind the market.
- The pay is not competitive with our real competitors, the other cities in Williamson County.



Weaknesses-Staffing

- Requested 4 Additional Patrol Officers and 2 Patrol Vehicles.
- This is not a new request.
- It has been requested in the last two submitted Fiscal Year Budgets.
- However, it has not been approved.



Weakness- Staffing

- The Patrol Division consists of 4 Shifts (2 Day/2 Night) who works continuously 365/24/7, and has an authorized staffing of 20 Officers- 5 per shift when fully staffed (1 Sgt., 1 Corporal, 3 Officers).
- Patrol Officers are the First Responders.
- Patrol Officers are frontline workers who promptly respond to calls for service and continually patrol neighborhoods and business areas to control crime and disorder.



Weakness- Staffing

- This is a true need. In 1999, the Police Department staffing was 30 Sworn Officers, which is exactly the same as our current authorized staffing level today of 30 Sworn Officers.
- Even with the growth in Taylor, Police sworn staffing has not increased in 22 years.
- In 2008-2012, there was actually a RIF (reduction in force) of 5 Sworn Officers.
- We have fallen significantly behind the growth curve.



Weakness- Staffing

- Objective: Provide one additional Patrol Officer on the street.
- Increasing each shift by 1 officer (in patrol: 4=1).
- Due to being a 24/7 continuous operation, to enhance Patrol Staffing and having merely one additional Police Officer on the street, requires an additional 4 Patrol Officers.
- While many City Departments staff for only 40 hours per week, the Patrol Division is required to provide continuous staffing for 168 hours per week.



Weakness- Staffing

- Currently, the patrol staffing realities often allow the Patrol Shift to be minimally staffed with only 3 Patrol Officers to provide citywide coverage for a city of 20,000.
- This results in an inadequate response, to multiple calls occurring simultaneously.
- i.e., an arrest (90 min.), major traffic collision, assault in progress.



Weakness- Staffing

Cost

- Option 1: \$458,000 (includes 4 additional officers and 2 additional patrol vehicles).
- Option 2- Over 2 years:
 - Year 1: \$229,000 (includes 2 additional officers and 1 additional patrol vehicle).
 - Year 2: \$229,000 (includes 2 additional officers and 1 additional patrol vehicle).



Opportunities

- Justice Center- we have completed the programming with the specialized HDR engineer.
 - After land acquisition, move forward with the project.
- New and upgraded In-Car and Body Worn Camera System- Office of the Governor Grant.
 - After Grant presentation last week- preliminary indication of rankings score are favorable for funding.
 - If not grant funded, then request in budget for city funded ATB.



Opportunities

- Victims Services Coordinator Grant funded position- have applied to the Office of Governor for the 5th consecutive year of funding.
- Presentation is scheduled for April 15.
- If not funded by Office of the Governor, then request for funding in City Budget.



Threats

1. Community Growth will increase demand for service.
 - In 2020, there was a significant increase in calls for service by 6,085 (18,641 to 24,726).
2. With 1999 Under-Staffing, we are significantly behind the growth curve.
3. COVID-19 continues to cause loss of staff time.
 - 2020 COVID loss of staff time- 505 hours
 - 2021 COVID loss of staff time- 635 hours (as of 3/29/21)
 - Total COVID loss of staff time- 1140 hours, or 142 days
 - 2020 Overtime due to COVID- 280.75 hours
 - 2021 Overtime due to COVID- 223.25 hours (as of 3/29/21)



Priorities

1. Increase Patrol Staffing
2. Compensation- Goal 95% of Market
3. Replace In-Car and Body-Worn Camera System
4. Justice Center Project



Taylor Police Department

- Questions or Comments?



City of Taylor

State Of Animal Control

April 8, 2021



Staffing

- Authorized Staffing:
 - 1 Animal Control Supervisor
 - 1 Animal Control Officer (ACO)
 - 1 Kennel Technician
- Actual Staffing:
 - 1 ACO Supervisor
 - 1 ACO
 - 2 Temporary Kennel Technicians



Strengths

- Experienced and dedicated staff.
- The Taylor Animal Shelter received a favorable Satisfactory rating during its Annual State Inspection in May.



Strengths

- Excellent problem-solving skills with animal-related issues in the community.
- Humane, compassionate service to the animals under their care.
- 18 Active Volunteers at the Animal Shelter.



Weaknesses

- The City Animal Shelter is in need of facility-wide upgrades.
- Identifying a funding source is required in order to begin implementation of the planned long-term remodel.



Opportunities

- Implementing Architect Connolly and Associate's Long-Term Remodel design



Threats

- Costs for the Long-Term Remodel plan will continue to rise until a funding source is identified.
- The sooner the project is started, the more cost-effective it will be.



Animal Control

Questions?





City Council Meeting *April 8, 2021* *Transmittal Letter*

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☒ Economic Vitality

Agenda Item #: 8
Agenda Title: Receive presentation on State of the Airport Department

Council Action to be taken: Receive presentation

Department Submitted: Airport

Staff Contact: David Cornelius

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to provide a State of the Airport presentation regarding key aspects of the Taylor Municipal Airport.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Taylor has a rich aviation history, and the Taylor Municipal Airport continues to play an important role in central Texas aviation. Located within one of the fastest-growing areas in the United States, the Taylor Airport will continue to provide invaluable economic access and impact to the City and the surrounding areas.

As one of 294 public-use airports within the Texas Airports Systems Plan, Taylor Municipal is well positioned to grow. Our close relationship with the Aviation Division of the Texas Department of Transportation (TXDoT) has enabled airport Capital Improvement Projects (CIP) that have preserved existing pavements and facilities and enhanced the safety level of operations at the Airport, with more projects planned. The Airport already has funding set aside and an adequate amount of space for additional projects, so we are well prepared for growth.

Taylor Airport also faces some challenges as well, such as increased demand for hangar space, greater aviation-related noise complaints, enhanced air traffic congestion and aging infrastructure. Future CIP funding through TXDoT and the FAA is also becoming increasingly difficult due to higher demand for airport funding nationwide. The increasing age of existing pilots and a decreasing inflow of younger pilots reveals an overall flat-to-downward trend in General Aviation activity and enthusiasm, which could be a contributing factor in the poor attendance record for our Airport Advisory Board meetings. These issues combined with the devastating Covid pandemic impacts on aviation yield several challenges that we will continue to work diligently to overcome.

Despite the challenges that we face, the future looks bright for the Taylor Municipal Airport. Key partnerships with TXDoT and continued strong support from city leaders will help ensure that we keep the airport a strong, viable and important asset for the citizens of Taylor and the great state of Texas.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• N/A	• N/A

4. RECOMMENDATION

Receive presentation.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)
--

N/A

8. ATTACHMENTS

8a. [PowerPoint presentation](#)



City of Taylor

State of the Taylor Municipal Airport

Department Description

The Airport Operations Division of the Taylor Public Works Department is responsible for the **safe and efficient operation** of the Taylor Municipal Airport and associated facilities and equipment.

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Regulations and Standards

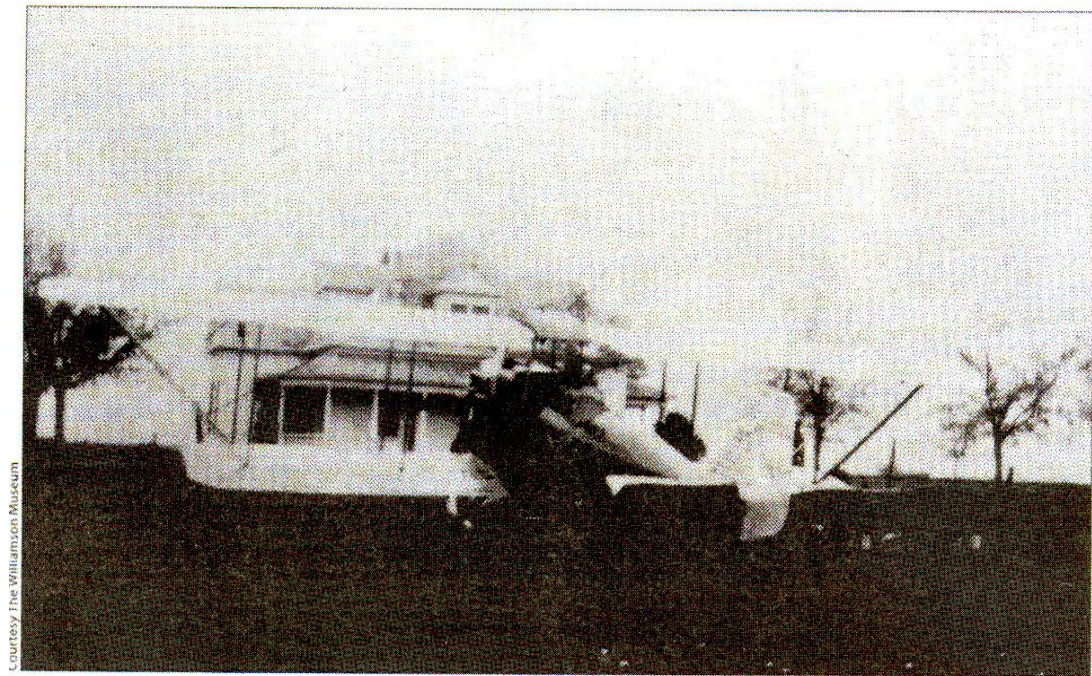
- City of Taylor: Ordinances, Codes, Developmental procedures and Contract specifications
 - TXDOT: Contract specifications, Design standards, Grant audits, Pavement & Safety inspections and Texas Airport Systems Plan (TASP)
 - FAA Advisory Circulars (ACs) and Grant Assurance Compliance
- 
- A decorative horizontal bar at the bottom of the slide, consisting of a light green gradient bar on top and a darker green gradient bar on the bottom, separated by a thin black line.

The staff's primary responsibilities include:

- Aviation fuel
 - Navigational equipment and lighting
 - Property management: Hangars and Tie-down spaces
 - Monitoring and documenting aircraft operations
 - Safety and maintenance inspections/tasks
 - Administrative and logistical support to Airport users
 - Planning & coordination between the City & TXDoT Aviation
 - “Neighborhood Watch” Captain for the Airport
- 
- A decorative horizontal bar at the bottom of the slide, consisting of a light green gradient bar on top and a darker green gradient bar on the bottom, separated by a thin black line.

History

- Originally a grass airstrip in the 1920's
- First metal hangars built in the 1940's
- Runway was paved in 1970
- Extended to 4000 ft in 2000
- Privately-operated and used for agricultural spraying & flight training
- City assumed operations in 1997



This picture of a barnstormer airplane parked at Gunnar Rydell farm, northwest of Taylor, in the early 1920s, is the only photograph of its kind in The Williamson Museum's collection.

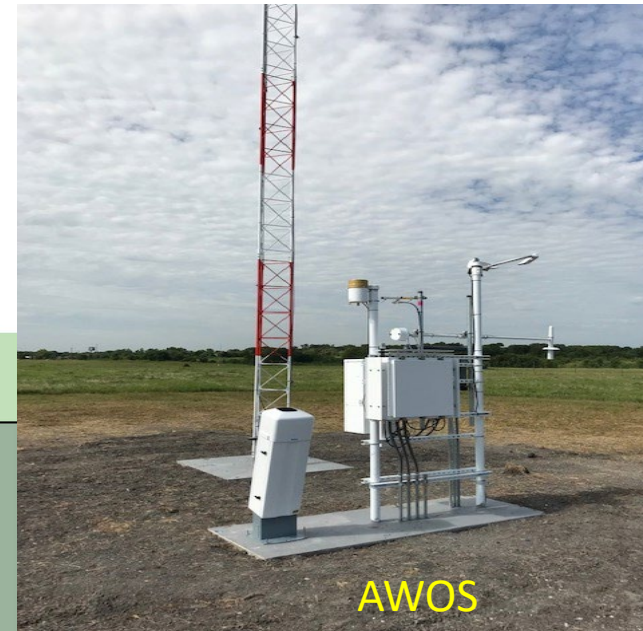
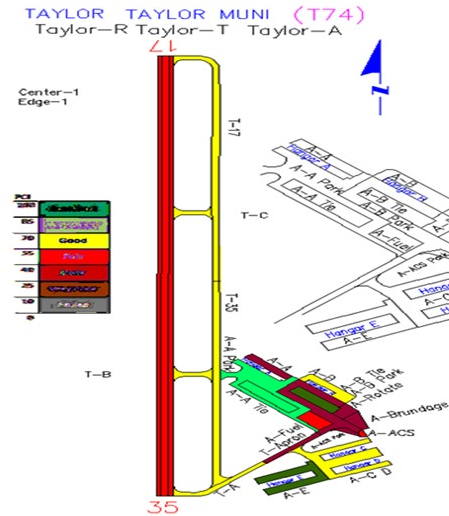
Demand for Service

- Reduced GA aircraft “parking” since closure of old AUS airport
 - Strong population growth in the Austin area
 - Increasing interest in commercial hangar space
- 
- A decorative horizontal bar at the bottom of the slide, consisting of a light green gradient bar on top and a darker green solid bar below it, separated by a thin black line.

Strengths

- Proximity to Austin minus the “high-end” costs
 - Excellent support from the City leaders and staff
 - Partnership with TXDoT Aviation (Plans & Grants)
 - Airport provides \$6.3M of economic impact (TXDoT 2019 Economic study)
 - Self-sustaining & contribute TO the General Fund
 - Recent improvements: Runway & Taxiway rehab, new T-hangar, AWOS & PAPI lights
- 
- A decorative horizontal bar at the bottom of the slide, featuring a green-to-dark-green gradient. A thin black line is positioned just above the bar, starting from the left edge and extending about two-thirds of the way across the slide width.

Recent Airport Improvements



Weaknesses

- Long time lag for the Aviation CIP process
 - High costs for anything aviation related – services and materials
 - Higher costs of TXDoT projects due to State and Federal requirements
 - Inability to meet the demand for hangar space - ALL local airports
 - Ground transportation options between Taylor and Austin
 - Current viability of the Airport Advisory Board
- 
- A decorative horizontal bar at the bottom of the slide, featuring a green-to-dark-green gradient. A thin black line is positioned just above the bar, starting from the left edge and extending about two-thirds of the way across the slide.

Opportunities

- Utilize Covid-related FAA grants (already received):
 - CARES Act – Group 1 grant waives Taylor's \$160,000 projected cost share for the new Terminal Apron construction project. We will only be responsible for the estimated \$16,000 contingency fund
 - Group 4 grant funding (\$30,000):
 - Separate the Airport Office from the Pilot's Lounge to facilitate after-hours use;
 - Reimbursement of recently purchased FOD (Foreign Object Debris) removal equipment;
 - Reimbursement of our RAMP cost share;
- Our CIP items are funded through our \$1.4M Airport bond from 2018

Threats

- Aging hangars combined with an excessive hangar waiting list (93).
 - Increased trainer traffic since Georgetown opened a control tower:
 - More pavement wear and tear
 - No corresponding increase in fuel sales
 - Increased complaints about aviation activity
 - Developments encroaching into Airport safety areas
- 
- A decorative horizontal bar at the bottom of the slide, consisting of a light green gradient bar on top and a darker green gradient bar on the bottom, separated by a thin black line.

Priorities

- Continue current CIP list:
 - Terminal Apron Construction (FY20)
 - Rehabilitate existing parking apron – Design and Construction (FY 21 & 22)
- Pavement and facilities maintenance
- Future (pending) Airport projects:
 - Term Building, Fuel Farm, Auto pavement & parking, Shade hangars, Rwy ext.
- Improve Airport Advisory Board attendance & participation
- Return of Pre-Covid activities when safe & practical

Questions??





City Council Meeting *April 8, 2021* *Transmittal Letter*

STRATEGIC PILLAR

- ☒ Streets/Infrastructure
- ☐ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 9

Agenda Title: **Receive report regarding the FY21-22
Street Levelup program**

Council Action to be taken: Discuss and give staff direction regarding the 21-22 Street Levelup List

Department Submitted: Public Works

Staff Contact: Jim Gray, Director of Public Works

1. PURPOSE/DESCRIPTION

The Public Works Department would like to discuss the recommended Levelup list.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Public Works Department has taken the PCI scores from the recent street study to compile our list of streets for the FY21-22 street levelup program.

The list takes the lowest ranked PCI scores and moves them to the levelup list.

With the budget Council approved as part of the Street Maintenance Program for FY20/21 and FY21/22 on January 28, 2021, we have identified a little over 20,000 linear feet of streets for the program.

As we did in last years program at the end of the year if any funds are available at the end of the program, we will use those funds to complete more levelups.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• This program continues to allow the City to improve several streets yearly. • It is a low-cost program in comparison to other street programs	• It is not a long-term repair of the streets

4. RECOMMENDATION

Staff recommends accepting the list as is or giving staff other streets the Council would like to substitute to the list.

5. FUNDING SOURCE

TUF Fund This year our total Street repair funding for the program will be approximately \$225,000

6. TIMELINE

April to September 2021

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

9a. [Levelup List](#)

Road Name	Length	PCI	District	Comments
SYMES	442	1	1	FROM SAN GABRIEL TO POTOMAC
MILLS STREET	372	5	4	
WEST 8TH Street	219	6	2	
CECELIA STREET	955	6/13/15	4	
GEORGE STREET	394	6	4	
MILLS STREET	366	6	2	
PORTER STREET	658	7	2	
3RD STREET - WEST	600	8	2/3	FOWZER TO VANCE/SLOAN TO DEAD END
ADAMS STREET	1,482	8/17	2/4	
LIZZY STREET	1,200	8/11	2	4TH TO CECELIA
TALBOT STREET	317	8	2	
EAST 6TH STREET	350	9	1	
WEST 9TH STREET	353	9	2	
NORTH DOAK STREET	683	9/11	2/4	
WEST 7TH STREET	304	10	2	
OLD GEORGETOWN ROAD	341	10	3	
VANCE STREET	330	10	2	
WABASH STREET	368	10	1	
EAST 10TH STREET	350	11	2	
GYM STREET	331	11	1	
MCLAIN STREET	1,000	11/17	4	FIARGROUNDS TO VICTORIA
1ST STREET - WEST	416	12	2	
5TH STREET - WEST	1,500	12	2	DOAK TO VICTORIA
12TH STREET - WEST	354	12	2	
FERGUSON STREET	345	12	2	
6TH STREET- WEST	1,370	13/15/16	2	
FAIRGROUNDS STREET	368	13	2/4	
FOREST CIRCLE	264	13	4	
FOWZER STREES	683	13/14	2	
MLK BLVD - WEST	358	13	1	
OLD COUPLAND ROAD	1,445	13	1	FIRST 1,445 FEET
HACKBERRY STREET	326	14	2	
VANCE STREET	321	14	2	
LYNN STREET - NORTH	728	15	4	
HOOD STREE	304	16	4	
	20,197			

RESOLUTION NO. R21-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS
DETERMINING A PUBLIC NEED AND NECESSITY FOR THE ACQUISITION OF
CERTAIN PROPERTY AND AUTHORIZING THE CITY'S
ATTORNEY TO FILE PROCEEDINGS IN EMINENT DOMAIN
TO ACQUIRE SAID PROPERTY INTERESTS**

WHEREAS, the City Council, upon consideration of the matter, has determined that there is a public necessity for the welfare of the City of Taylor, Texas ("City") and the public-at-large to improve the drainage along 1st Street and Royal Street, and to perform associated public uses and purposes ("Project"); and

WHEREAS, in accordance with the above, the City Council hereby finds that public necessity requires the acquisition of a drainage easement interest in and across approximately 0.0841 acre (3,663 SF) of land in Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto, (the "Property"), such Property being owned by JOSE MORENO FLORES and MARIA MINERVA FLORES (as to Lot 7) and , JOSE MORINO FLORES and MARIA MINERVA FLORES (as to Lot 8), for the public use of construction, reconstruction, maintaining, and improving drainage to 1st Street and Royal Street ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the herein described real Property; and

WHEREAS, it is necessary to establish procedures for determining and approving just compensation, and completing acquisition of the Property for this Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF TAYLOR, TEXAS:**

Section 1. The City Council hereby finds and determines that it is necessary for the welfare of the City and its citizens to improve the drainage along 1st Street and Royal Street in the City, and to acquire property interests to assist with such purposes in and to the above described lands, free and clear of any liens and encumbrances, in order to allow the City and/or its assigns to complete said Project.

Section 2. The City Attorney, or his designated agent, has on behalf of the City attempted to negotiate, settle and agree on compensation to be paid to the owners of any interest in the Property, and has made or shall make official, written, bona fide offers to the owners for the market value of said Property or property interest. If it is determined that an agreement as to the value of said Property, damages and/or compensation to be paid cannot be reached, then the City Attorney or his designated agent is hereby authorized to file or cause to be filed, against the owners and holders of other related interest in the Property, proceedings using the City's power of eminent domain to acquire the stated interest in and to the above described lands, in order to allow the City and/or its assigns to complete said Project, and to perform and undertake all other proceedings necessary to complete the acquisition of the Property.

Section 3. It is the intent of the City Council that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the City Council authorizing the condemnation of the corrected or revised Property.

Section 4. The findings of fact and recitations of provisions set in the preamble of this Resolution are adopted and made a part of the body of this Resolution, as fully as if the same were set forth herein.

The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED this _____ day of _____, 2021.

BRANDT RYDELL, Mayor
City of Taylor, Texas

ATTEST:

Dianna Barker, City Clerk

EXHIBIT "A"

County: Williamson
Project: First and Royal
Half AVO: 30244.007

Page 1 of 4
March 4, 2021
WCAD Parcel IDS: R014259 R014260

A METES AND BOUNDS DESCRIPTION OF A 0.0841 ACRE (APPROX. 3663 SQ. FT.) EASEMENT OUT OF LOTS 7 AND 8, BLOCK 4 OF THE BAKER ADDITION, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 176 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.0841 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a fence post with magnail found in the east right-of-way line of Royal Street (60' R.O.W.) at the most westerly common corner of Lots 6 and 7, Block 4 of said Baker Addition, from which a 1/2-inch iron rod with "Amerisurvey" cap found in the east right-of-way line of Royal Street, at the most westerly common corner of Lots 12 and 13, Block 4 of said Baker Addition bears North 03°17'43" East, a distance of 269.90 feet, also from which a 1/2-inch iron rod with RPLS 4249 cap found in the east right-of-way line of Royal Street, at the most westerly common corner of Lots 5 and 6 bears South 03°17'43" West, a distance of 44.93 feet;

THENCE South 86°42'17" East, with the common line of Lots 6 and 7, Block 4 of said Baker Addition a distance of 83.83 feet to a calculated point for the **POINT OF BEGINNING** and southwest corner of the herein described tract of land, having Texas State Plane (NAD 83/Central Zone) Surface Coordinate values of N: 10182528.59 and E: 3221388.77;

THENCE leaving said common line, over and across Lots 7 and 8, Block 4 of said Baker Addition, the following three (3) courses and distances:

1. North 01°52'11" West, a distance of 21.71 feet to a calculated point;
2. North 16°42'04" East, a distance of 37.43 feet to a calculated point;
3. North 01°22'55" East, a distance of 31.52 feet to a calculated point in the common line of Lots 8 and 9, Block 4 of said Baker Addition for the northwest corner of the herein described tract of land;

THENCE South 86°42'17" East, with said common line, a distance of 36.78 feet to a calculated point in the west line of Lot 7, Block 1 of the Zella Jones Addition, a subdivision of record in Cabinet A, Slides 266 and 267 of the Plat Records of Williamson County, Texas, for the most easterly common corner of Lots 8 and 9, Block 4 of said Baker Addition, from which a leaning 1/2-inch iron rod found in the west right-of-way line of First Avenue at the most easterly common corner of Lots 7 and 8, Block 1 of said Zella Jones Addition bears North 01°31'51" East, a distance of 8.69 feet and South 88°49'40" East, a distance of 160.14 feet;

THENCE South 01°31'58" West, with the east lines of Lots 8 and 7, Block 4 of said Baker Addition, in part, being the west lines of Lots 7 and 6, Block 1 of said Zella Jones Addition, a distance of 89.57 feet to a calculated point for the most easterly common corner of Lots 7 and 6, Block 4 of said Baker Addition, and southeast corner of the herein described tract of land, from which a 1/2-inch iron rod with RPLS 4249 cap found in the westerly line of Lot 4, Block 1 of said Zella Jones Addition at the most easterly common corner of Lots 4 and 5, Block 4 of said Baker Addition bears South 01°31'58" West, a distance of 88.66 feet;

THENCE North 86°42'17" West, with the common lines of Lots 6 and 7, a distance of 45.21 feet to the **POINT OF BEGINNING** and containing 0.0841 acre of land, more or less, within these metes and bounds.

County: Williamson
Project: First and Royal
Halff AVO: 30244.007

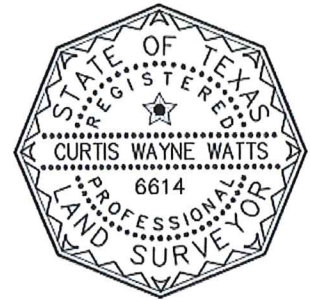
Page 2 of 4
March 4, 2021
WCAD Parcel IDS: R014259 R014260

NOTE: Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012. Units: U.S. Survey Feet. Last day of Field Survey: January 21, 2020..

I, Curtis Wayne Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.



March 4, 2021



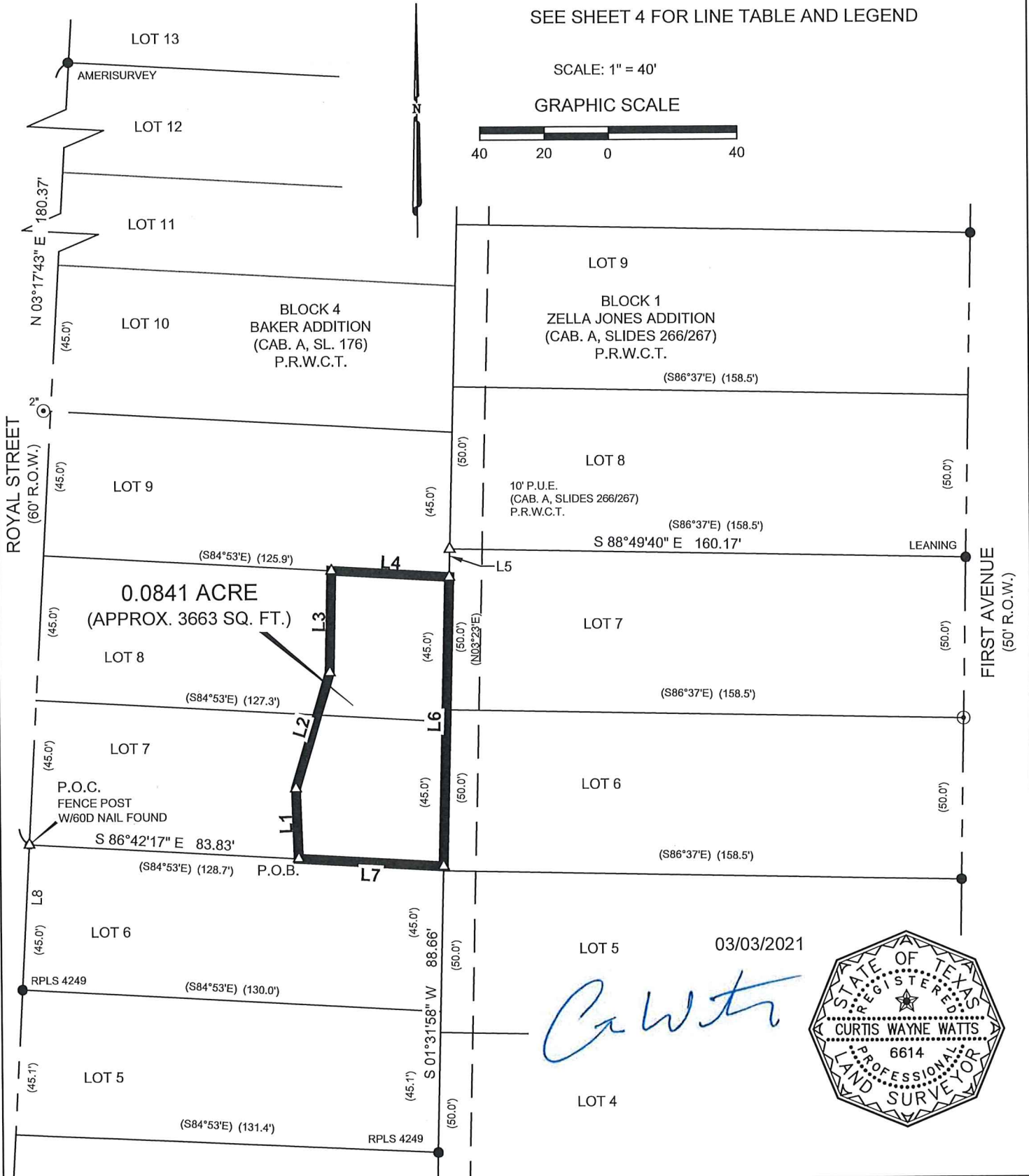
Curtis Wayne Watts, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6614
Halff Associates, Inc., TBPLS Firm No. 10029607
9500 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729 512-777-4600

Date

SEE SHEET 4 FOR LINE TABLE AND LEGEND

SCALE: 1" = 40'

GRAPHIC SCALE



9500 AMBERGLEN BLVD
BLDG. F, STE. 125
AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-8141
TBPLS FIRM NO. 10029607

0.0841 ACRE (APPROX. 3663 S.F.)
EASEMENT OUT OF
LOTS AND 8, BLOCK 4 OF THE BAKER ADDITION

Project No.: 30244.007

Issued: 03/04/2021

30244.007
R014259 014260 FLORES

03 of 04

LEGEND:

- 1/2" SET IRON ROD STAMPED "HALFF ASSOC. INC."
- 1/2" FOUND IRON ROD (CAP NOTED)
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊗ FENCE POST FOUND
- △ CALCULATED POINT
- ▲ NAIL FOUND
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY TEXAS

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 01°52'11" W	21.71'
L2	N 16°42'04" E	37.43'
L3	N 01°22'55" E	31.52'
L4	S 86°42'17" E	36.78'
L5	S 01°31'58" W	8.69'
L6	S 01°31'58" W	89.57'
L7	N 86°42'17" W	45.21'
L8	S 03°17'43" W	44.93'

03/03/2021

C. Watts



BASIS OF BEARINGS:

THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83/CENTRAL ZONE), DERIVED FROM MULTIPLE GPS OBSERVATIONS. DISTANCES ARE U.S. SURVEY FEET, SHOWN IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012.



9500 AMBERGLEN BLVD
BLDG. F, STE. 125
AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-8141
TBPLS FIRM NO. 10029607

0.0841 ACRE (APPROX. 3663 S.F.)
EASEMENT OUT OF
LOTS AND 8, BLOCK 4 OF THE BAKER ADDITION

Project No.: 30244.007

Issued: 03/04/2021

30244.007
R014259 014260 FLORES

04 of 04

RESOLUTION NO. R21-11

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS
DETERMINING A PUBLIC NEED AND NECESSITY FOR THE ACQUISITION OF
CERTAIN PROPERTY AND AUTHORIZING THE CITY'S
ATTORNEY TO FILE PROCEEDINGS IN EMINENT DOMAIN
TO ACQUIRE SAID PROPERTY INTERESTS**

WHEREAS, the City Council, upon consideration of the matter, has determined that there is a public necessity for the welfare of the City of Taylor, Texas ("City") and the public-at-large to improve the drainage along 1st Street and Royal Street, and to perform associated public uses and purposes ("Project"); and

WHEREAS, in accordance with the above, the City Council hereby finds that public necessity requires the acquisition of a drainage easement interest in and across approximately 0.0251 acre (1,091 SF) of land in Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto, (the "Property"), such Property being owned by **PANTALEON REYES and PAULITA REYES**, for the public use of construction, reconstruction, maintaining, and improving drainage to 1st Street and Royal Street ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the herein described real Property; and

WHEREAS, it is necessary to establish procedures for determining and approving just compensation, and completing acquisition of the Property for this Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF TAYLOR, TEXAS:**

Section 1. The City Council hereby finds and determines that it is necessary for the welfare of the City and its citizens to improve the drainage along 1st Street and Royal Street in the City, and to acquire property interests to assist with such purposes in and to the above described lands, free and clear of any liens and encumbrances, in order to allow the City and/or its assigns to complete said Project.

Section 2. The City Attorney, or his designated agent, has on behalf of the City attempted to negotiate, settle and agree on compensation to be paid to the owners of any interest in the Property, and has made or shall make official, written, bona fide offers to the owners for the market value of said Property or property interest. If it is determined that an agreement as to the value of said Property, damages and/or compensation to be paid cannot be reached, then the City Attorney or his designated agent is hereby authorized to file or cause to be filed, against the owners and holders of other related interest in the Property, proceedings using the City's power of eminent domain to acquire the stated interest in and to the above described lands, in order to allow the City and/or its assigns to complete said Project, and to perform and undertake all other proceedings necessary to complete the acquisition of the Property.

Section 3. It is the intent of the City Council that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the City Council authorizing the condemnation of the corrected or revised Property.

Section 4. The findings of fact and recitations of provisions set in the preamble of this Resolution are adopted and made a part of the body of this Resolution, as fully as if the same were set forth herein.

The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED this _____ day of _____, 2021.

BRANDT RYDELL, Mayor
City of Taylor, Texas

ATTEST:

Dianna Barker, City Clerk

EXHIBIT "A"

County: Williamson
Project: First and Royal
Half AVO: 30244.007

Page 1 of 3
March 4, 2021
WCAD Parcel ID: R014263

A METES AND BOUNDS DESCRIPTION OF A 0.0251 ACRE (APPROX. 1091 SQ. FT.) EASEMENT OUT OF LOTS 10, 11 AND 12, BLOCK 4 OF THE BAKER ADDITION, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 176 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.0251 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with "Amerisurvey" cap found in the east right-of-way line of Royal Street (60' R.O.W.), at the most westerly common corner of Lots 12 and 13, Block 4 of said Baker Addition;

THENCE South 86°42'17" East, with the common line of said Lots 12 and 13, a distance of 114.43 feet to a calculated point for the **POINT OF BEGINNING** and northwest corner of the herein described tract of land, having Texas State Plane (NAD 83/Central Zone) Surface Coordinate values of N: 10182796.28 and E: 3221434.83;

THENCE South 86°42'17" East, continuing with the common line of said Lots 12 and 13 a distance of 6.30 feet to a calculated point in the west line of Lot 11, Block 1 of Zella Jones Addition, a subdivision of record in Cabinet A, Slides 266 and 267 of the Plat Records of Williamson County, Texas, being the most easterly common corner of said Lots 12 and 13;

THENCE South 01°31'58" West, with the east lines of said Lots 12, 11 and 10, Block 4 of said Baker Addition, in part, being the west lines of Lots 11, 10, 9 and 8, Block 1 of said Zella Jones Addition, a distance of 135.67 feet to a calculated point in the west line of Lot 8, Block 1 of said Zella Jones Addition, for the southeast corner of Lot 10, Block 4 of said Baker Addition and southeast corner of the herein described tract of land, being the northeast corner of Lot 9, Block 4 of said Baker Addition, from which a 1/2-inch iron rod with "RPLS 4249" cap found in the west line of Lot 4, Block 1 of said Zella Jones Addition, at the most easterly common corner of Lots 4 and 5 bears South 01°31'58" West, a distance of 223.02 feet;

THENCE North 86°42'17" West, with the common line of said Lots 9 and 10, Block 4 of said Baker Addition, a distance of 7.22 feet to a calculated point for the southwest corner of the herein described tract of land;

THENCE leaving the common line of said Lots 9 and 10, Block 4 of said Baker Addition, over and across said Lots 10-12, Block 4 of said Baker Addition, the following three (3) courses and distances:

1. North 03°07'19" East, a distance of 45.20 feet to a calculated point;
2. North 03°39'26" West, a distance of 60.97 feet to a calculated point;
3. North 11°24'26" East, a distance of 30.18 feet to the **POINT OF BEGINNING** and containing 0.0251 acre of land, more or less, within these metes and bounds.

NOTE: Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012. Units: U.S. Survey Feet. Last day of Field Survey: January 21, 2020.

County: Williamson
Project: First and Royal
Halff AVO: 30244.007

Page 2 of 3
March 4, 2021
WCAD Parcel ID: R014263

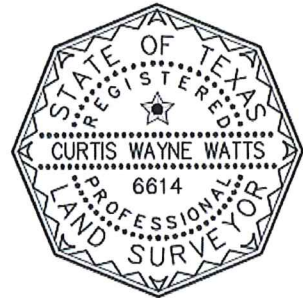
I, Curtis Wayne Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.



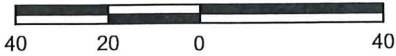
March 4, 2021

Curtis Wayne Watts, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6614
Halff Associates, Inc., TBPLS Firm No. 10029607
9500 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729 512-777-4600

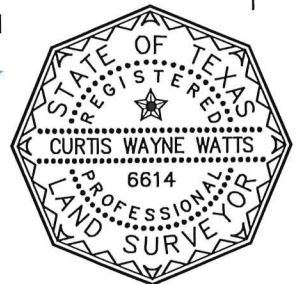
Date



GRAPHIC SCALE



03/04/2021



9500 AMBERGLEN BLVD
BLDG. F, STE. 125
AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-8141
TBPLS FIRM NO. 10029607

0.0251 ACRE (APPROX. 1091 S.F.)
EASEMENT OUT OF LOTS 10, 11 AND 12,
BLOCK 4 OF THE BAKER ADDITION

Project No.:30244.007

Issued: 03/04/2021

30244.007
R014263 DE LUNA

02 of 03

LEGEND:

- 1/2" SET IRON ROD STAMPED "HALFF ASSOC. INC."
- 1/2" FOUND IRON ROD (CAP NOTED)
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊗ FENCE POST FOUND
- △ CALCULATED POINT
- ▲ NAIL FOUND
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY TEXAS

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S 86°42'17" E	6.30'
L2	S 01°31'58" W	135.67'
L3	N 86°42'17" W	7.22'
L4	N 03°07'19" E	45.20'
L5	N 03°39'26" W	60.97'
L6	N 11°24'26" E	30.18'

C. Watts

BASIS OF BEARINGS:

THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83/CENTRAL ZONE), DERIVED FROM MULTIPLE GPS OBSERVATIONS. DISTANCES ARE U.S. SURVEY FEET, SHOWN IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012.

03/04/2021



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TEL (512) 777-4600
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TBPLS FIRM NO. 10029607

0.0251 ACRE (APPROX. 1091 S.F.)
EASEMENT OUT OF LOTS 10, 11 AND 12,
BLOCK 4 OF THE BAKER ADDITION

Project No.: 30244.007

Issued: 03/04/2021

30244.007
R014263 DE LUNA

03 of 03

RESOLUTION NO. R21-12

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS
DETERMINING A PUBLIC NEED AND NECESSITY FOR THE ACQUISITION OF
CERTAIN PROPERTY AND AUTHORIZING THE CITY'S
ATTORNEY TO FILE PROCEEDINGS IN EMINENT DOMAIN
TO ACQUIRE SAID PROPERTY INTERESTS**

WHEREAS, the City Council, upon consideration of the matter, has determined that there is a public necessity for the welfare of the City of Taylor, Texas ("City") and the public-at-large to improve the drainage along 1st Street and Royal Street, and to perform associated public uses and purposes ("Project"); and

WHEREAS, in accordance with the above, the City Council hereby finds that public necessity requires the acquisition of a drainage easement interest in and across approximately 0.1068 acre (4,650 SF) of land in Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto, (the "Property"), such Property being owned by **ESTATE OF KENNETH TEALER, DECEASED**, for the public use of construction, reconstruction, maintaining, and improving drainage to 1st Street and Royal Street ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the herein described real Property; and

WHEREAS, it is necessary to establish procedures for determining and approving just compensation, and completing acquisition of the Property for this Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF TAYLOR, TEXAS:**

Section 1. The City Council hereby finds and determines that it is necessary for the welfare of the City and its citizens to improve the drainage along 1st Street and Royal Street in the City, and to acquire property interests to assist with such purposes in and to the above described lands, free and clear of any liens and encumbrances, in order to allow the City and/or its assigns to complete said Project.

Section 2. The City Attorney, or his designated agent, has on behalf of the City attempted to negotiate, settle and agree on compensation to be paid to the owners of any interest in the Property, and has made or shall make official, written, bona fide offers to the owners for the market value of said Property or property interest. If it is determined that an agreement as to the value of said Property, damages and/or compensation to be paid cannot be reached, then the City Attorney or his designated agent is hereby authorized to file or cause to be filed, against the owners and holders of other related interest in the Property, proceedings using the City's power of eminent domain to acquire the stated interest in and to the above described lands, in order to allow the City and/or its assigns to complete said Project, and to perform and undertake all other proceedings necessary to complete the acquisition of the Property.

Section 3. It is the intent of the City Council that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the City Council authorizing the condemnation of the corrected or revised Property.

Section 4. The findings of fact and recitations of provisions set in the preamble of this Resolution are adopted and made a part of the body of this Resolution, as fully as if the same were set forth herein.

The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED this _____ day of _____, 2021.

BRANDT RYDELL, Mayor
City of Taylor, Texas

ATTEST:

Dianna Barker, City Clerk

EXHIBIT "A"

County: Williamson
Project: First and Royal
Half AVO: 30244.007

Page 1 of 4
March 4, 2021
WCAD Parcel ID: R014270

A METES AND BOUNDS DESCRIPTION OF A 0.1068 ACRE (APPROX. 4650 SQ. FT.) EASEMENT OF LOTS 22 AND 23, BLOCK 4 OF THE BAKER ADDITION, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 176 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.1067 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with "RPLS 5729" cap found in the east right-of-way line of Royal Street (60' R.O.W.), at the most westerly common corner of Lots 21 and 22, Block 4 of said Baker Addition, from which a 1/2-inch iron rod with "RPLS 5729" cap found in same line at the most westerly common corner of Lots 21 and 20, Block 4 of said Baker Addition bears South 03°17'43" West, a distance of 44.96 feet;

THENCE South 86°42'17" East, with the common line of Lots 21 and 22, Block 4 of said Baker Addition, a distance of 72.68 feet to a calculated point for the **POINT OF BEGINNING** and southwest corner of the herein described tract of land, having Texas State Plane (NAD 83/Central Zone) Surface Coordinate values of N: 10183202.41 and E: 3221416.40;

THENCE leaving said common line, over and across Lots 22 and 23, Block 4 of said Baker Addition, the following three (3) courses and distances;

1. North 01°31'51" East, a distance of 5.90 feet to a calculated point;
2. North 07°09'46" West, a distance of 82.33 feet to a calculated point;
3. North 35°05'13" West, a distance of 16.77 feet to a calculated point in the southerly right-of-way line of Miller Street, being the northerly line of Lot 23, Block 4 of said Baker Addition for the northwest corner of the herein describe tract of land;

THENCE North 81°18'06" East, with the southerly right-of-way line of Miller Street, a distance of 58.98 feet to the calculated northeast corner of Lot 23, Block 4 of said Baker Addition, being the northwest corner of the remainder of Lot 21, Block 1 of the Zella Jones Addition, a subdivision of record in Cabinet A, Slides 266-267 of the Plat Records of Williamson County, Texas, for the northeast corner of the herein described tract of land;

THENCE South 01°31'58" West, with the east line of Lots 23 and 22, Block 4 of said Baker addition, being the west lines of the remainder of Lot 21, Block 1 of said Zella Jones Addition, Lot 1, Block A of Vilma Amador Subdivision, a subdivision of record in Document No. 2018107687, O.P.R.W.C.T., and in part, the west line of Lot 19, Block 1 of said Zella Jones Addition, a distance of 112.31 feet to a calculated point for the most easterly common corner of Lots 22 and 21, Block 4 of said Baker Addition, and southeast corner of the herein described tract of land, from which, a 1/2-inch iron rod with found for reference point in the south line of said Vilma Amador Subdivision, being the north line of Lot 19, Block 1 of said Zella Jones Addition bears North 01°31'58" East, a distance of 23.67 feet and South 88°53'45" East, a distance of 22.01 feet;

THENCE North 86°42'17" West, with the common line of Lots 21 and 22, Block 4 of said Baker Addition, a distance of 35.61 feet to the **POINT OF BEGINNING** and containing 0.1068 acre of land, more or less, within these metes and bounds.

County: Williamson
Project: First and Royal
Half AVO: 30244.007

Page 2 of 4
March 4, 2021
WCAD Parcel ID: R014270

NOTE: Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012. Units: U.S. Survey Feet. Last day of Field Survey: January 21, 2020.

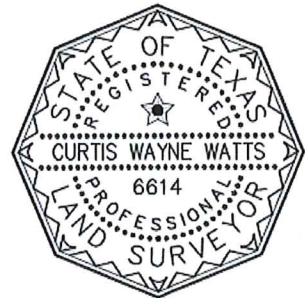
I, Curtis Wayne Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.



March 4, 2021

Curtis Wayne Watts, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6614
Halff Associates, Inc., TBPLS Firm No. 10029607
9500 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729 512-777-4600

Date



A horizontal number line with tick marks at -40, -20, 0, and 40. The segment between -20 and 0 is shaded in gray.

(AREA BETWEEN FIRST AVENUE AND ROYAL STREET NOT CONSTRUCTED)

[illegible]

03/04/2021

C. W. Tr



9500 AMBERGLEN BLVD
BLDG. F, STE. 125
AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-8141
TBPLS FIRM NO. 10029607

0.1068 ACRE (APPROX. 4650 S.F.)
EASEMENT OUT OF LOTS 22 AND 23,
BLOCK 4 OF THE BAKER ADDITION

Project No.: 30244.007

Issued: 03/04/2021

30244.007
R014270 TEALER

03 of 04

LEGEND:

- 1/2" SET IRON ROD STAMPED "HALFF ASSOC. INC."
- 1/2" FOUND IRON ROD (CAP NOTED)
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊗ FENCE POST FOUND
- △ CALCULATED POINT
- ▲ NAIL FOUND
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY TEXAS

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 01°31'51" E	5.90'
L2	N 07°09'46" W	82.33'
L3	N 35°05'13" W	16.77'
L4	N 81°18'06" E	58.98'
L5	N 86°42'17" W	35.61'
L6	S 03°17'43" W	45.00'
L7	S 03°17'43" W	45.00'
L8	S 81°18'06" W	48.19'

03/04/2021

Curtis Watts



BASIS OF BEARINGS:

THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83/CENTRAL ZONE), DERIVED FROM MULTIPLE GPS OBSERVATIONS. DISTANCES ARE U.S. SURVEY FEET, SHOWN IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012.



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TBPLS FIRM NO. 10029607

0.1068 ACRE (APPROX. 4650 S.F.)
EASEMENT OUT OF LOTS 22 AND 23,
BLOCK 4 OF THE BAKER ADDITION

Project No.: 30244.007

Issued: 03/04/2021

30244.007
R014270 TEALER

04 of 04

RESOLUTION NO. R21-13

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS
DETERMINING A PUBLIC NEED AND NECESSITY FOR THE ACQUISITION OF
CERTAIN PROPERTY AND AUTHORIZING THE CITY'S
ATTORNEY TO FILE PROCEEDINGS IN EMINENT DOMAIN
TO ACQUIRE SAID PROPERTY INTERESTS**

WHEREAS, the City Council, upon consideration of the matter, has determined that there is a public necessity for the welfare of the City of Taylor, Texas ("City") and the public-at-large to improve the drainage along 1st Street and Royal Street, and to perform associated public uses and purposes ("Project"); and

WHEREAS, in accordance with the above, the City Council hereby finds that public necessity requires the acquisition of a drainage easement interest in and across approximately 0.0329 acre (1,433 SF) of land in Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto, (the "Property"), such Property being owned by **CLAUDIA PATRICIA PONCE**, for the public use of construction, reconstruction, maintaining, and improving drainage to 1st Street and Royal Street ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the herein described real Property; and

WHEREAS, it is necessary to establish procedures for determining and approving just compensation, and completing acquisition of the Property for this Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF TAYLOR, TEXAS:**

Section 1. The City Council hereby finds and determines that it is necessary for the welfare of the City and its citizens to improve the drainage along 1st Street and Royal Street in the City, and to acquire property interests to assist with such purposes in and to the above described lands, free and clear of any liens and encumbrances, in order to allow the City and/or its assigns to complete said Project.

Section 2. The City Attorney, or his designated agent, has on behalf of the City attempted to negotiate, settle and agree on compensation to be paid to the owners of any interest in the Property, and has made or shall make official, written, bona fide offers to the owners for the market value of said Property or property interest. If it is determined that an agreement as to the value of said Property, damages and/or compensation to be paid cannot be reached, then the City Attorney or his designated agent is hereby authorized to file or cause to be filed, against the owners and holders of other related interest in the Property, proceedings using the City's power of eminent domain to acquire the stated interest in and to the above described lands, in order to allow the City and/or its assigns to complete said Project, and to perform and undertake all other proceedings necessary to complete the acquisition of the Property.

Section 3. It is the intent of the City Council that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the City Council authorizing the condemnation of the corrected or revised Property.

Section 4. The findings of fact and recitations of provisions set in the preamble of this Resolution are adopted and made a part of the body of this Resolution, as fully as if the same were set forth herein.

The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED this _____ day of _____, 2021.

BRANDT RYDELL, Mayor
City of Taylor, Texas

ATTEST:

Dianna Barker, City Clerk

EXHIBIT "A"

County: Williamson
Project: First and Royal
Half AVO: 30244.007

Page 1 of 3
March 4, 2021
WCAD Parcel ID: R017326

A METES AND BOUNDS DESCRIPTION OF A 0.0329 ACRE (APPROX. 1433 SQ. FT.) EASEMENT OUT OF LOT 9, BLOCK 1 OF THE ZELLA JONES ADDITION, A SUBDIVISION OF RECORD IN CABINET A, SLIDES 266-267 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.0329 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the west right-of-way line of First Avenue (50' R.O.W.) at the most easterly common corner of Lots 9 and 10, Block 1 of said Zella Jones Addition;

THENCE North 88°49'40" West, with the common line of Lots 9 and 10, Block 1 of said Zella Jones Addition, a distance of 131.74 to a calculated point for the **POINT OF BEGINNING** and northeast corner of the herein described tract of land, having Texas State Plane (NAD 83/Central Zone) Surface Coordinate values of N: 10182723.92 and E: 3221466.97;

THENCE leaving the common line of Lots 9 and 10, Block 1 of said Zella Jones Addition, over and across said Lot 9, the following two (2) courses and distances;

1. South 02°04'13" West, a distance of 20.85 feet to a calculated point;
2. South 04°41'01" East, a distance of 29.46 feet to a calculated point in the common line of Lots 9 and 8, Block 1 of said Zella Jones Addition;

THENCE North 88°49'40" West, with the common line of Lots 9 and 8, Block 1 of said Zella Jones Addition, a distance of 30.78 feet to a calculated point in the east line of Lot 10, Block 4 of the Baker Addition, a subdivision of record in Cabinet A, Slide 176 of the Plat Records Williamson County, Texas, at the most westerly common corner of Lots 9 and 8, Block 1 of said Zella Jones Addition, from which a 1/2-inch iron rod with RPLS 4249 cap found in the westerly line of Lot 4, Block 1 of said Zella Jones Addition at the most easterly common corner of Lots 4 and 5, Block 4 of said Baker Addition bears South 01°31'58" West, a distance of 237.08 feet;

THENCE North 01°31'58" East, in part, with the east lines of Lots 10 and 11, Block 4 of said Baker Addition, being the west line of Lot 9, Block 1 of said Zella Jones Addition, a distance of 50.16 feet to a calculated point for the most westerly common corner of Lots 9 and 10, Block of the Zella Jones Addition;

THENCE South 88°49'40" East, with the common line of Lots 9 and 10, Block 1 of Zella Jones Addition, a distance of 27.79 feet to the **POINT OF BEGINNING** and containing 0.0329 acre of land, more or less, within these metes and bounds.

NOTE: Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012. Units: U.S. Survey Feet. Last day of Field Survey: January 21, 2020.

I, Curtis Wayne Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

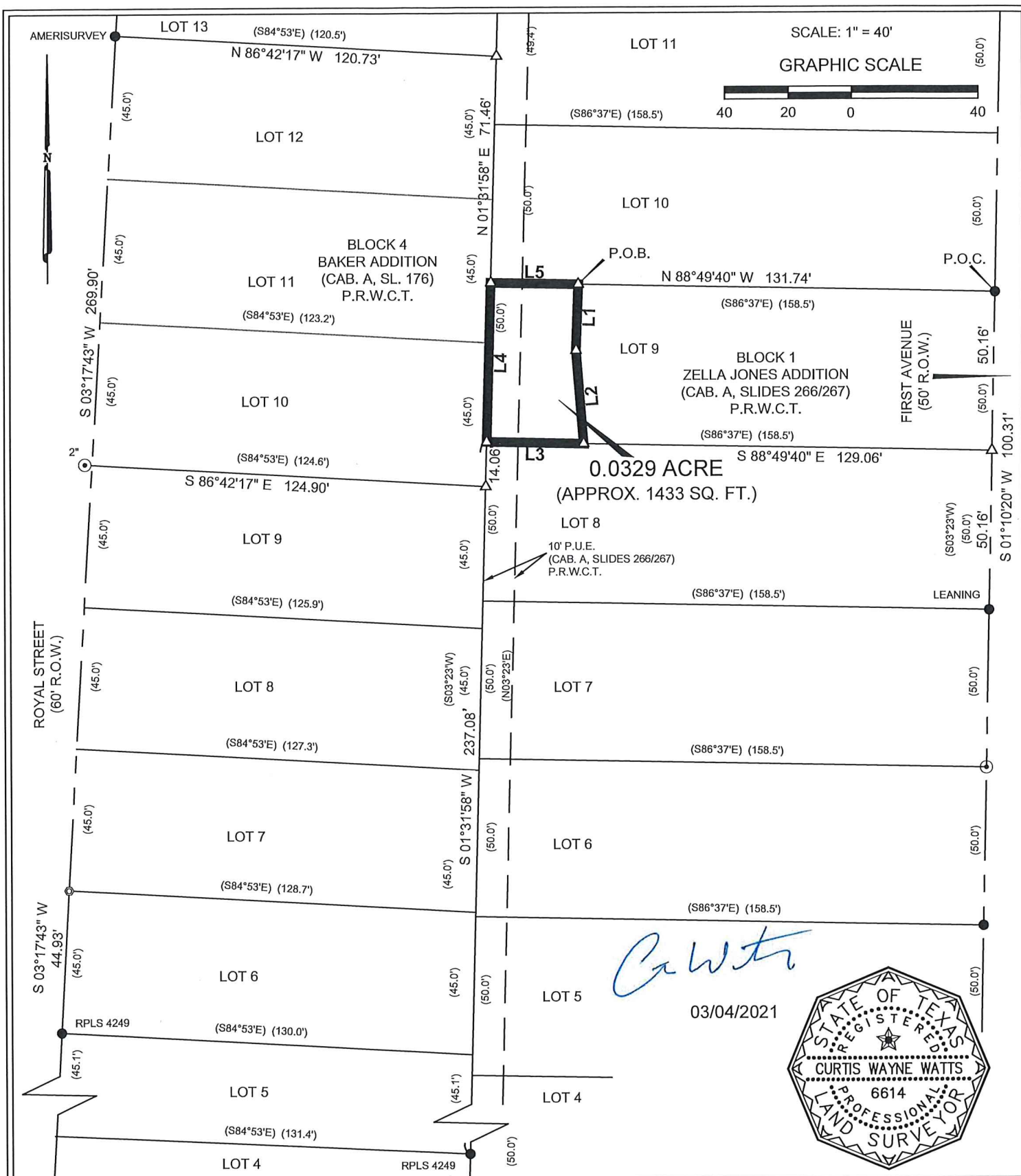


March 4, 2021

Date

Curtis Wayne Watts, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6614
Half Associates, Inc., TBPLS Firm No. 10029607
9500 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729 512-777-4600





9500 AMBERGLEN BLVD
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AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-8141
TBPLS FIRM NO. 10029607

0.0329 ACRE (APPROX. 1433 S.F.)
EASEMENT OUT OF
LOT 9, BLOCK 1 OF THE ZELLA JONES ADDITION

Project No.:30244.007

Issued: 03/04/2021

30244.007
WALTER-R017326

02 of 03

LEGEND:

- 1/2" SET IRON ROD STAMPED "HALFF ASSOC. INC."
- 1/2" FOUND IRON ROD (CAP NOTED)
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊗ FENCE POST FOUND
- △ CALCULATED POINT
- ▲ NAIL FOUND
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY TEXAS

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S 02°04'13" W	20.85'
L2	S 04°41'01" E	29.46'
L3	N 88°49'40" W	30.78'
L4	N 01°31'58" E	50.16'
L5	S 88°49'40" E	27.79'

C. W. Watts

03/04/2021



BASIS OF BEARINGS:

THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83/CENTRAL ZONE), DERIVED FROM MULTIPLE GPS OBSERVATIONS. DISTANCES ARE U.S. SURVEY FEET, SHOWN IN SURFACE VALUES AND MAY BE CONVERTED TO GRID USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012.



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TBPLS FIRM NO. 10029607

0.0329 ACRE (APPROX. 1433 S.F.)
EASEMENT OUT OF
LOT 9, BLOCK 1 OF THE ZELLA JONES ADDITION

Project No.: 30244.007

Issued: 03/04/2021

30244.007
WALTER-R017326

03 of 03

RESOLUTION NO. R21-14

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS
DETERMINING A PUBLIC NEED AND NECESSITY FOR THE ACQUISITION OF
CERTAIN PROPERTY AND AUTHORIZING THE CITY'S
ATTORNEY TO FILE PROCEEDINGS IN EMINENT DOMAIN
TO ACQUIRE SAID PROPERTY INTERESTS**

WHEREAS, the City Council, upon consideration of the matter, has determined that there is a public necessity for the welfare of the City of Taylor, Texas ("City") and the public-at-large to construct a new Justice Center Complex and parking lot, and to perform associated public uses and purposes ("Project"); and

WHEREAS, in accordance with the above, the City Council hereby finds that public necessity requires the acquisition of fee simple title to that certain tract of land being 0.259 acre (11,270 SF) of land in Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto, (the "Property"), such Property being owned by **CRABBOLL, LLC**, a **limited liability company** for the public use of construction, reconstruction, maintaining, and improving The Justice Center Complex ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the herein described real Property; and

WHEREAS, it is necessary to establish procedures for determining and approving just compensation, and completing acquisition of the Property for this Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF TAYLOR, TEXAS:**

Section 1. The City Council hereby finds and determines that it is necessary for the welfare of the City and its citizens to construct a Justice Center Complex in the City, and to acquire property interests to assist with such purposes in and to the above described lands, free and clear of any liens and encumbrances, in order to allow the City and/or its assigns to complete said Project.

Section 2. The City Attorney, or his designated agent, has on behalf of the City attempted to negotiate, settle and agree on compensation to be paid to the owners of any interest in the Property, and has made or shall make official, written, bona fide offers to the owners for the market value of said Property or property interest. If it is determined that an agreement as to the value of said Property, damages and/or compensation to be paid cannot be reached, then the City Attorney or his designated agent is hereby authorized to file or cause to be filed, against the owners and holders of other related interest in the Property, proceedings using the City's power of eminent domain to acquire the stated interest in and to the above described lands, in order to allow the City and/or its assigns to complete said Project, and to perform and undertake all other proceedings necessary to complete the acquisition of the Property.

Section 3. It is the intent of the City Council that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the City Council authorizing the condemnation of the corrected or revised Property.

Section 4. The findings of fact and recitations of provisions set in the preamble of this Resolution are adopted and made a part of the body of this Resolution, as fully as if the same were set forth herein.

The City Council hereby finds and declares that written notice of the date, hour, place and

subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED this _____ day of _____, 2021.

BRANDT RYDELL, Mayor
City of Taylor, Texas

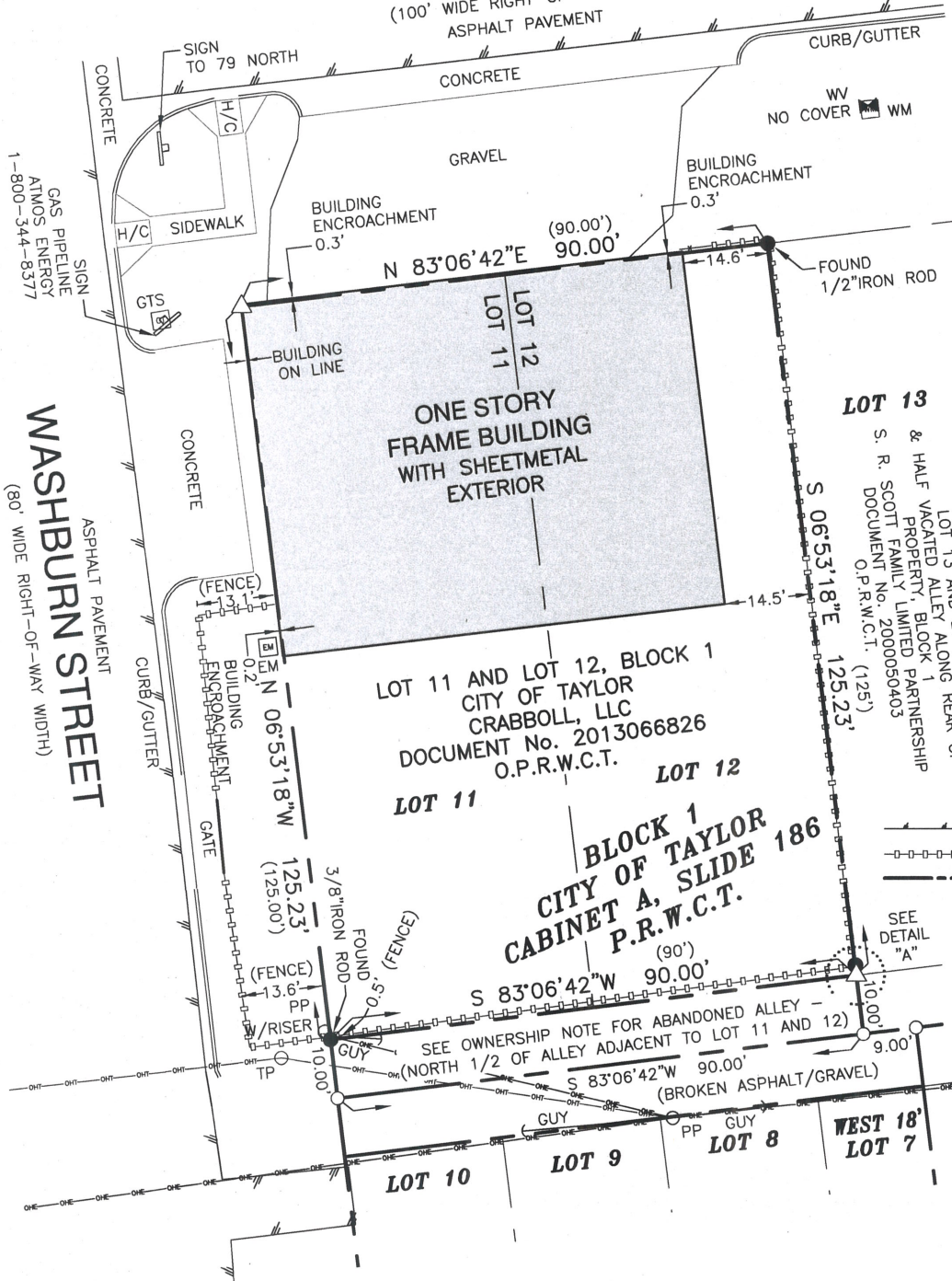
ATTEST:

Dianna Barker, City Clerk

LAND TITLE SURVEY

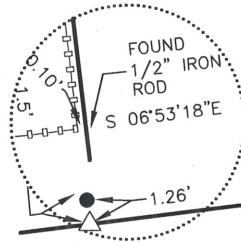
0 15 30
SCALE 1" = 30'

EAST 2nd STREET
(100' WIDE RIGHT-OF-WAY WIDTH)
ASPHALT PAVEMENT



LEGEND

- 5/8" IRON ROD SET W/ CAP STAMPED "GORRONDONA & ASSOCIATES"
- FOUND IRON ROD (AS NOTED)
- △ CALCULATED POINT
- WV WATER VALVE
- WM WATER METER
- EM ELECTRIC METER
- GTS GAS TEST STATION
- PP POWER POLE
- TP TELEPHONE POLE
- SIGN
- H/C HANDICAP RAMP
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- () RECORD INFORMATION
- EDGE OF PAVEMENT
- - - CHAINLINK FENCE
- BOUNDARY LINE



DETAIL "A"
(NOT TO SCALE)

OWNERSHIP NOTE FOR ABANDONED ALLEY:

ACCORDING TO SUBJECT DEED RECORDED IN DOCUMENT No. 2013066826, O.P.R.W.C.T., THE PORTION OF THE ABANDONED ALLEY ADJACENT TO LOT 11 AND LOT 12, BLOCK 1, CITY OF TAYLOR WAS NOT CONVEYED TO CRABBOLL, LLC BY LOUIS EDWARD HUFF AND WIFE, DIANNA LYNN HUFF. ON AUGUST 22, 1995, THE REMAINING PORTION OF THE ALLEY IN BLOCK 1 THAT WAS NOT VACATED IN 1945, WAS VACATED BY ORDINANCE No. 950831-03 AND RECORDED IN DOCUMENT No. 9537246, O.P.R.W.C.T. THE ORDINANCE ALSO AUTHORIZED A QUITCLAIM DEED OF THE VACATED ALLEY TO THE ADJUTING PROPERTY OWNERS. LOUIS EDWARD HUFF AND WIFE, DIANNA LYNN HUFF WERE THE OWNERS OF LOT 11 AND LOT 12 AT THIS TIME SO IT WOULD APPEAR THAT TITLE WOULD REMAIN WITH THEM.

PROPERTY DESCRIPTION

A 0.259 ACRE (11,270 SQUARE FEET) TRACT OF LAND, BEING ALL OF LOT 11 AND LOT 12, BLOCK 1, OF THE CITY OF TAYLOR, AS RECORDED IN CABINET A, SLIDE 186 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DEEDED TO CRABBOLL, LLC, AS RECORDED IN DOCUMENT No. 2013066826 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

EASEMENT NOTES:

COMMITMENT FOR TITLE INSURANCE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY

GF # 20059075, EFFECTIVE DATE: FEBRUARY 7, 2020, 8:00 A.M.

SCHEDULE B: EXCEPTIONS FROM COVERAGE - NO EASEMENTS LISTED

BEARING BASIS NOTE:

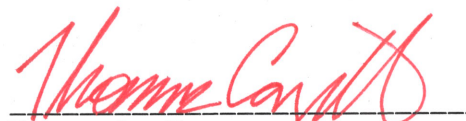
THE HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, CENTRAL ZONE. DISTANCES AND AREAS SHOWN ARE SURFACE.

FLOOD NOTE:

NO PORTION OF THE PROPERTY SHOWN ON THIS SURVEY

LIES WITHIN A SPECIAL HAZARD AREA, AS PER THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL No. 534, MAP No. 48491C0534F, DATED DECEMBER 20, 2019.

I, Thomas Cargill, a Registered Professional Land Surveyor do hereby certify to Fidelity National Title Insurance Company and the City of Taylor, Texas, that the above description and accompanying plat conforms with the standards of a Category 1-A, Condition II survey, as specified in the latest edition of the Manual of Practice for Land Surveying in the State of Texas, published by the Texas Society of Professional Land Surveyors, is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.


Thomas Cargill
Registered Professional Land Surveyor
Texas No. 5835



RESOLUTION NO. R21-15

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS
DETERMINING A PUBLIC NEED AND NECESSITY FOR THE ACQUISITION OF
CERTAIN PROPERTY AND AUTHORIZING THE CITY'S
ATTORNEY TO FILE PROCEEDINGS IN EMINENT DOMAIN
TO ACQUIRE SAID PROPERTY INTERESTS**

WHEREAS, the City Council, upon consideration of the matter, has determined that there is a public necessity for the welfare of the City of Taylor, Texas ("City") and the public-at-large to construct a new Justice Center Complex and parking lot, and to perform associated public uses and purposes ("Project"); and

WHEREAS, in accordance with the above, the City Council hereby finds that public necessity requires the acquisition of fee simple title to (1) Tract 1A being 0.307 acre (13,373 SF) of land in Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto, (2) Tract 1B being 0.055 acre (2,396 SF) of land in Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto, (3) Tract 2 being 0.346 acre (15,072 SF) of land in Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto, (4) Tract 3 being 0.464 acre (20,212 SF) of land in Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto, and (5) Tract 4 being 0.279 acre (12,154 SF) of land in Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto (the "Property"), such Property being owned by **S.R. SCOTT FAMILY LIMITED PARTNERSHIP**, for the public use of construction, reconstruction, maintaining, and improving The Justice Center Complex ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such

constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the herein described real Property; and

WHEREAS, it is necessary to establish procedures for determining and approving just compensation, and completing acquisition of the Property for this Project.

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

Section 1. The City Council hereby finds and determines that it is necessary for the welfare of the City and its citizens to construct a Justice Center Complex in the City, and to acquire property interests to assist with such purposes in and to the above described lands, free and clear of any liens and encumbrances, in order to allow the City and/or its assigns to complete said Project.

Section 2. The City Attorney, or his designated agent, has on behalf of the City attempted to negotiate, settle and agree on compensation to be paid to the owners of any interest in the Property, and has made or shall make official, written, bona fide offers to the owners for the market value of said Property or property interest. If it is determined that an agreement as to the value of said Property, damages and/or compensation to be paid cannot be reached, then the City Attorney or his designated agent is hereby authorized to file or cause to be filed, against the owners and holders of other related interest in the Property, proceedings using the City's power of eminent domain to acquire the stated interest in and to the above described lands, in order to allow the City and/or its assigns to complete said Project, and to perform and undertake all other proceedings necessary to complete the acquisition of the Property.

Section 3. It is the intent of the City Council that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney is

authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the City Council authorizing the condemnation of the corrected or revised Property.

Section 4. The findings of fact and recitations of provisions set in the preamble of this Resolution are adopted and made a part of the body of this Resolution, as fully as if the same were set forth herein.

The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED this _____ day of _____, 2021.

BRANDT RYDELL, Mayor
City of Taylor, Texas

ATTEST:

Dianna Barker, City Clerk

EXHIBIT "A"

City of Taylor
Williamson County, Texas

June 22, 2020
Page 1 of 1

TRACT 1A

Being a 0.307 acre tract of land, being the West 18 feet of Lot 7, all of Lot 8, all of Lot 9, and all of Lot 10, Block 1, of the plat of the City of Taylor, as recorded in Cabinet A, Slide 186 of the Plat Records of Williamson County, Texas

TRACT 1B

Being a 0.055 acre easement, being the East 9 feet of Lot 7 and the West 10 feet of Lot 6, Block 1, of the plat of the City of Taylor, as recorded in Cabinet A, Slide 186 of the Plat Records of Williamson County, Texas

Notes:

All distances and areas shown herein are surface values.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone 4203, with horizontal datum of NAD83.

Controlling monuments referenced herein are as found on the date of the on-the-ground survey.

This legal description is accompanied by a plat of even survey date.

I, Thomas Cargill, Registered Professional Land Surveyor No. 5835, licensed in the State of Texas, do hereby certify that this legal description is true and correct and was produced from an actual on-the-ground survey under my direct supervision.


Thomas Cargill, R.P.L.S., P.L.S.
Registered Professional Land Surveyor No. 5835
TBPLS Firm No. 10106900
Gorron dona and Associates, Inc.
4201 W. Parmer Lane, Building A, Suite 150
Austin, Texas 78727
(512) 719-9933



EXHIBIT "A"

City of Taylor
Williamson County, Texas

June 22, 2020
Page 1 of 3

TRACT 2

BEING A 0.346 ACRE TRACT OF LAND OUT OF A PART OF LOT 3, ALL OF LOT 4, ALL OF LOT 5, ALL OF LOT 6, AND THE EAST 9 FEET OF LOT 7, BLOCK 1, OF THE PLAT OF THE CITY OF TAYLOR, AS RECORDED IN CABINET A, SLIDE 186 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PART OF AN ALLEY IN SAID BLOCK 1, AS VACATED AND RELINQUISHED BY THE CITY OF TAYLOR, TEXAS, IN ORDINANCE NO. 950831-03 DATED AUGUST 22, 1995, SAID 0.346 ACRE TRACT OF LAND BEING ALL OF THAT 0.348 ACRE TRACT OF LAND (BY DEED) DEEDED TO S. R. SCOTT FAMILY LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2009083258 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.346 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with cap stamped "GORRONDONA" set in the north right-of-way line of East 1st Street (100 foot wide right-of-way) and in the south line of said Lot 3, for the southeast corner of said 0.348 acre tract of land and for the southwest corner of a 0.464 acre tract of land (by deed) deeded to S. R. Scott Family Limited Partnership, as recorded in Document No. 2000050929, O.P.R.W.C.T., from which a 1/2 inch iron rod found at the intersection of the north right-of-way line of East 1st Street, with the west right-of-way line of Elliott Street (80 foot wide right-of-way), for the southeast corner of Lot 1, of said Block 1 and for the southeast corner of said 0.464 acre tract of land bears, North 83 degrees 06 minutes 42 seconds East (Record – North 85 degrees 15 minutes 43 seconds East), a distance of 59.50 feet (Record – 59.50 feet);

THENCE South 83 degrees 06 minutes 42 seconds West (Record – South 85 degrees 15 minutes 43 seconds West), with the north right-of-way line of East 1st Street, with the south line of said 0.348 acre tract of land, with the south line of said Lot 3, said Lot 4, said Lot 5, said Lot 6, and said Lot 7, a distance of 111.50 feet (Record – 112.13 feet) to a 1/2 inch iron rod with cap stamped "RPLS 4249" found for the southwest corner of said 0.346 acre tract of land and for the southeast corner of the West 18 feet of Lot 7 of said Block 1 (by deed) deeded to S. R. Scott Family Limited Partnership, as recorded in Document No. 2015095707 of the O.P.R.W.C.T.;

EXHIBIT "A"

City of Taylor
Williamson County, Texas

June 22, 2020
Page 2 of 3

THENCE North 06 degrees 53 minutes 18 seconds West (Record – North 04 degrees 44 minutes 17 seconds West), with the west line of said 0.348 acre tract of land and with the east line of said West 18 feet of Lot 7, passing at a distance of 125.23 feet, a 5/8 inch iron rod with cap stamped "GORRONDONA" set in the north line of said Lot 7 and in the south line of a 20 foot wide alley as shown on said plat of the City of Taylor and as abandoned and closed by City of Taylor Ordinance No. 950831-03, as recorded in Document No. 9537246 of the O.P.R.W.C.T., continuing through said abandoned alley, with the west line of said 0.348 acre tract of land, in all, a distance of 135.23 feet (Record – 135.46 feet) to a calculated point in the centerline of said abandoned alley and in the south line of a tract of land deeded to S. R. Scott Family Limited Partnership, as recorded in Document No. 2000050403 of the O.P.R.W.C.T., from which a 1/2 inch iron rod found for reference bears, North 06 degrees 53 minutes 18 seconds West, a distance of 0.38 feet;

THENCE North 83 degrees 06 minutes 42 seconds East, with the north line of said 0.348 acre tract of land, with the centerline of said abandoned alley, and with the south line of said S. R. Scott Family Limited Partnership tract of land recorded in Document No. 2000050403, passing at a distance of 81.00 feet, a 1/2 inch iron rod found for the southeast corner of said S. R. Scott Family Limited Partnership tract of land recorded in Document No. 2000050403 and for an exterior corner of said 0.464 acre tract of land, continuing with the north line of said 0.348 acre tract of land, with the centerline of said abandoned alley, and with an interior line of said 0.464 acre tract of land, in all, a distance of 111.50 feet (Record – 111.85 feet) to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the northeast corner of said 0.348 acre tract of land and for an interior corner of said 0.464 acre tract of land;

THENCE South 06 degrees 53 minutes 18 seconds East (Record – South 05 degrees 51 minutes 21 seconds East), with the east line of said 0.348 acre tract of land and an interior line of said 0.464 acre tract of land, passing at a distance of 10.00 feet, a calculated point in the north line of said Lot 3 and in the south line of said 20 foot wide abandoned alley, continuing in all, a distance of 135.23 feet (Record – 135.25 feet) to the **POINT OF BEGINNING** and containing 0.346 acre or 15,078 square feet of land, more or less.

EXHIBIT "A"

City of Taylor
Williamson County, Texas

June 22, 2020
Page 3 of 3

Notes:

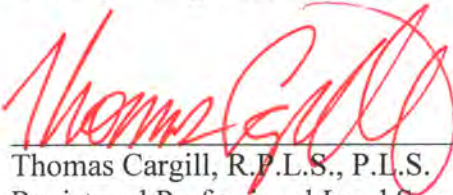
All distances and areas shown herein are surface values.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone 4203, with horizontal datum of NAD83.

Controlling monuments referenced herein are as found on the date of the on-the-ground survey.

This legal description is accompanied by a plat of even survey date.

I, Thomas Cargill, Registered Professional Land Surveyor No. 5835, licensed in the State of Texas, do hereby certify that this legal description is true and correct and was produced from an actual on-the-ground survey under my direct supervision.



Thomas Cargill, R.P.L.S., P.L.S.
Registered Professional Land Surveyor No. 5835
TBPLS Firm No. 10106900
Gorrondona and Associates, Inc.
4201 W. Parmer Lane, Building A, Suite 150
Austin, Texas 78727
(512) 719-9933



EXHIBIT "A"

City of Taylor
Williamson County, Texas

June 22, 2020
Page 1 of 3

TRACT 3

BEING A 0.464 ACRE TRACT OF LAND OUT OF ALL OF LOT 1, ALL OF LOT 2, PART OF LOT 3, ALL OF LOT 15, ALL OF LOT 16, BLOCK 1, OF THE PLAT OF THE CITY OF TAYLOR, AS RECORDED IN CABINET A, SLIDE 186 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PART OF AN ALLEY IN SAID BLOCK 1, AS VACATED AND RELINQUISHED BY THE CITY OF TAYLOR, TEXAS, IN ORDINANCE NO. 950831-03, DATED AUGUST 22, 1995, SAID 0.464 ACRE TRACT OF LAND BEING ALL OF THAT 0.464 ACRE TRACT OF LAND (BY DEED) DEEDED TO S. R. SCOTT FAMILY LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2000050929 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.464 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an "X" cut in concrete found at the intersection of the south right-of-way line of East 2nd Street (100 foot wide right-of-way), with the west right-of-way line of Elliott Street (80 foot wide right-of-way), for the northeast corner of said Block 1 and for the northeast corner of said Lot 16, and for the northeast corner of said 0.464 acre tract of land;

THENCE South 06 degrees 53 minutes 18 seconds East (Record – South 04 degrees 42 minutes 34 seconds East), with the west right-of-way line of Elliott Street, with the east line of said Lot 16, with the east end of said abandoned alley, and with the east line of said Lot 1, a distance of 270.45 feet (Record – 270 feet) to a 1/2 inch iron rod found for the intersection of the west right-of-way line of Elliott Street, with the north right-of-way line of East 1st Street (100 foot wide right-of-way), for the southeast corner of said Block 1, for the southeast corner of said Lot 1, and for the southeast corner of said 0.464 acre tract of land;

THENCE South 83 degrees 06 minutes 42 seconds West (Record – South 85 degrees 15 minutes 43 seconds West), with the north right-of-way line of East 1st Street, with the south line of said Lot 1, with the south line of said Lot 2, with the south line of said Lot 3, and with the south line of said 0.464 acre tract of land, a distance of 59.50 feet (Record – 59.50 feet) to a 5/8 inch iron rod with cap stamped "GORRONDONA" set for the southwest corner of said 0.464 acre tract of land and for the southeast corner of a 0.348 acre tract of land (by deed) deeded to S. R. Scott Family Limited Partnership, as recorded in Document No. 2009083258 of the O.P.R.W.C.T.;

EXHIBIT "A"

City of Taylor
Williamson County, Texas

June 22, 2020
Page 2 of 3

THENCE North 06 degrees 53 minutes 18 seconds West (Record – North 05 degrees 51 minutes 21 seconds West), crossing through said Lot 3, with an interior line of said 0.464 acre tract of land, and with the east line of said 0.348 acre tract of land, passing at a distance of 125.23 feet, a calculated point in the north line of said Lot 3 and in the south line of said abandoned alley, continuing through said abandoned alley, in all, a distance of 135.23 feet (135 feet) to a 5/8 inch iron rod with cap stamped "GORRONDONA" set in the centerline of said abandoned alley, for an interior corner of said 0.464 acre tract of land and for the northeast corner of said 0.346 acre tract of land;

THENCE South 83 degrees 06 minutes 42 seconds West (Record – South 85 degrees 17 minutes 26 seconds West), with an interior line of said 0.464 acre tract of land, with the north line of said 0.348 acre tract of land, and with the centerline of said abandoned alley, a distance of 30.50 feet (Record – 30.59 feet) to a 1/2 inch iron rod found for an exterior corner of said 0.464 acre tract of land and for the southeast corner of a tract of land deeded to S. R. Scott Family Limited Partnership, as recorded in Document No. 2000050403 of the O.P.R.W.C.T.;

THENCE North 06 degrees 53 minutes 18 seconds West (Record – North 04 degrees 42 minutes 34 seconds West), crossing through said abandoned alley, passing at a distance of 10.00 feet, a calculated point in the north line of said abandoned alley, for the southwest corner of said Lot 15 and for the southeast corner of said Lot 14, continuing with the west line of said Lot 15, with the east line of said Lot 14, with the west line of said 0.464 acre tract of land, and with the east line of said S. R. Scott Family Limited Partnership tract of land recorded in Document No. 2000050403, in all, a distance of 135.23 feet (Record 135 feet) to a calculated point in the south right-of-way line of East 2nd Street, for the northwest corner of said Lot 15 and for the northeast corner of said Lot 14, said calculated point being the northwest corner of said 0.464 acre tract of land and also being the northeast corner of said S. R. Scott Family Limited Partnership tract of land recorded in Document No. 2000050403, from which a 1/2 inch iron rod found for reference bears, South 06 degrees 53 minutes 18 seconds East, a distance of 0.27 feet;

THENCE North 83 degrees 06 minutes 42 seconds East (Record – North 85 degrees 17 minutes 26 seconds East), with the south right-of-way line of East 2nd Street, with the north line of said Lot 15, with the north line of said Lot 16, and with the north line of said 0.464 acre tract of land, a distance of 90.00 feet (Record – 90 feet) to the **POINT OF BEGINNING** and containing 0.464 acre or 20,216 square feet of land, more or less.

EXHIBIT "A"

City of Taylor
Williamson County, Texas

June 22, 2020
Page 3 of 3

Notes:

All distances and areas shown herein are surface values.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone 4203, with horizontal datum of NAD83.

Controlling monuments referenced herein are as found on the date of the on-the-ground survey.

This legal description is accompanied by a plat of even survey date.

I, Thomas Cargill, Registered Professional Land Surveyor No. 5835, licensed in the State of Texas, do hereby certify that this legal description is true and correct and was produced from an actual on-the-ground survey under my direct supervision.



Thomas Cargill, R.P.L.S., P.L.S.
Registered Professional Land Surveyor No. 5835
TBPLS Firm No. 10106900
Gorron dona and Associates, Inc.
4201 W. Parmer Lane, Building A, Suite 150
Austin, Texas 78727
(512) 719-9933



EXHIBIT "A"

City of Taylor
Williamson County, Texas

June 22, 2020
Page 1 of 1

TRACT 4

A 0.279 acre tract of land, being all of Lot 13, all of Lot 14, and the North half of the abandoned alley along rear of property, Block 1, of the plat of the City of Taylor, as recorded in Cabinet A, Slide 186 of the Plat Records of Williamson County, Texas

Notes:

All distances and areas shown herein are surface values.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone 4203, with horizontal datum of NAD83.

Controlling monuments referenced herein are as found on the date of the on-the-ground survey.

This legal description is accompanied by a plat of even survey date.

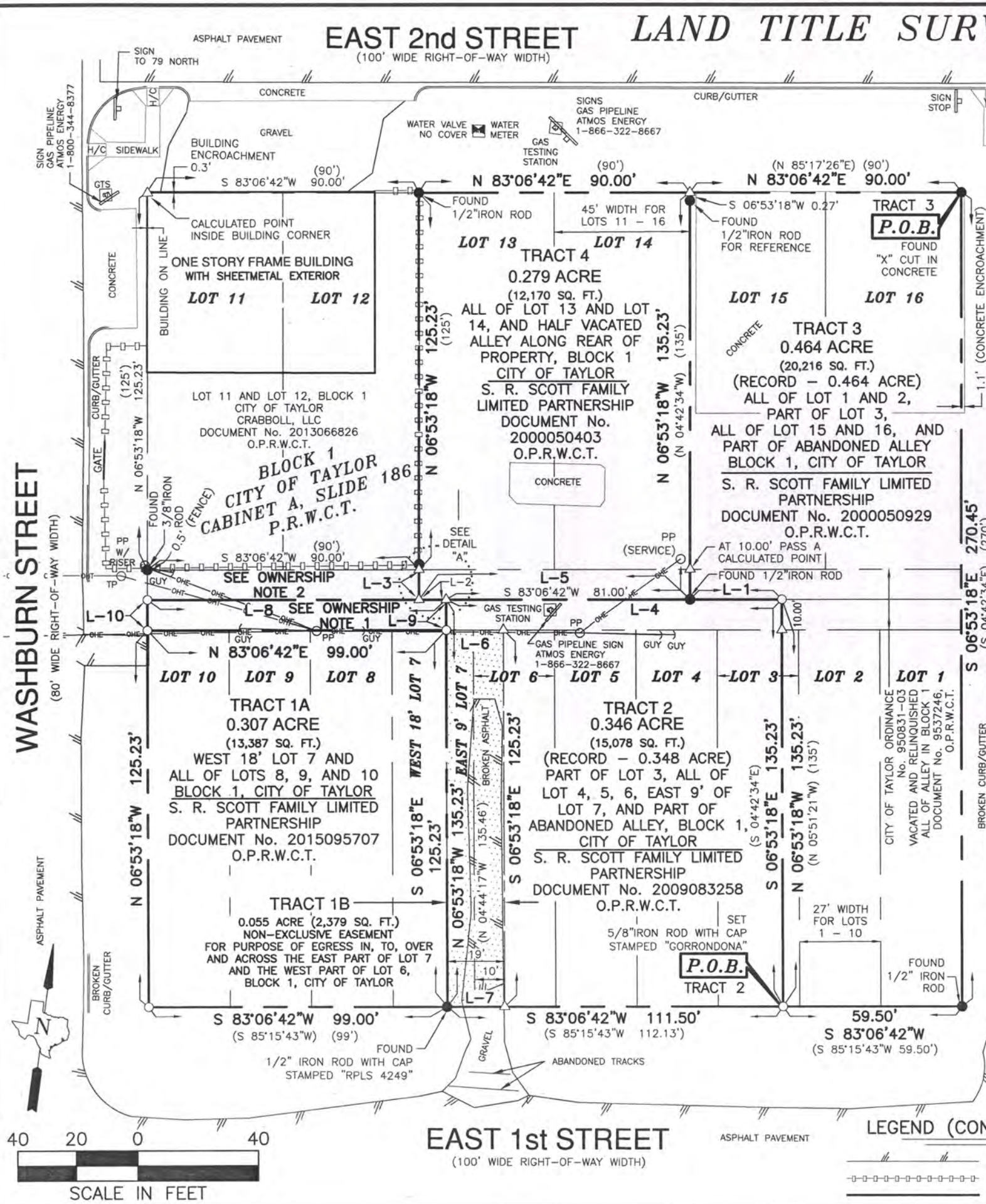
I, Thomas Cargill, Registered Professional Land Surveyor No. 5835, licensed in the State of Texas, do hereby certify that this legal description is true and correct and was produced from an actual on-the-ground survey under my direct supervision.



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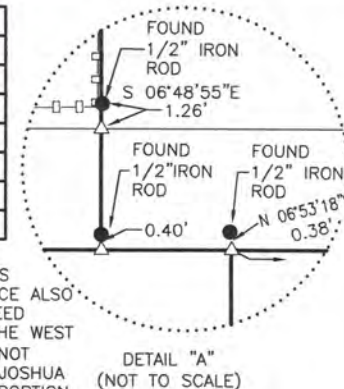


LAND TITLE SURVEY



LINE	BEARING	DISTANCE
L-1	S 83°06'42"W	30.50'
	(S 85°17'26"W)	(30.59')
L-2	S 83°06'42"W	9.00'
L-3	N 06°53'18"W	10.00'
L-4	N 83°06'42"E	111.50'
	(N 85°21'31"E)	(111.85')

LINE	BEARING	DISTANCE
L-5	S 83°06'42"W	90.00'
L-6	N 83°06'42"E	19.00'
L-7	N 83°06'42"E	19.00'
L-8	N 83°06'42"E	99.00'
L-9	S 06°53'18"E	10.00'
L-10	N 06°53'18"W	10.00'



OWNERSHIP NOTE 1:
ON AUGUST 22, 1995, THE REMAINING PORTION OF THE ALLEY IN BLOCK 1 THAT WAS NOT VACATED IN 1945, WAS VACATED BY ORDINANCE No. 950831-03 AND RECORDED IN DOCUMENT No. 9537246, O.P.R.W.C.T. THE ORDINANCE ALSO AUTHORIZED A QUITCLAIM DEED OF THE VACATED ALLEY TO THE ABUTTING PROPERTY OWNERS. ACCORDING TO DEED RECORDED IN DOCUMENT No. 2011052849, O.P.R.W.C.T., THE PORTION OF THE ABANDONED ALLEY ADJACENT TO THE WEST 18' OF LOT 7, ALL OF LOT 8, ALL OF LOT 9, AND ALL OF LOT 10, BLOCK 1, CITY OF TAYLOR (TRACT 1A) WAS NOT CONVEYED TO JOSHUA RICHARDS BY FREDDIE LEE HARTCRAFT. IN VESTING DEED FOR TRACT 1A AND TRACT 1B, JOSHUA RICHARDS CONVEYED HIS INTEREST TO S. R. SCOTT FAMILY LIMITED PARTNERSHIP, WHICH DID NOT INCLUDE THAT PORTION OF ABANDONED ALLEY. TITLE FOR THE SOUTH 1/2 OF THE ALLEY ADJACENT TO THE WEST 18' OF LOT 7, ALL OF LOT 8, ALL OF LOT 9, AND ALL OF LOT 10, BLOCK 1, CITY OF TAYLOR WOULD APPEAR TO REMAIN VESTED IN FREDDIE HARTCRAFT, ACCORDING TO DEED RECORDED IN DOCUMENT No. 2005063446, O.P.R.W.C.T.

OWNERSHIP NOTE 2:
ACCORDING TO DEED RECORDED IN DOCUMENT No. 2013066826, O.P.R.W.C.T., THE PORTION OF THE ABANDONED ALLEY ADJACENT TO LOT 11 AND LOT 12, BLOCK 1, CITY OF TAYLOR WAS NOT CONVEYED TO CRABBOLL, LLC BY LOUIS EDWARD HUFF AND WIFE, DIANNA LYNN HUFF. ON AUGUST 22, 1995, THE REMAINING PORTION OF THE ALLEY IN BLOCK 1 THAT WAS NOT VACATED IN 1945, WAS VACATED BY ORDINANCE No. 950831-03 AND RECORDED IN DOCUMENT No. 9537246, O.P.R.W.C.T. THE ORDINANCE ALSO AUTHORIZED A QUITCLAIM DEED OF THE VACATED ALLEY TO THE ABUTTING PROPERTY OWNERS. LOUIS EDWARD HUFF AND WIFE, DIANNA LYNN HUFF WERE THE OWNERS OF LOT 11 AND LOT 12 AT THIS TIME THEREFORE IT WOULD APPEAR THAT TITLE WOULD VESTED WITH THEM.

COMMITMENT FOR TITLE INSURANCE T-7
ISSUED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: FEBRUARY 7, 2020, 8:00 AM
SCHEDULE B EXCEPTIONS FROM COVERAGE

- The following matters and all terms of the documents creating or offering evidence of the matters
 - Easement dated July 14, 1950, granted by Howard Bland and Zella Bland Jones to Texas Power & Light Company, recorded in Volume 364, Page 341, Deed Records of Williamson County, Texas.
DOES NOT AFFECT (TRACT 3) - OVERHEAD ELECTRIC EQUIPMENT NOT IN LOCATION AS DESCRIBED IN EASEMENT
 - Utility easement reserved in Ordinance No. 950831-03, filed by City of Taylor, vacating and closing alley, recorded under Document No. 9537246, Official Records of Williamson County, Texas.
DOES AFFECT (TRACT 2, TRACT 3, AND TRACT 4) - UNABLE TO PLOT (BLANKET IN NATURE)
 - Easement granted in Warranty Deed dated April 20, 1953, granted by Lillian Bland and Bonnell Bland to Roy White, recorded in Volume 388, Page 487, Deed Records of Williamson County, Texas (Lot 6 and 7).
DOES AFFECT - SHOWN AS TRACT 1B
 - Non Exclusive ingress and egress easement as described in Warranty Deed dated August 12, 2005, from Bill R. Hall to Freddie Hartcraft, recorded under Document No. 2005063446, Official Records, Williamson County, Texas (Lot 6 and 7).
DOES AFFECT - SHOWN AS TRACT 1B
 - Easement dated July 18, 1928, to Community Natural Gas Company, recorded in Volume 239, Page 104, Deed Records, Williamson County, Texas (Lot 13 and 14).
DOES AFFECT (TRACT 4) - UNABLE TO PLOT (BLANKET IN NATURE)

BEARING BASIS NOTE:
THE HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, CENTRAL ZONE. DISTANCES AND AREAS SHOWN ARE SURFACE.

FLOOD NOTE:
NO PORTION OF THE PROPERTY SHOWN ON THIS SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS PER THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL No. 534, MAP No. 48491C0534F, DATED DECEMBER 20, 2019.

LEGAL DESCRIPTIONS FOR TRACT 1A, TRACT 1B, TRACT 2, TRACT 3, AND TRACT 4 OF EVEN DATE ACCOMPANY THIS SURVEY.

I, Thomas Cargill, a Registered Professional Land Surveyor do hereby certify to Fidelity National Title Insurance Company and the City of Taylor, Texas, that the above description and accompanying plat conforms with the standards of a Category 1-A, Condition II survey, as specified in the latest edition of the Manual of Practice for Land Surveying in the State of Texas, published by the Texas Society of Professional Land Surveyors, is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

LEGEND

- 5/8" IRON ROD SET W/CAP STAMPED "GORRONDONA"
- FOUND IRON ROD (AS NOTED)
- △ CALCULATED POINT
- () RECORD INFORMATION
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

Thomas Cargill
Registered Professional Land Surveyor
Texas No. 5835



GORRONDONA & ASSOCIATES, INC.

4201 WEST PARMER LANE BUILDING A, SUITE 150
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TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM No. 10106900

JOB NO. COTY2002.00	DRAWN BY: TEC	CHK BY: TEC	CADD FILE: COTY2002.00 TITLE SURVEY
DATE: JUNE 22, 2020	PAGE 1 of 1		SCALE: 1" = 40'