

AGENDA

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

MARCH 14, 2019, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

CAR SHOW PROCEEDS CHECK PRESENTATION

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. Registration forms are available at the sign in table.)

BOARDS & COMMISSION PRESENTATION

1. Update from Animal Control Board (Melanie Rathke, Chairman)

CONSENT AGENDA

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

2. Approve minutes from the February 28, 2019 regular City Council meeting and the March 7, 2019 special called City Council meeting. (Dianna Barker)
3. Approve Resolution R19-06 regarding temporary street closures for Main Street activities and events in 2019. (Debbie Charbonneau)
4. Approve request from Main Street Advisory Board to sell wine and beer and to allow consumption throughout the festival area for the 2019 Blackland Prairie Days and the Main Street Car Show (Debbie Charbonneau)
5. Consider approval of the submission of a grant application to the Department of Homeland Security – FEMA for FY 2018 Staffing for Adequate Fire and Emergency Response (SAFER) grant program. (Chief Ekiss)

PUBLIC HEARINGS / ORDINANCES

6. Consider introducing Ordinance No. 2019-08 establishing a records and information management program and re-adopt the Texas State Library and Archives Commission retention schedules (Dianna Barker)
7. Consider introducing Ordinance No. 2019-12 amending Ordinance 2013-01 to change the number of board members on the Parks & Recreation Board from 12 to 8 (7 members + 1 student member). (Dianna Barker)
8. Consider introducing Ordinance No. 2019-13 amending Ordinance 98-28, changing the number of board members on the Main Street Advisory Board from 11 to 7, and changing specific professional positions to 'preferred' professional positions. (Tom Yantis)
9. Consider a petition for voluntary annexation by SJPW Ranch Investments, LLC. and introduce Ordinance 2019-10 annexing a tract of land 54.04 acres, more or less, in size generally located at the northeast intersection of FM 619 and CR 412. (Tom Yantis)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

10. Confirm Fire Chief appointment (Kim Peterson)
11. Presentation regarding the proposed RCR Rail Park Taylor (Tom Yantis)
12. Consider fund projects for Street Rebuilds, Downtown Streets, Utility and MDUS projects (Jim Gray, Jacob Walker)
13. Consider amending the contract with Westar Construction to add additional street work on 3rd Street. (Jim Gray/Kelly Kaatz/Jacob Walker)
14. Receive Comprehensive Annual Financial Report (CAFR) for FY 2017/2018. (Rosemarie Dennis/Mike Brooks)
15. Receive update on ATMOS Right-of-Way clearance project. (Jeff Jenkins)
16. Staff report on upcoming spring city-wide and neighborhood cleanup. (Tom Yantis)
17. Discussion and possible direction to staff regarding surplus city-owned property. (Tom Yantis)

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.087 of the Texas Government Code in order to (1) discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

- a. Project 63349

Executive Session II. The Taylor City Council will conduct a closed executive meeting 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. Windy Ridge

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 March 11, 2019 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.

In compliance with the ADA the City Hall and Council Chambers is wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact the City Clerk at least 24 hours prior to the meeting for special assistance.

Posted By: Dianna Barker Date 3-11-19
Dianna Barker, City Clerk



***City Council Meeting
March 14, 2019
Transmittal Letter***

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: 1

Agenda Title: **Animal Control Appeals Board and
Shelter Advisory Committee Update**

Council Action to be taken: Receive Update

Department Submitted: Police Department/Animal Control

Staff Contact: Henry Fluck, Chief of Police

1. PURPOSE/DESCRIPTION

Upon request by the City Council, Melanie Rathke, the Chairperson of the Animal Control Appeals Board and Shelter Advisory Committee will provide a brief update on the Board's activities. Ms. Rathke will utilize the attached PowerPoint slides to briefly discuss the Board's mission, past activities, and future plans.

2. STAFF ANALYSIS (How and Why)

Ms. Rathke has served on the Animal Control Appeals Board and Shelter Advisory Committee since 2016, and has served as it's chairperson since 2018.

3. RECOMMENDATION

N/A

4. FUNDING SOURCE

N/A

5. TIMELINE

N/A

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

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

8. ATTACHMENTS

1a [PowerPoint Presentation](#)

Animal Control Appeals Board and Shelter Advisory Committee

March 14, 2019



Our Mission

- We are a 9 member group that serves as a appeals board, as well as a Shelter Advisory group to assist the Animal Control Officer in compliance with the Health and Safety Code.
- The board meets at least three times a year or more if needed.



2018

- The Board's main focus in 2018 was the process of determining which option the City of Taylor would choose in regards to the animal shelter.
- The Board voted and elected to recommend that the City keep the animal shelter and upgrade facilities at the current site.
- The Board also began to look at current city ordinances regarding animal control.



2019

- The Board will continue to discuss and consider recommending changes to City of Taylor ordinances regarding animals and animal control.
- The Board will be kept apprised of facility and site upgrades at the animal shelter.



Questions?





***City Council Meeting
March 14, 2019
Transmittal Letter***

STRATEGIC PILLAR

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

Agenda Item #: 2

Agenda Title: Approve minutes from February 28, 2019 Regular meeting and March 7, 2019 Special Called 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 (Why and How)

N/A

3. RECOMMENDATION

Approve as submitted or amend with changes noted.

4. FUNDING SOURCE

N/A

5. TIMELINE

N/A

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

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

8. ATTACHMENTS

- 2a. [February 28, 2019 minutes](#)
- 2b. [March 7, 2019 special called minutes](#)

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
February 28, 2019 at 6:00 p.m.

Mayor Brandt Rydell declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Council Member Dwayne Ariola
Council Member Robert Garcia
Council Member Mitch Drummond
Mayor Pro Tem Christine Lopez

Jeff Jenkins, Interim City Manager
Ted Hejl, City Attorney
Dianna Barker, City Clerk

INVOCATION – Chief Ekiss gave the invocation.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. **National Nutrition Month, March**
Councilmember Drummond read and presented the proclamation to Juanita Duron with the Williamson County WICK Program.
2. **National Registered Dietician Day**
Councilmember Garcia read and presented the proclamation to Candace Goldsberry, Registered Dietician with the Williamson County WICK Program.

CITIZENS COMMUNICATION

None.

CONSENT AGENDA

3. **Approve minutes from the February 14, 2019 Council meeting.**
4. **Concur with preliminary financials for January 2019.**
5. **Consider Ordinance 19-05 reauthorizing the Neighborhood Empowerment Zone #1 and Ordinance 19-06 reauthorizing the Neighborhood Empowerment Zone #2.**
6. **Consider Ordinance 19-07, reflecting new residential recycling fees.**
7. **Consider awarding a bid for pool decking upgrades at Murphy Park Pool.**
8. **Consider approving the first addendum to the Plan Review and Inspection Services agreement between the City and ATS Engineers, Inspectors and Surveyors.**
9. **Consider cancelling the race for the District 4 City Council Member seat at the May 4, 2019 General Election due to no opponent.**

Councilmember Garcia request item number 7 and 9 be pulled for separate consideration.

7. **Consider awarding a bid for pool decking upgrades at Murphy Park Pool.**
Parks and Recreation Director Larry Foos explained that pool experts have looked at the uneven pool surfaces. The contractor will grind down the uneven areas, add additional concrete and then resurface the entire deck area with cool deck surface.

Motion was made by Councilmember Garcia to approve item number 7. Motion was seconded by Mayor Pro-Tem Lopez. Motion carried unanimously.

9. Consider cancelling the race for the District 4 City Council Member seat at the May 4, 2019 General Election due to no opponent.

Councilmember Garcia stated that he would abstain from voting on this item.

Motion was made by Mayor Pro-Tem Lopez to approve Resolution R19-09 cancelling the Council Member District 4 race. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Motion was made by Mayor Pro-Tem Lopez to approve consent agenda items 3, 4, 5, 6, and 8 as presented. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

PUBLIC HEARING/ORDINANCES

10. Conduct public hearing and consider Ordinance 2019-03 regarding the juvenile curfew for minors and consider re-adoption.

Police Chief Fluck stated that a public hearing needs to be held for this ordinance and that Section 2, subsection 3 that requires businesses to post curfew signs at their entrances be removed. This provision would potentially apply to all businesses in Taylor and enforcement would be impractical.

Mayor Rydell opened the public hearing at 6:13 p.m. With no one appearing, the public hearing was closed.

Motion was made by Councilmember Garcia to adopt Ordinance 2019-03, re-adopting the juvenile curfew for minors with the removal Section 2.3. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

11. Receive update on ATMOS Right-of-Way clearance project.

Per Atoms' request, this item was postponed until the March 14th City Council meeting.

12. Consider Resolution R19-10 awarding bids for 2019 HOME program houses.

Development Services Director Tom Yantis gave a brief overview of the program and stated that 6 applications for 2019 from qualifying families have been received. Five have been approved, one is pending but expects to be approved. Families with a deteriorated home can have their home replaced with this program. RM Quality Construction was the only bidder for \$99,000 for all 6 houses. There are options the city can choose to implement into the houses. Another consideration was to have the city do the demolition and site work or have the contractor do that. It was decided that it would be best to have the contractor do the work so that city crews were not pulled off of their regular duties to do this and the contractor is more experienced in this area. Options to be considered are 1) add gutters, 2) add carport, 3) add built out garage, 4) add no-step shower, 5) contractor do the demolition, 6) contractor to the site work.

Karen Rego with Langford Community Management was present to answer questions.

Motion was made by Councilmember Garcia to approve Resolution R19-10 awarding the base bid to RM Quality Construction LLC (dba Randy Malouf Builder) to build six homes with HOME grant funds to include alternates 3, 5, & 6 as presented. Motion was seconded by Mayor Pro-Tem Lopez. Motion carried unanimously.

13. Discuss and receive information on FY 2019/2020 budget calendar and guidelines.

Finance Director Rosemarie Dennis presented and briefly went over the budget calendar and guidelines that will provide a framework for developing the 2019-20 budget.

Motion was made by Councilmember Garcia to receive the FY2019/2020 budget calendar and guidelines as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

14. Receive and review update on the Transportation User Fee (TUF).

Jim Gray, Public Works Director, stated that per the TUF Ordinance, City Council is obligated to review this Ordinance and the transportation user fee no later than in the first month following the third anniversary date of this Ordinance. The Ordinance was passed before Council on February 11, 2016. As of January 31, 2019, the TUF has generated \$2,092,240 in revenue over 32 monthly billing cycles. These funds have been utilized for multiple drainage and street projects, as intended. Staff recommended Council review the ordinance and consider any changes during the budget process.

Motion was made by Mayor Pro-Tem Lopez to receive the TUF update as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

15. Receive the Annual Racial Profiling Report and Presentation.

Police Chief Fluck stated the Texas Code of Criminal Procedure requires specific information established by this chapter be collected, analyzed and reported annually to the Texas Commission on Law Enforcement and the local governmental body. The objective is to insure that racial profiling is not occurring. After conducting a review and analysis of traffic stops, cases and searches in 2018 there is no indication that racial profiling has occurred within the Taylor Police Department.

Motion was made by Mayor Pro-Tem Lopez to receive the annual Racial Profiling Report as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

The Council took a break at 6:50 p.m.

Council reconvened at 7:01 p.m.

16. Consider implementing term limits and/or attendance requirements to Boards and Commissions.

City Clerk Dianna Barker stated that staff was asked to research whether each of the boards have any regulations or requirements for term limits or attendance requirements for members of the boards and/or the Chairman of each board. The Library Board has an old provision for term limits from 1970, and there are two boards that have a provision for attendance requirements, Main Street Board and Airport Board. Only other attendance requirement for all boards is in the handbook requiring members must attend at least 25% of the meetings called. A comparative table was presented that

gave the term limits, attendance requirements, and number of members on boards from 4 other surrounding cities. There was much discussion about whether to count all absences as an absence, not considering whether it was excused or not excused, and whether term limits for members should be added to the B&C handbook. The Council directed staff to research adding term limits to the chair position of each board but not to all the board members, leave the excused vs. not excused as is and let the Council decide at re-appointment time whether the members should stay on the board. Council also requested appointments be moved from January to February or March so that Council members have time after the holidays to recruit members, and mid-year reviews move to August. No action was taken.

17. Consider appointments and re-appointments to various Boards & Commissions.

The Council considered each board and the members whose term has expired and/or those who have resigned. The following appointments were made:

Airport Advisory Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Catherine Rochez	Term Expiring	Yes	Yes	Catherine Rochez
Brian Decker	Term Expiring	No		John Baldwin
Thomas Mowdy	Resigned	No		Travis Colvin

Motion was made by Mayor Pro-Tem Lopez to re-appoint Catherine Rochez and to appoint John Baldwin and Travis Colvin to the Airport Advisory Board as shown above. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

Animal Control Appeals Board & Shelter Advisory

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Diana Voytek	Term Expiring	Yes	Yes	Diana Voytek
Christine Sumpter-Hegar	Has not participated			Lin Crane

Motion was made by Mayor Pro-Tem Lopez to re-appoint Diana Voytek, and to appoint Lin Crane to the Animal Control Appeals Board and Shelter Advisory as shown above. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

Building & Standards Commission

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Steve Smith	Term Expiring	Yes	Yes	Steve Smith
Arnold Cuba	Term Expiring	Yes	Yes	Arnold Cuba

Motion was made by Councilmember Garcia to re-appoint Steve Smith and Arnold Cuba to the Building and Standards Commission as shown above. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Library Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Evelyn Flowers-Cook	Term Expiring	No		Tanya Correa
Ebby Green	Term Expiring	No		John Kaatz
Lois Duncan	Resigned			

Motion was made by Mayor Pro-Tem Lopez to appoint Tanya Correa and John Kaatz to the Library Board as shown above. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

Main Street Advisory Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement	New Member
Christopher Espinoza	Resigned	No		-----
Deborah Parker	Term Expiring	No		-----
Shannon Grace	Term Expiring	Yes	Yes	Shannon Grace
Carol Bachmayer	Resigned	No		-----
Melody Huber	Term Expiring	No		-----

Motion was made by Councilmember Garcia to re-appoint Shannon Grace to the Main Street Board. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

No appointments were made for the remaining 4 seats. The Council requested staff look into amending the ordinance reducing the number of members on the Main Street Board from 11 to 7, and review the professional requirements for members that are stated in the ordinance.

Moody Museum Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement	New Member
Samye Turner	Term Expiring	Yes	Yes	Samye Turner

Motion was made by Councilmember Garcia to re-appoint Samye Turner to the Moody Museum Board as shown above. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Parks & Recreation Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Kathleen Amboree	Term Expiring	Yes	No	Tim Tebeau
Andrew Gonzales	Term Expiring	Yes	Yes	-----
Lonnie Zycha	Term Expiring	Yes	Yes	-----
Jennifer Jewett	Term Expiring	Yes	Yes	Jennifer Jewett
Timothy Tebeau	Student Rep (graduated)	No		Liberty Michna

Motion was made by Councilmember Ariola to appoint Liberty Michna to the Parks & Recreation Board as the Student Representative. Motion was seconded by Mayor Pro-Tem Lopez. Motion carried unanimously.

Motion was made by Councilmember Drummond to appoint Tim Tebeau to the Parks & Recreation Board as shown above. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

Motion was made by Councilmember Ariola to re-appoint Jennifer Jewett to the Parks & Recreation Board as shown above. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

No appointments were made to the remaining 2 seats. The Council requested staff look into amending the ordinance reducing the number of members on the Parks & Rec Board from 9 to 7 plus 1 student member.

Planning & Zoning Commission

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Betty Day	Term Expiring	Yes	Yes	Kellie Billings-Ray
Faith Gardner	Resigned	Yes	No	Faith Gardner
Mike Eaton	Term Expiring	Yes	Yes	Mike Eaton
Leland Stevens	Term Expiring	Yes	Yes	Leland Stevens

Motion was made by Councilmember Ariola to re-appoint Faith Gardner to the Planning & Zoning Commission. Motion was seconded by Mayor Pro-Tem Lopez. Motion carried unanimously.

Motion was made by Mayor Pro-Tem Lopez to appoint Kellie Billings-Ray to the Planning & Zoning Commission as shown above. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

Motion was made by Mayor Pro-Tem Lopez to re-appoint Mike Eaton and Leland Stevens to the Planning & Zoning Commission as shown above. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Public Arts Advisory Board (new board)

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
				Lois Duncan, 3 yr term
				Melanie Shaw, 3 yr term
				Janetta McCoy, 3 yr term
				Brent Humphreys, 2 yr
				Bryan Richie, 2 yr term
				Richard Stone, 1 yr term
				Nathan Gray, 1 yr term

Motion was made by Councilmember Ariola to appoint to the Public Arts Advisory Board as shown above. Motion was seconded by Mayor Pro-Tem Lopez. Motion carried unanimously.

TEDC (Taylor Economic Development Corp)

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
D. Scott Green	Term Expiring	undecided	Yes	Betty Day

Motion was made by Councilmember Garcia to appoint Gary Gola. Motion failed for lack of a second.

Motion was made by Councilmember Ariola to appoint Betty Day to the TEDC Board as shown above. Motion was seconded by Mayor Pro-Tem Lopez. Motion carried 4 to 1 with Councilmember Drummond opposing.

Tree Advisory Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Nathan Abbott	Term Expiring	Yes	Yes	Nathan Abbot
Bonnie Sladek	Term Expiring	Yes	Yes	Bonnie Sladek
Christi Stromberg	Resigned	No		-----
VACANT				-----

No appointments were made to the remaining 2 seats. No other applications were submitted.

Motion was made by Mayor Pro-Tem Lopez to re-appoint Nathan Abbot and Bonnie Sladek to the Tree Advisory Board as shown above. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Zoning Board of Adjustment

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Gayle Collins	Term Expiring	No		-----
Nancy Talley	Term Expiring	Yes	Yes	Nancy Talley
Suzanne Bice	Term Expiring	Yes	Yes	Suzanne Bice
Craig Eulenfeld	Term Expiring	Yes	Yes	Craig Eulenfeld
Michael Prillaman	Term Expiring	Yes	Yes	Michael Prillaman
VACANT, alternate				-----
VACANT, alternate				-----

Motion was made by Mayor Pro-Tem Lopez to re-appoint to the Zoning Board of Adjustment as shown above. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

No appointments were made to the remaining 3 seats. No other applications were submitted.

Mayor Rydell asked staff to look into staggering the 4 re-appointed seats above so that they do not all expire at the same time.

The Council took a break at 8:32 p.m.

Council reconvened at 8:40 p.m.

18. Consider creating a Charter Review Committee.

Interim City Manager Jeff Jenkins stated a request has been made that a Charter Review Committee be appointed to review the current city charter and make recommendations for amendments. Mr. Jenkins asked Council for a direction and/or specifics on what needs to be reviewed or amended. Councilmember Garcia recommended the conflict of interest section be reviewed to follow state regulations only, look at adding term limits for council members, and review the housekeeping items from 2012 recommendations. All but Councilmember Garcia are not for term limits. The Council requested the City attorney to draft changes regarding conflict of interest and housekeeping items and bring back to Council on March 28th.

No action was taken.

Mayor Rydell read the executive session meeting announcement and adjourned into executive session at 8:59 p.m.

Executive Session I. The Taylor City Council will conduct a closed executive session under 551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officer or employee.

a. Municipal Court Judge

The Council reconvened into regular session at 9:43 p.m.

Motion was made by Mayor Pro-Tem Lopez to give Judge Randall Pick a 2% pay increase effective October 1, 2018. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Regular City Council Meeting Minutes

February 28, 2019

9

ADJOURN

With no further action Mayor Rydell declared the meeting adjourned at 9:45 p.m.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

City of Taylor
Special Called City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
March 7, 2019 at 6:00 p.m.

Mayor Brandt Rydell declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Council Member Dwayne Ariola
Council Member Robert Garcia
Council Member Mitch Drummond
Mayor Pro Tem Christine Lopez

Jeff Jenkins, Interim City Manager
Dianna Barker, City Clerk

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

Mayor Rydell read the executive session meeting announcement and adjourned into executive session at 6:01 p.m.

Executive Session. The Taylor City Council will conduct a closed executive session under 551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees.

- a. City Manager position

The Council reconvened into regular session at 8:25 p.m.

Mayor Rydell stated the Council is pleased with the progress and direction of the selection process.

No action was taken.

ADJOURN

With no further action Mayor Rydell declared the meeting adjourned at 8:26 p.m.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk



***City Council Meeting
March 14, 2019
Transmittal Letter***

STRATEGIC PILLAR

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

Agenda Item #: 3

Agenda Title: **Approve Resolution R19-06 Regarding temporary street closures for Main Street activities and events in 2019.**

Council Action to be taken: Approve resolution

Department Submitted: Main Street

Staff Contact: Debbie Charbonneau, Main Street Manager

1. PURPOSE/DESCRIPTION

A resolution is required by the Texas Department of Transportation to request the closure of selected streets in the Main Street District for City sponsored events throughout the year. This resolution authorizes temporary closure of N. Main Street from Second to Fifth Streets and Third and Fourth Streets between Porter and Talbot Streets.

2. STAFF ANALYSIS (How and Why)

The closing of the streets within the Main Street District for City-sponsored events to include Taylor's Blackland Prairie Days scheduled for May 4th, the annual Main Street Car Show scheduled for October 26th and Halloween Spooktacular on October 31st. Also requested is that the City Manager be authorized to approve these street closures as well as street closures that may arise from unplanned events for the remainder of the year.

All City-sponsored events will follow protocols required by the Texas Department of Transportation for road closures that include an updated traffic control plan prepared by a professional engineer. Events will meet the liability insurance coverage requirements of the Texas Municipal League. An application will be made internally to close the streets for each event that is approved by the City Manager, the Police Chief and the Fire Marshal. This is standard for any street closure.

3. RECOMMENDATION

Staff recommends approval of Resolution R19-06, approving the temporary closures as outlined.

4. FUNDING SOURCE

Costs incurred are covered within the City's approved operational budget and may also be subsidized by fundraising efforts by the Main Street Program.

5. TIMELINE

Approval is requested for the following Main Street Program events:

May 4, 2019	Taylor's Blackland Prairie Days
October 26, 2019	Main Street Annual Car Show
October 31, 2019	Halloween Spooktacular

6. PRIOR COUNCIL ACTIONS TAKEN

Council has supported these closures in years past by approving the resolution as presented.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

3a. [Resolution R19-06](#)

RESOLUTION R19-06

A RESOLUTION AUTHORIZING TEMPORARY CLOSURE OF NORTH MAIN STREET (NORTH HIGHWAY 95) BETWEEN SECOND STREET (HIGHWAY 79) AND FIFTH STREET AND THIRD AND FOURTH STREETS BETWEEN PORTER AND TALBOT STREETS.

WHEREAS, The City of Taylor City Council supports community events hosted by the City of Taylor and the Taylor Main Street Program; and

WHEREAS, such temporary street closures of the Main Street district add to the containment of community events and promotes public safety for attendees and participants and provides a venue for events that enhances the quality of life for the community; and

WHEREAS, a request for planned events for 2019 that include Taylor's Blackland Prairie Days on May 4, 2019 and the annual Main Street Car Show on October 26, 2019 has been received and a request for City Manager approval of any other yet to be planned events requiring street closure in the downtown area throughout the year; and

NOW, THEREFORE, BE IT RESOLVED that the City of Taylor City Council approves this request to the Texas Department of Transportation to temporarily close North Main Street (North Highway 95) from Second Street to Fifth Street and Third Street and Fourth Street between Talbot and Porter Streets and the City Manager is authorized to enter into an agreement with the State to affect the temporary closure of the above highway and streets on the aforementioned dates requested and for any other events that may be planned throughout the year.

PASSED and APPROVED this the 14th day of March, 2019.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk



City Council Meeting March 14, 2019 Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #: 4

Agenda Title: **Approve request from Main Street Advisory Board to sell wine and beer and to allow consumption throughout the festival areas for Blackland Prairie Days and the Main Street Car Show.**

Council Action to be taken: Approve by Consent

Department Submitted: Main Street

Staff Contact: Debbie Charbonneau, Main Street Manager

1. PURPOSE/DESCRIPTION

The purpose of this item is for the Council to consider allowing wine and/or beer sales at Taylor's Blackland Prairie Days and the Main Street Car Show. The Main Street events will enhance the revenue generated for the Main Street Program that will be used in revitalization efforts of the downtown area.

2. STAFF ANALYSIS (How and Why)

Taylor's Blackland Prairie Days is an annual event sponsored by the Main Street Program. The original purpose of the event was to create a downtown event to celebrate the community's heritage and to bring people to the downtown area. The festival's purpose today is two-fold: 1) to host downtown events that attract traffic to the downtown area with activities for people of all ages that include arts and crafts, retail shopping and food and entertainment throughout the day; and 2) to serve as a fundraiser for the Main Street Program.

In an effort to maximize the opportunity to generate revenue again this year, the Main Street Advisory Board is working hard to promote sponsorships and vendor booth rentals and would like to sell beer and possible wine coolers. These alcoholic beverage sales during the festival would generate additional revenues. This is the ninth year we have requested this authorization.

The Main Street Promotions Committee would like to sell wine and/or beer on Saturday, May 4th from 10:00am – 4:00pm at a central concession near 4th and Main Street. The Committee requests approval for attendees to consume the drinks throughout the festival area (this being defined as the area between 2nd and 5th Streets and between Porter and

Talbot Streets) on Saturday rather than containing alcoholic beverage consumption to a single area.

This request has been reviewed with the Texas Alcoholic Beverage Commission, along with Police Chief Henry Fluck. All concurred that considering the hours of the festival and through diligent sales, the ability to consume alcoholic beverages throughout the festival area is very manageable.

The authority issued from the Texas Alcoholic Beverage Commission is a daily temporary license (3 days) at a cost of \$231.00 which requires letters demonstrating that the Taylor Police Department and the Williamson County Sheriff's Office have been advised. Training the sellers is optional for the license; the TABC representative feels that the personnel are responsible and will not need additional training.

Liability insurance for the City events is provided by the City's coverage and under the Texas Municipal League's Intergovernmental Risk Pool insurance policy at no additional cost. We have correspondence from TML-IRP offices that the festival activities, including the sale of beer, are not excluded from our policy coverage.

3. RECOMMENDATION

Staff recommends that the City Council authorize the sale of wine and/or beer in the downtown area specifically for the daytime festival and car show sponsored by the Main Street Program.

4. FUNDING SOURCE

The permits for the City events will be paid from the Main Street's Festival Revenues.

5. TIMELINE

The applications for event permits should be made within two weeks of each event, including the notification to all public safety officials.

6. PRIOR COUNCIL ACTIONS TAKEN

The Council has approved this request the previous eight years.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 4a. [TML Risk Pool and TxDOT liability insurance certificate.](#)
- 4b. [City Code related to alcohol in the downtown district.](#)



Certificate of Coverage

TMLIRP Contract Number: 3204

Member:
Taylor
Mr. Isaac Turner
City Manager
400 Porter St
Taylor, Texas 76574-3600

Company Affording Coverage:

Texas Municipal League Intergovernmental Risk Pool (TMLIRP)
PO Box 149194
Austin, TX 78714-9194
(512) 491-2300 or (800) 537-6655
Fax: (512) 491-2404

Certificate Holder:

City of Taylor
Mr. Isaac Turner, City Manager
400 Porter, St.
Taylor, Texas 76574-3600

This is to certify that the coverages listed below have been provided to the member and are in effect at this time. Notwithstanding any requirements, terms, or conditions of any other contract or agreement with respect to which this certificate may be issued or may pertain, the coverage afforded by TMLIRP described herein is subject only to the terms, exclusions and additions of TMLIRP's coverage contracts between TMLIRP and its member(s).

Coverage is continuous until canceled.

General Liability Effective Date: 10/1/2018 Anniversary Date: 10/1/2019 Limits of Liability (Each Occurrence): \$1,000,000 Sudden Events Involving Pollution (Each Occurrence): \$1,000,000 Annual Aggregate: \$2,000,000 Deductible per Occurrence: \$1,000	Real & Personal Property Effective Date: _____ Anniversary Date: _____ Limits of Coverage: _____ Deductible per Occurrence: _____																					
Law Enforcement Liability Effective Date: _____ Anniversary Date: _____ Limits of Liability (Each Occurrence): _____ Annual Aggregate: _____ Deductible per Occurrence: _____	Mobile Equipment Effective Date: _____ Anniversary Date: _____ Limits of Coverage: _____ Deductible per Occurrence: _____																					
Errors and Omissions Liability Effective Date: _____ Anniversary Date: _____ Limits of Liability (Each Wrongful Act): _____ Annual Aggregate: _____ Deductible per Occurrence: _____	Boiler & Machinery - Broad Form Effective Date: _____ Anniversary Date: _____ Per Accident Limit: _____ Deductible per Occurrence: _____																					
Auto Liability Effective Date: _____ Anniversary Date: _____ Limits of Liability (Each Occurrence): _____ Deductible per Occurrence: _____	<table border="1"><thead><tr><th></th><th>Yes</th><th>No</th></tr></thead><tbody><tr><td>Mortgagee</td><td></td><td></td></tr><tr><td>Loss Payee</td><td></td><td></td></tr><tr><td>Loan Number:</td><td></td><td></td></tr></tbody></table>		Yes	No	Mortgagee			Loss Payee			Loan Number:											
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Year/Make/Model	VIN	Value																				
Loss Payee: Yes No	Loan Number: _____																					

DESCRIPTION:

Evidence of coverage for the Taylor "Blackland Prairie Days", Taylor's Historic Downtown District. General Liability Coverage is Primary.

Cancellation: Should any of the above described coverages be canceled before the anniversary date thereof, TMLIRP will endeavor to mail 30 days written notice to the above named certificate holder, but failure to mail such notice shall impose no obligation or liability of any kind on TMLIRP.

Authorized Representative: Linda Stanko

Date Issued:

9/20/2018

Sec. 3-2. - Alcoholic beverages prohibited in central business district.

(a)

Subject to subsection (b) hereof the city does hereby prohibit the possession of an open container or consumption of alcoholic beverages in its central business district as such district is described in the resolution adopted by the City of Taylor establishing same on December 28, 1993 which shall be consistent with the provisions of the order adopted by the Texas Alcoholic Beverage Commission on March 7, 1994 and section 109.35 of the Alcoholic Beverage Code V.A.T.S., as amended.

(b)

This section does not prohibit the legal possession of an open container or the consumption of alcoholic beverages in motor vehicles, buildings not owned or controlled by the city, residential structures or licensed premises located within the central business district.

(c)

As used herein "open container" means any alcoholic beverage container that is no longer sealed.

(d)

If any part of this section should be held to be invalid by a court of competent jurisdiction same shall not affect the remainder of this section and all portions of this section not held to be invalid shall continue and remain in full force and effect.

(e)

Any person violating the provisions of this section shall be deemed guilty of a class C misdemeanor and upon conviction shall be fined in any amount not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00).

(Ord. No. 01-03-94, §§ 1—5, 3-22-94)

Editor's note—

Ord. No. 01-03-94, adopted Mar. 22, 1994, did not specifically amend this Code; hence, codification of §§ 1—5 of said ordinance as § 3-2 herein was at the editor's discretion.



***City Council Meeting
March 14, 2019
Agenda Item Transmittal***

STRATEGIC PILLAR

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

Agenda Item #: 5

Agenda Title: **Consider approval of submission of a grant application to the Department of Homeland Security – FEMA for FY 2018 Staffing for Adequate Fire and Emergency Response (SAFER) grant program**

Council Action to be taken: Consider approval of submission by the Fire Chief

Initiating Department: Fire

Staff Contact: **Pat Ekiss, Fire Chief**

1. INTRODUCTION/PURPOSE

The Fire Department is seeking approval to submit a grant for a Federal Program that provides assistance to municipalities to hire firefighters with the intent of meeting National Fire Protection Association (NFPA) standards for minimum staffing. This tiered program offers financial relief to the city for a three year period, allowing the department to meet the immediate needs of the fire forces, while allowing the city the ability to gradually move to full-time positions for the individuals hired under this program. Basically, it affords us the means to gradually absorb these positions as tax revenues rise.

2. DESCRIPTION/ JUSTIFICATION

The purpose of the SAFER Grant Program is to provide funding directly to fire departments to assist in increasing the number of firefighters to help communities meet industry minimum standards and attain 24-hour staffing to provide adequate protection from fire and fire-related hazards and to fulfill traditional missions of fire departments.

The objective of the SAFER grant program is to assist local fire departments with staffing and deployment capabilities to respond to emergencies and assure that communities have adequate protection from fire and fire-related hazards. Local fire departments accomplish this by improving staffing and deployment capabilities, so they may more effectively and safely respond to emergencies. With enhanced staffing levels, recipients should experience a reduction in response times and an increase in the number of trained personnel assembled at the incident scene.

Although not required for a SAFER grant, it is preferable that the enhanced staffing levels of all SAFER recipients should ensure that all first-arriving apparatus are staffed with a minimum of four qualified personnel (to meet National Fire Protection Association (NFPA) 1710/1720 standards) who are capable of initiating the suppression response. Ultimately, SAFER recipients should achieve more efficient responses and safer incident scenes, thereby ensuring communities have improved protection from fire and fire-related hazards.

3. FINANCIAL/BUDGET

For the first two years, the grant would pay 75% of the pay and benefits of each firefighter. The third year the grant would pay 35% of that cost. Using our current pay rate, the cost of a starting firefighter is \$60,984.00. Three positions would then cost the city \$182,952.00 per year. The SAFER grant would pay 75% of that cost, resulting in the city paying only \$45,738.00 for the first two years for the same three positions. During the third year, the amount the city would pay increases to \$118,919.00 with the grant paying 35% of the cost or \$64,033.20. Simply put, the third year the grant covers the cost of one of three positions. At the fourth year, the city would assume all cost associated with the three employees, eliminate the positions (not recommended), or seek additional grant opportunities to retain or maintain the positions.

4. TIMELINE CONSIDERATIONS

Staffing for Adequate Fire and Emergency Response (SAFER) grant submission deadline is March 22, 2019 at 5:00 p.m.

5. RECOMMENDATION

Approve submittal of grant application.

6. REFERENCE FILES

5a [SAFER Grant FAQ flyer](#)

Assistance to Firefighters Grant Program (AFGP)



FY 2018 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program

Frequently Asked Questions (FAQs)

What's new for FY 2018?

- Applicants may now request to waive the position cost limit for new firefighters.
- Pursuant to IB 427, applicants must indicate when they apply for an award whether they are requesting a waiver and what requirement they seek to waive.
- The simplified acquisition threshold increased to \$250,000.
- The definition of "new recruit."
- Updated prioritization and eligibility tables.

What is the purpose of SAFER?

The purpose of SAFER is to provide funding directly to fire departments and volunteer firefighter interest organizations to assist in increasing the number of firefighters to help communities meet industry minimum standards and attain 24-hour staffing to provide adequate protection from fire and fire-related hazards, and to fulfill traditional missions of fire departments.

To achieve this purpose, SAFER is a competitive, discretionary grant program comprised of two categories:

- 1) **Hiring of Firefighters Activity** grants provide financial assistance to help fire departments hire new firefighters or change the status of part-time or paid-on-call firefighters to full-time firefighters. The goal is to assist departments to improve staffing levels to ensure they have adequate personnel to respond and safely perform at incident scenes, providing protection from fire and fire-related hazards in their communities. **This activity provides three-year grants to assist fire departments by paying a portion of the salaries and benefits of the SAFER-funded positions.**
- 2) **Recruitment and Retention of Volunteer Firefighters Activity** grants assist fire departments and national, state, local, or federally recognized tribal organizations with the recruitment and/or retention of volunteer firefighters. The goal is to create a net increase in the number of trained, certified, and competent firefighters capable of safely responding to emergencies likely to occur within the fire department's geographic response area. **Recruitment and Retention of Volunteer Firefighters Activity grants can have a period of performance of up to four years.**

How much funding is available for the FY 2018 SAFER Grant Program?

A total of \$350,000,000 has been appropriated for the FY 2018 SAFER Grants.

Specific funding parameters are either required by law or are the outcome of recommendations from the Criteria Development Panel (CDP). Each requirement is identified below, followed by the source of the requirement which is noted in parentheses:

- 10 percent is set aside for the recruitment and retention of volunteer firefighters activity. (15 USC § 2229a(a)(2))

- No more than 33 percent of the total amount allocated for the recruitment and retention of volunteers can be awarded to national, state, local, or federally recognized tribal organizations that represent the interests of volunteer firefighters (CDP)
- 10 percent is set aside for grants awarded to volunteer or majority volunteer departments for hiring of firefighters. A majority volunteer fire department is made up of more than 50 percent of personnel who do not receive financial compensation for their services, other than life, health, and worker's compensation insurance, or a nominal stipend payment, including certain paid-on-call personnel. It may be necessary to go out of rank order to select a sufficient number of applications in order to meet the 10 percent requirement. (15 USC § 2229a(a)(1)(H))

If less than 10 percent of the funds available for the hiring of firefighters are awarded to volunteer and majority volunteer fire departments, the remaining funds must be transferred to provide grants for the recruitment and retention of volunteer firefighters. (15 USC § 2229a(a)(1)(H))

What is the maximum amount of funding an applicant can be awarded?

There is no maximum award amount for grant awards made under the FY 2018 SAFER Grant Program.

Can a department apply for both SAFER Grant categories - Hiring of Firefighters Activity and Recruitment and Retention of Volunteer Firefighters Activity?

Yes. However, departments interested in applying for both a Hiring of Firefighters Activity grant and a Recruitment and Retention of Volunteer Firefighters Activity grant must submit **two separate applications, one for each activity**. Each application will require its own unique narrative statement.

Are SAFER Grants “renewable” after the period of performance?

No. SAFER is a competitive/discretionary grant program. Program funds are not renewable and funding is only available to grant recipients during the period of performance associated with the award. Current or former grant recipients do not have a competitive advantage over applicants who have not previously received a SAFER Grant award.

Hiring of Firefighters Activity

Who is eligible to apply for funding in the Hiring of Firefighters Activity?

Career, combination, and volunteer fire departments may apply for funding in the Hiring of Firefighters Activity.

What are eligible expenses in the Hiring of Firefighters Activity?

Only the salary and associated benefits (actual payroll expenses) for the SAFER-funded positions are eligible. Costs are reimbursable if they are included as part of the standard package, available to all operational firefighter positions, and contractually obligated.

Will the SAFER Hiring of Firefighters Activity pay for raises or increases to firefighter pay or benefits in years two and three?

No. The federal portion of grant funds for years one, two, and three is based on the usual annual cost of a first-year (i.e., entry-level) firefighter in your department at the time the grant application was submitted.

What are some ineligible expenses in the Hiring of Firefighters Activity?

- The salaries and benefits of full-time firefighters who are employees at the time of grant award are ineligible to be funded under this grant.
- Pre-application costs, such as grant writer fees, administrative costs (e.g., physicals/medical exams, background checks, etc.), and indirect costs associated with hiring of firefighters.



***City Council Meeting
March 14, 2019
Transmittal Letter***

STRATEGIC PILLAR

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

Agenda Item #: 6

Agenda Title: Consider introducing Ordinance No. 2019-08 establishing a records and information management program and adopting the Texas State Library and Archives Commission retention schedules

Council Action to be taken: Introduce Ordinance

Department Submitted: City Management

Staff Contact: Dianna Barker, City Clerk

1. PURPOSE/DESCRIPTION

The purpose of this item is to introduce an ordinance that replaces an Ordinance from 1991 establishing a Records Management Program/Policy and re-adopting the necessary retention schedules from the Texas State Library and Archives Commission (TSLAC).

2. STAFF ANALYSIS (How and Why)

In January 1991 the city adopted an ordinance that established a records and information management program to manage the records received and created by city staff and elected officials, and retention schedules from the TSLAC. That ordinance was amended by Ordinance 96-25 naming the City Clerk as the Records Management Officer (RMO).

Since the adoption of the program in 1991, state regulations regarding the retention and handling of government documents and retention periods for those documents have changed. The attached Records Management Program/Policy has been revised to reflect state regulations and adopt the necessary retention schedules. The Program/Policy also gives staff members' guidance on handling city documents. This ordinance repeals and replaces all previous records management ordinances.

3. RECOMMENDATION

Introduce ordinance.

4. FUNDING SOURCE

N/A

5. TIMELINE

Adopt ordinance at the March 28, 2019 City Council meeting.

6. PRIOR COUNCIL ACTIONS TAKEN

Adoption of Ordinance for Records Management Program dated January 1991

Adoption of Ordinance 96-25 amending 1991 ordinance naming the City Clerk as RMO.

7. OTHER OPTIONS (In order of preference)

Do not introduce ordinance and maintain city records based on requirements from the 1991 and 1996 ordinances.

8. ATTACHMENTS

6a [Ordinance 2019-08](#)

6b [Records Management Program/Policy](#)

6c [1991 Records Management Ordinance](#)

ORDINANCE 2019-08

AN ORDINANCE PROVIDING FOR THE ESTABLISHMENT OF A RECORDS AND INFORMATION MANAGEMENT PROGRAM FOR THE CITY OF TAYLOR, TEXAS; DESIGNATING THE CITY CLERK AS THE RECORDS MANAGEMENT OFFICER AND PROVIDING OWNERSHIP OF MUNICIPAL RECORDS; PROVIDING FOR DESTRUCTION OF ORIGINAL PUBLIC RECORDS AND FOR ALL OTHER MUNICIPAL RECORDS, REPEALING ALL ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING A SAVINGS CLAUSE AND CONTAINING OTHER PROVISION RELATING OT THE SUBJECT AND DECLARING AN EMERGENCY IN ITS ENACTMENT.

WHEREAS, The Local Government Code provides that a City must establish by ordinance an active and continuing records management program to be administered by a Records Management Officer; and

WHEREAS, the City of Taylor, hereinafter at times called "City" desires to adopt an ordinance for that purpose and to prescribe policies and procedures consistent with the Local Government Records Act and is the interests of cost effective and efficient recordkeeping;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF TAYLOR:

SECTION 1: DEFINITION OF CITY RECORDS. All documents, papers, letters, books, maps, photographs, sound or video recordings, microfilm, magnetic tape, electronic media, or other information recording media, regardless of physical form or characteristic and regardless of whether public access to it is open or restricted under the laws of the state, created or received by the City or any of its officers or employees pursuant to law or in the transaction of public business are hereby declared to be the records of the City and shall be created, maintained, and disposed of in accordance with the provisions of this ordinance or the procedures authorized by it and in no other manner.

SECTION 2: ADDITIONAL DEFINITIONS.

- (1) "Department Head" means the officer who by ordinance, order, or administrative policy is in charge of an office of the City that creates or receives records.
- (2) "Essential record" means any record of the City necessary to the resumption or continuation of operations of the City in an emergency or disaster, to the re-creation of the legal and financial status of the City, or to the protection and fulfillment of obligations to the people of the state.
- (3) "Permanent record" means any record of the City for which the retention period on a records control schedule is given as permanent.
- (4) "Records Retention schedule" means a document prepared by Texas State Library and Archives Commission (TSLAC) listing the retention periods of records maintained by the City, and other records disposition information that the records management program may require.
- (5) "Records Management" means the application of management techniques to the creation, use, maintenance, retention, preservation, and disposal of records for the purposes of reducing the costs and improving the efficiency of recordkeeping. The term includes the development of records control schedules, the management of filing and information retrieval systems, the protection of essential and permanent records, the control over the creation and distribution of reports, and correspondence, and the management of electronic and other records storage systems.
- (6) "Records liaison officers" means the persons designated under Section 9 of this ordinance.
- (7) "Records management officer" means the person designated in Section 5 of this ordinance.
- (8) "Records management program" means the program developed under section 6 of this ordinance.

SECTION 3: CITY RECORDS DECLARED PUBLIC PROPERTY. All City records as defined in Section 1 of this ordinance are hereby declared to be the property of the City. No City official or employee has, by virtue of his or her position, any personal or property right to such records even though he or she may have developed or compiled them. The unauthorized destruction, removal from files, or use of such records is prohibited.

SECTION 4: POLICY. It is hereby declared to be the policy of the City to provide for efficient, economical, and effective controls over the creation, distribution, organization, maintenance, use, and disposition of all City records through a comprehensive system of procedures for the management of the records from their creation to their ultimate disposition, consistent with the requirements of the Texas Local Government Records Act and accepted records management practice.

SECTION 5: DESIGNATION OF RECORDS MANAGEMENT OFFICER. The City Clerk and the successive holders of said office shall serve as Records Management Officer (RMO) for the City. As provided by state law, each successive holder of the office shall file his or her name with the director and librarian of the Texas State Library within thirty (30) days of the initial designation or of taking up the office, as applicable. The RMO shall review the program from time to time and is hereby authorized to amend the program as needed.

SECTION 6: RECORDS MANAGEMENT PROGRAM TO BE DEVELOPED: APPROVAL OF PLAN. The Records Management Officer shall develop a records management program for the City for submission to, and the approval by, the City Council. The plan must contain policies and procedures designed to improve the efficiency of recordkeeping, to adequately protect the essential records of the City. Once approved by the City Council, the records management plan shall be binding on all offices, departments, divisions, programs, commissions, bureaus, boards, committees, or similar entities of the City and records shall be created, maintained, stored, scanned or disposed of in accordance with the plan.

SECTION 7: DUTIES OF RECORDS MANAGEMENT OFFICER. The RMO shall:

- (1) Administer the records management program and provide assistance to department heads in its implementation;
- (2) Provide records management training;
- (3) Bring to the attention of City Management non-compliance by department heads or other City personnel with the policies and procedures of the records management program or the Local Government Records Act;
- (4) Periodically review the program and amend the program as necessary.

SECTION 8: DUTIES AND RESPONSIBILITIES OF DEPARTMENT HEAD. The department head shall:

- (1) Cooperate with the RMO in carrying out the policies and procedures established in the Record Management Program for the efficient and economical management of records and carry out the requirements of this ordinance;
- (2) Adequately document the transaction of government business and the services, programs, and duties for which the department head and his or her staff are responsible;

- (3) Maintain the records in his or her care and carry out their preservation, scanning, destruction, or other disposition only in accordance with the policies and procedures of the records management program of the City and the requirements of this ordinance.

SECTION 9: DESIGNATION OF RECORDS LIAISON OFFICERS. Each department head shall designate a member of his or her staff to serve as Records Liaison Officer for the implementation of the records management program in the department. Persons designated as Records Liaison Officers shall be thoroughly familiar with all the records created and maintained by the department and shall have full access to all records of the City maintained by the department. A department head may serve as Records Liaison Officer for his or her department.

SECTION 10: RECORDS RETENTION SCHEDULES TO BE ADOPTED, APPROVED BY CITY COUNCIL, AND FILED WITH STATE. Record retention schedules created and provided by the Texas State Library and Archives Commission that pertain to the documents a local government maintains and utilizes shall be adopted and approved by City Council and filed with the TSLAC.

SECTION 11: SEVERABILITY. If any section, provision, sentence, phrase or any other portion of this ordinance should be held to be invalid by a court of competent jurisdiction such holding of invalidity shall not affect the remainder of this ordinance and all parts of this ordinance not held to be invalid shall continue and remain in full force and effect.

SECTION 12: In accordance with Article VIII, Section 1 of the City Charter, this Ordinance was introduced before the City Council of the City of Taylor, Texas, on the 14 day of March, 2019.

PASSED, APPROVED and ADOPTED on this the _____ day of _____, 2019.

Brandt Rydell,
Mayor of the City of Taylor, Texas

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl, City Attorney



March 28, 2019

Team Taylor,

Records Management is defined as “the application of management techniques to the creation, use, maintenance, retention, preservation, and disposal of records”. State law (LGC Chapters 201 thru 205) dictates that cities are to establish a records management program. That program, among other things, sets standards and policy for a city to retain government documents for a specified period of time and record the destruction of those documents at the end of the retention period. The following is a Records Retention Program for the City of Taylor to be applied to all city departments. It is short and direct so please take the time to read it through. While it may not touch on every retention situation you might have, it does give basic guidance on how to handle your destroyable and non-destroyable documents. I am here to help with this, so please feel free to contact me if you are unsure of what to keep and how long, or with any questions regarding this policy.

A Document Disposal Log is also included. Please begin using this log. It will be the City’s record of what was destroyed and when. The log itself is a permanent retention document.

The City of Taylor has adopted the following retention schedules from the Texas State Library:

EL – Elections

GR – General records common to all governments

LC – Municipal Court

PS – Public Safety

PW – Public Works

TX – Property Taxation

UT – Utility Services

These are the schedules that the city will use to determine the retention period of each government document.

This policy takes effect immediately. Please make sure your staff members are aware of it and understand it. *Training is essential.* Please take the time to train new staff members on document rotation. The city, along with TSL Information Analyst, will be providing training periodically.

Again, I’m here to help. Call or email me anytime with questions or concerns.

Dianna Barker

City Clerk
352-3676 (x1214)

RECORDS MANAGEMENT PROGRAM/POLICY



The City of Taylor, Texas

The Texas Legislature defines a government record as any recorded information created or received by a local government, state agency, elected official or government employee that documents the transaction of government business.

Originated March 28, 2019

Records Management Program

Purpose

To establish and maintain a city-wide Records Management Program that will provide an orderly approach to managing the volume of municipal records throughout the City of Taylor.

Intent

Records serve as the “memory” or “chain of events” of a city, and as such are an asset which should be properly managed. It is the intent of the City of Taylor’s Records Management Program to meet the following objectives:

1. The elimination of duplicate and/or surplus records;
2. The identification and protection of vital records and archival records;
3. The rapid retrieval of information;
4. The maximum use of space, equipment, personnel and other resources;
5. The use of a Records Retention Schedule to maintain important records for the appropriate periods of time;
6. The timely transfer and/or destruction of inactive or unnecessary records;
7. Economical, efficient and productive use of those records necessary for efficient day-to-day operations; and
8. The protection of the public trust.

Goals

1. To release space and reduce the need for storage and filing equipment by providing for the routine disposition of records and paperwork.
 - A. Ensure the continuous flow of records from limited office space to storage.
 - B. Reduce the volume of inactive records held in city offices.
 - C. Establish and implement retention schedules for each series of records.
 - D. Encourage efficient management of records in active files.
 - E. Routinely dispose of those records with expired retention periods that are approved for destruction.
2. To maintain total security over city records.
 - A. Identify and preserve those records of permanent/archival value.
 - B. Implement procedures and establish controls to enhance the safety of city records.
 - C. Ensure that hard copies of scanned documents are maintained if state microfilming standards are not followed.

3. To communicate the need for an effective Records Management Program.
 - A. Expand the scope of records management to encompass all city departments.
 - B. Provide records management consultation to all city departments.
4. To continually update the Records Management Program to reflect changing records management techniques.
5. To pursue other means of document storage in lieu of paper storage as part of the Records Management Program.
6. To follow the adopted Records Retention Schedules developed by the Texas State Library.

Records Management Process

Forms

<i>Authorization to Destroy</i>	TSL form to be used to request permission to destroy a document that is NOT found in an adopted retention schedule.
<i>DDL (Document Disposal Log)</i>	Log used to document records destroyed. A blank DDL can be found on the T drive under “Records Retention”.
<i>Employee Service Record</i>	Used by HR department only.

Definitions

<i>City Record</i>	All documents, papers, letters, books, maps, photographs, sound or video recordings, microfilm, magnetic tape, electronic media, or other information recording media, created or received by the city or any of its employees in the transaction of public business.
<i>E-Record</i>	A record/document created or stored electronically. Types of e-records are emails, websites, tweets, Facebook statuses, webcasts, text messages and electronic publications.
<i>Record</i>	A document created or received by a local government (elected official or non-elected position), regardless of medium used (i.e. paper, map, photograph, etc.), in the transaction of public business whether open or closed.

<i>Non-Record</i>	Convenience copies or extra identical copies, blank forms, etc.
<i>Record Inventory</i>	A list of the documents contained within a file that entails the document description, creation date, and retention period. A Record Inventory is highly recommended to assist in the ease of destroying documents at the end of their retention, but is not required.
<i>Retention Period</i>	The period of time a document must be retained.
<i>Retention Schedule</i>	A schedule indicating the period of time a document created or received by local governments must be retained. The current version of applicable retention schedules can be found in the city's T drive under Records Retention.
<i>Transitory Record</i>	Records of temporary usefulness that are not an integral part of a records series of an agency, that are not regularly filed within an agency's recordkeeping system, and that are required only for a limited period of time for the completion of an action by an official or employee of the agency or in the preparation of an on-going records series.
<i>Unscheduled Records</i>	Records that do not appear on an approved Records Control Schedule.

Records Management Team

Department Heads shall oversee the carrying out of the records management program established by the city and designate a Custodian of Records/Records Liaison within their department.

Each department shall appoint a **Custodian of Records/Records Liaison**. This staff member is in charge of the retention and destruction of the departments records and shall be thoroughly familiar with all the records created and maintained by the department and shall have full access to all records of the City maintained by the department.

The City Clerk is the **Records Management Officer**. This staff member assists in establishing and developing policies and procedures for a records management program and administers the agency's program.

Original Documents

Contracts/Agreements: Contracts and agreements (original or copy) are to be forwarded to the City Clerk for retention. Department staff is encouraged to keep a copy, preferably scanned, in the respective department for immediate reference.

Daily correspondence with outside parties: Correspondence created for, and/or received from outside vendors are to be kept within the department that created it or received it.

Easements/Deeds/Liens: Original easements and deeds showing they have been recorded at the county are to be kept in the City Clerk's office. Original mowing liens are to be kept in the permitting department and original paving liens are to be kept in the City Clerk's office.

Historical value documents: Documents of a historical value are not to be destroyed.

Email

The retention period for Emails is determined by the content of the email. Consider the email just as if it was a paper document. If the content of an email warrants permanent retention, print the email and prepare it for permanent retention. Delete emails based on their content according to the appropriate retention schedule.

Emails created or received on city equipment are kept on the exchange server for 5 years.

Text Messages

The retention period for text messages is also determined by the content of the message, whether created or received. Transitory text messages are categorized as AV, Administratively Valuable and should be deleted after they are no longer needed. Examples of transitory texts are: routine messages; telephone message notifications; internal meeting notices; routing slips; incoming letters or memoranda of transmittal that add nothing of substance to enclosures; and similar routine information used for communication, but not for the documentation, of a specific agency transaction.

In order to be able to obtain copies of text messages, city staff and council members should take a screenshot of a string of messages that conduct city business and email those screenshots to their city email address for future reference. Screenshot the text messages that conduct city business every week.

Record Scanning

Documents that are considered a "record" may be maintained in their original format or may be scanned. **With the exception of Permanent Records**, once a document has been scanned, the paper copy may be destroyed. Scanned records that are kept in place of paper originals have the same retention period as the original paper copy; therefore, scanned documents are to be logged and deleted accordingly. *This procedure is to be reflected on the Document Disposal Log.*

Do not scan and then destroy the paper version of a Permanent Record. Documents that are to be kept permanently may be scanned for easy access, but the paper version must be kept.

Electronic Files

Each department may determine the best way to organize its electronic files; however, to maintain consistency, all electronic file folders that contain scanned documents are to be labeled thoroughly and descriptively. When an electronic record has met its retention period, it is to be logged on the DDL and then deleted. *Electronic documents that do not have a paper version and are of a historical value cannot be deleted.*



DO NOT DESTROY ANY RECORD/DOCUMENT THAT IS INVOLVED IN ANY ONGOING LITIGATION, CLAIM, NEGOTIATION, PUBLIC INFORMATION REQUEST, OR AUDIT. IF YOU ARE NOT SURE OF A DOCUMENT'S STATUS, CONTACT THE CITY CLERK'S OFFICE.

Record Destruction

Each department is to record on a Document Disposal Log (DDL) the destruction of each record/document that has reached the end of its retention period. It is recommended that this be done annually in November.

Below is a recommended method to destroying documents:

- In November, pull documents that have reached their retention period.
- Determine whether they are permanent records, need to be scanned, are involved in any type of litigation, or need to be retained for historical purposes.
- Log them onto the DDL. Be descriptive of the document you are destroying.
- Forward the log to the City Clerk.
- Destroy the document

Destruction of Paper Records: Confidential records are to be shredded. Confidential records are those records that have personal information within them (i.e. home address, social security number, etc.). Public records, those that are subject to the Open Records Act, may be shredded or recycled.

Destruction of Electronic Media: Media used such as CDs and hard drives are to be forwarded to the IT department for proper destruction.

Note: Please do not recycle any documents that have an individual's personal information (i.e. home address, phone number, social security number, etc.).

Permanent Retention Records

Records with a Permanent Retention status may be stored in the city's document storage room at city hall. The records/documents are to be in a properly labeled file box with a records inventory list (or something similar) affixed to the inside of the box. The inventory list must give an adequate description of what the documents are and the date of creation or acquisition.

Permanent records may **not** be kept solely in electronic form. All records that have a Permanent Retention status must be in paper form. However, Permanent Records should be scanned for easy access.

See attachment "A" for department responsible for some specific permanent retention documents.

Unscheduled Records

(This does not happen often)

State law (LGC 202.001 and 203.045) requires that a Request for Authorization to Destroy Unscheduled Records must be submitted for approval to the director and librarian of the Texas State Library if a local government wishes to destroy records that do not appear on an approved records control schedule or amended schedule on file with the director and librarian. Requests need not be submitted if a record is destroyed pursuant to an expunction order issued by a district court pursuant to state law.

For records that are not listed on an adopted records retention schedule, fill out a Request for Authorization to Destroy Unscheduled Records and forward to the RMO. If you need further assistance, contact the City Clerk's office.

Employee Records

The Human Resources department is responsible for maintaining and retaining personnel records. Only specific information contained within an employee's official personnel folder is required to be kept for an extended period of time. Refer to the appropriate retention schedule for a description of those items. Five (5) years after termination/separation, Human Resources shall fill out an Employee Service Record form and attach to it any documentation from the official personnel file that is required to be kept for 75 years per the Retention Schedule. The rest of the documents in the file may then be destroyed by shredding after logging on a DDL form.

Disaster Plan

- Records that are to be kept permanently are to be stored in a fire safe file cabinet or off-site in a fire safe storage facility.
- Electronic documents on the Shared drive and each staff members U: drive are backed up to an off-site facility.
- Keep boxes/folders of documents off of the floor.

DRAFT

This is a list of **some** of the permanent retention documents held by the city and the departments responsible for retaining those documents.

ATTACHMENT “A”	
Department Responsible	Document Description
City Clerk	Election documents City Council Agendas and Minutes Ordinances and Resolutions w/Affidavits Annexation documents Charter Records Management records
Finance Department	Budget books Annual Audits Bond records Annual financial reports
Human Resources	Employee pension & benefits records
Development Services	Planning studies and reports Zoning permit records and maps Building permits and CO's Water and wastewater permit logs
Public Works	Road and Street master records
Airport	Maintenance and inspection records Operations reports
Police Department	General and Emergency orders Internal Affairs Investigation records Arrest reports other than Class C Annual uniform crime reports Juvenile databases w/information required by FC 58.304
Utility Department	Landfill maps and plats Special planning studies Rate schedules, regulations, & change documents Annual operations reports Tap and hookup logs

AN ORDINANCE PROVIDING FOR THE ESTABLISHMENT OF A RECORDS AND INFORMATION MANAGEMENT PROGRAM FOR THE CITY OF TAYLOR, TEXAS; DESIGNATING THE FINANCE DIRECTOR OF THIS CITY AS RECORDS MANAGEMENT OFFICER AND PROVIDING THE GENERAL OUTLINE OF DUTIES; PROVIDING OWNERSHIP OF MUNICIPAL RECORDS AND RESPONSIBILITIES OF OFFICERS AND EMPLOYEES WITH RESPECT THERETO; PROVIDING FOR DESTRUCTION OF ORIGINAL PUBLIC RECORDS AND FOR ALL OTHER MUNICIPAL RECORDS, REPEALING ALL ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING A SAVINGS CLAUSE AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT AND DECLARING AN EMERGENCY IN ITS ENACTMENT:

WHEREAS, Title 6, Subtitle C, Local Government Code (Local Government Records Act) provides that a city must establish by ordinance an active and continuing records management program to be administered by a Records Management Officer; and

WHEREAS, the City of Taylor, hereinafter at times called "City", desires to adopt an ordinance for that purpose and to prescribe policies and procedures consistent with the Local Government Records Act and in the interests of cost effective and efficient recordkeeping:

NOW THEREFORE BE IT ORDAINED BY THE CITY OF TAYLOR:

SECTION 1. DEFINITION OF CITY RECORDS. All documents, papers, letters, books, maps, photographs, sound or video recordings, microfilm, magnetic tape, electronic media, or other information recording media, regardless of physical form or characteristic and regardless of whether public access to it is open or restricted under the laws of the state, created or received by the City or any of its officers or employees pursuant to law or in the transaction of public business are hereby declared to be the records of the City and shall be created, maintained, and disposed of in accordance with the provisions of this ordinance or the procedures authorized by it and in no other manner.

SECTION 2. ADDITIONAL DEFINITIONS. (1) "Department head" means the officer who by ordinance, order, or administrative policy is in charge of an office of the City that creates or receives records.

(2) "Essential record" means any record of the City necessary to the resumption or continuation of operations of the City in an emergency or disaster, to the re creation of the legal and financial status of the City, or to the protection and fulfillment of obligations to the people of the state.

(3) "Permanent record" means any record of the City for which the retention period on a records control schedule is given as permanent.

(4) "Records control schedule" means a document prepared by or under the authority of the Records Management Officer listing the records maintained by the City, their retention periods, and other records disposition information that the records management program may require.

(5) "Records management" means the application of management techniques to the creation, use, maintenance, retention, preservation, and disposal of records for the purposes of reducing the costs and improving the efficiency of recordkeeping. The term includes the development of records control schedules, the management of filing and information retrieval systems, the protection of essential and permanent records, the economical and space effective storage of inactive records, control over the creation and distribution of forms, reports, and correspondence, and the management of micrographics and electron

ic and other records storage systems.

(6) "Records liaison officers" mean the persons designated under Section 10 of this ordinance.

(7) "Records management officer" means the person designated in Section 5 of this ordinance.

(8) "Records management plan" means the plan developed under Section 6 of this ordinance.

(9) "Retention period" means the minimum time that must pass after the creation, recording, or receipt of a record, or the fulfillment of certain actions associated with a record, before it is eligible for destruction.

SECTION 3. CITY RECORDS DECLARED PUBLIC PROPERTY. All city records as defined in Section 1. of this ordinance are hereby declared to be the property of the City. No city official or employee has, by virtue of his or her position, any personal or property right to such records even though he or she may have developed or compiled them. The unauthorized destruction, removal from files, or use of such records is prohibited.

SECTION 4. POLICY. It is hereby declared to be the policy of the City to provide for efficient, economical, and effective controls over the creation, distribution, organization, maintenance, use, and disposition of all city records through a comprehensive system of integrated procedures for the management of the records from their creation to their ultimate disposition, consistent with the requirements of the Texas Local Government Records Act and accepted records management practice.

SECTION 5. DESIGNATION OF RECORDS MANAGEMENT OFFICER. The Finance Director, and the successive holders of said office, shall serve as Records Management Officer for the City. As provided by state law, each successive holder of the office shall file his or her name with the director and librarian of the Texas State Library within thirty days of the initial designation or of taking up the office, as applicable.

SECTION 6. RECORDS MANAGEMENT PLAN TO BE DEVELOPED; APPROVAL OF PLAN; AUTHORITY OF PLAN. (a) The Records Management Officer shall develop a records management plan for the City for submission to the Board of Commissioners of City. The plan must contain policies and procedures designed to reduce the costs and improve the efficiency of recordkeeping, to adequately protect the essential records of the City, and to properly preserve those records of the City that are of historical value. The plan must be designed to enable the Records Management Officer to carry out his or her duties prescribed by state law and this ordinance effectively.

(b) Once approved by the Board of Commissioners, the records management plan shall be binding on all offices, departments, divisions, programs, commissions, bureaus, boards, committees, or similar entities of the City and records shall be created, maintained, stored, microfilmed, or disposed of in accordance with the plan.

(c) State law relating to the duties, other responsibilities, or recordkeeping requirements of a department head do not exempt the department head or the records in the department head's care from the application of this ordinance and the records management plan adopted under it and may not be used by the department head as a basis for refusal to participate in the records management program of the City.

SECTION 7. DUTIES OF RECORDS MANAGEMENT OFFICER. In addition to other duties assigned in this ordinance, the Records Management

Officer shall:

(1) administer the records management program and provide assistance to department heads in its implementation;

(2) plan, formulate, and prescribe records disposition policies, systems, standards, and procedures;

(3) in cooperation with department heads identify essential records and establish a disaster plan for each city office and department to ensure maximum availability of the records in order to re-establish operations quickly and with minimum disruption and expense;

(4) develop procedures to ensure the permanent preservation of the historically valuable records of the City;

(5) establish standards for filing and storage equipment and for record keeping supplies;

(6) study the feasibility of and, if appropriate, establish a uniform filing system and a forms design and control system for the City;

(7) provide records management advice and assistance to all city departments by preparation of a manual or manuals of procedure and policy and by on-site consultation;

(8) monitor records retention schedules and administrative rules issued by the Texas State Library and Archives Commission to determine if the records management program and the city's records control schedules are in compliance with state regulations;

(9) disseminate to the Board of Commissioners and department heads information concerning state laws and administrative rules relating to local government records;

(10) instruct Records Liaison Officers and other personnel in policies and procedures of the records management plan and their duties in the records management program;

(11) direct Records Liaison officers or other personnel in the conduct of records inventories in preparation for the development of records control schedules as required by state law and this ordinance.

(12) ensure that the maintenance, preservation, microfilming, destruction, or other disposition of city records is carried out in accordance with the policies and procedures of the records management program and the requirements of state law;

(13) maintain records on the volume of records destroyed under approved records control schedules, the volume of records microfilmed or stored electronically, and the estimated cost and space savings as the result of such disposal or disposition;

(14) report annually to the City on the implementation of the records management plan in each department of the City, including summaries of the statistical and fiscal data compiled under Subsection (13); and

(15) bring to the attention of the city non-compliance by department heads or other city personnel with the policies and procedures of the records management program or the Local Government Records Act.

SECTION 8. DUTIES AND RESPONSIBILITIES OF DEPARTMENT HEADS. In addition to other duties assigned in this ordinance, department

heads shall:

(1) cooperate with the Records Management Officer in carrying out the policies and procedures established in the city for the efficient and economical management of records and in carrying out the requirements of this ordinance.

(2) adequately document the transaction of government business and the services, programs, and duties for which the department head and his or her staff are responsible; and

(3) maintain the records in his or her care and carry out their preservation, microfilming, destruction, or other disposition only in accordance with the policies and procedures of the records management program of the City and the requirements of this ordinance

SECTION 9. DESIGNATION OF RECORDS LIAISON OFFICERS. Each department head shall designate a member of his or her staff to serve as Records Liaison Officer for the implementation of the records management program in the department. If the Records Management Officer determines that in the best interests of the records management program more than one Records Liaison Officer should be designated for a department, the department head shall designate the number of Records Liaison Officers specified by the Records Management Officer. Persons designated as Records Liaison Officers shall be thoroughly familiar with all the records created and maintained by the department and shall have full access to all records of the City maintained by the department. In the event of the resignation, retirement, dismissal, or removal by action of the department head of a person designated as a Records Liaison Officer, the department head shall promptly designate another person to fill the vacancy. A department head may serve as Records Liaison Officer for his or her department.

SECTION 10. DUTIES AND RESPONSIBILITIES OF RECORDS LIAISON OFFICERS. In addition to other duties assigned in this ordinance, Records Liaison Officers shall:

(a) conduct or supervise the conduct of inventories of the records of the department in preparation for the development of records control schedules;

(b) in cooperation with the Records Management Officer coordinate and implement the policies and procedures of the records management program in their departments; and

(c) disseminate information to department staff concerning the records management program.

SECTION 11. RECORDS CONTROL SCHEDULES TO BE DEVELOPED; APPROVAL: FILING WITH STATE. (a) The Records Management Officer, in cooperation with department heads and Records Liaison Officers, shall prepare records control schedules on a department by department basis listing all records created or received by the department and the retention period for each record. Records control schedules shall also contain such other information regarding the disposition of city records as the records management plan may require.

(b) Each records control schedule shall be monitored and amended as needed by the Records Management Officer on a regular basis to ensure that it is in compliance with records retention schedules issued by the state and that it continues to reflect the recordkeeping procedures and needs of the department and the records management program of the City.

(c) Before its adoption a records control schedule or amended schedule for a department must be approved by the

department head, the City Attorney and the City Manager.

(d) Before its adoption a records control schedule must be submitted to and accepted for filing by the director and librarian as provided by state law. If a schedule is not accepted for filing, the schedule shall be amended to make it acceptable for filing. The Records Management Officer shall submit the records control schedules to the director and librarian.

SECTION 12. IMPLEMENTATION OF RECORDS CONTROL SCHEDULES: DESTRUCTION OF RECORDS UNDER SCHEDULE. (a) A records control schedule for a department that has been approved and adopted under Section 11 shall be implemented by department heads and Records Liaison Officers according to the policies and procedures of the records management plan.

(b) A record whose retention period has expired on a records control schedule shall be destroyed unless an open records request is pending on the record, the subject matter of the record is pertinent to a pending law suit, or the department head requests in writing to the Records Management Officer that the record be retained for an additional period.

(c) Prior to the destruction of a record under an approved records control schedule authorization for the destruction must be obtained by the Records Management Officer from the department head, the City Attorney and the City Manager.

SECTION 13. DESTRUCTION OF UNSCHEDULED RECORDS. A record that has not yet been listed on an approved records control schedule may be destroyed if its destruction has been approved in the same manner as a record destroyed under an approved schedule and the Records Management Officer has submitted to and received back from the director and librarian an approved destruction authorization request.

SECTION 14. RECORDS CENTER. A records center, developed pursuant to the plan required by Section 6, shall be under the direct control and supervision of the Records Management Officer. Policies and procedures regulating the operations and use of the records center shall be contained in the records management plan developed under Section 6.

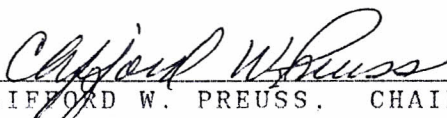
SECTION 15. MICROGRAPHICS. Unless a micrographics program in a department is specifically exempted by order of the Board of Commissioners, all microfilming of records will be centralized and under the direct supervision of the Records Management Officer. The records management plan will establish policies and procedures for the microfilming of city records, including policies to ensure that all microfilming is done in accordance with standards and procedures for the microfilming of local government records established in rules of the Texas State Library and Archives Commission. The plan will also establish criteria for determining the eligibility of records for microfilming and protocols for ensuring that a microfilming program that is exempted from the centralized operations is, nevertheless, subject to periodic review by the records management officer as to cost-effectiveness, administrative efficiency, and compliance with commission rules.

SECTION 16. SEVERABILITY. If any section, provision, sentence, phrase or any other portion of this ordinance should be held to be invalid by a court of competent jurisdiction such holding of invalidity shall not effect the remainder of this ordinance and all parts of this ordinance not held to be invalid shall continue and remain in full force and effect.

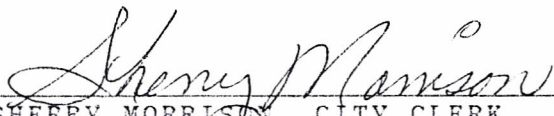
SECTION 17. EMERGENCY. The fact that a Records Management Program as adopted by this ordinance is mandatory so that a

Records Management Plan and other provisions of the Records Maintenance Act may be adopted without further delay causes an emergency for the general public welfare of the City of Taylor and its citizens and this ordinance is hereby declared to be an emergency measure and the rules prohibiting the passage of an ordinance on the day which same is introduced and requiring three separate readings thereof be and same are hereby suspended as to this ordinance and this ordinance shall take effect immediately from and after its passage.

INTRODUCED, PASSED, APPROVED AND ADOPTED AS AN EMERGENCY MEASURE BY THE UNANIMOUS VOTE OF ALL THE MEMBERS OF THE CITY COMMISSION OF THE CITY OF TAYLOR THIS THE 22ND DAY OF JANUARY, A. D. 1991.


CLIFFORD W. PREUSS, CHAIRMAN

ATTEST:


SHERRY MORRISON, CITY CLERK



***City Council Meeting
March 14, 2019
Transmittal Letter***

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #: 7

Agenda Title: Consider introducing Ordinance No. 2019-12 amending Ordinance 2013-01 to change the number of board members on the Parks & Recreation Board from 12 to 8 (7 members + 1 student member).

Council Action to be taken: Introduce Ordinance

Department Submitted: City Management

Staff Contact: Dianna Barker, City Clerk

1. PURPOSE/DESCRIPTION

The purpose of this ordinance is to consider changing the number of Parks & Recreation Board members from 12 total members to eventually 8 total members.

2. STAFF ANALYSIS (How and Why)

At the February 28, 2019 City Council meeting, Council requested staff to research the process of reducing the total number of Parks & Recreation Board members from 12 members (11 regular + 1 student) down to 8 members (7 regular + 1 student).

At that meeting, Council suggested reducing the total number of members to 9 regular members + 1 student member for the first year or until the next scheduled appointments, then reducing the total number of members to 7 regular members + 1 student member for the second year and thereafter. This would ultimately eliminate 4 seats on the Parks & Recreation Board.

The Parks & Recreation Board was created by Ordinance 98-18, then replaced by Ordinance 2013-01. Since the number of members is stipulated in the ordinance, it must be changed by ordinance. Attached is a draft Ordinance that reflects this change.

3. RECOMMENDATION

Receive draft Ordinance No. 2019-12 as presented or with Council changes.

4. FUNDING SOURCE

N/A

5. TIMELINE

Draft Ordinance introduced March 14, 2019 and adopted on March 28, 2019.

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

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

Do not amend Ordinance 2013-01.

8. ATTACHMENTS

7a [Draft Ordinance 2019-12](#)

7b [Ordinance 2013-01](#)

ORDINANCE NO. 2019 - ~~124-04~~

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING ORDINANCE 2013-01 ESTABLISHING THE PURPOSE, COMPOSITION AND TERM OF THE PARKS AND RECREATION ADVISORY BOARD BY ~~ELIMINATING SEATS, REDUCING THE NUMBER OF BOARD MEMBERS FROM 11 TO 7 PLUS A STUDENT REPRESENTATIVE~~ ~~DELETING A PROVISION REGARDING APPOINTMENTS OF BOARD MEMBERS;~~ PROVIDING A SAVINGS CLAUSE.

WHEREAS, the City Council desires to ~~reduce the number of members on the~~ ~~remove a provision in Ordinance 2013-01 regarding appointments to the~~ Parks And Recreation Advisory Board ("Board") ~~allowing appointments to the Board to be made by the City Council; and~~

WHEREAS the City Council deems it is in the best interest of the City that Ordinance 2013-01 be amended as set forth herein.

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

SECTION 1. All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. The City Council ratifies and confirms that all initial Board appointments and Board appointments made prior to adoption of this amendment were made pursuant to Ordinance 2013-01 ~~as amended by Ordinance 2014-04~~. The City Council desires that all appointments to the Board made after the adoption of this Ordinance shall be made by the City Council.

SECTION 3. Section ~~46~~ of Ordinance 2013-01 is hereby amended to read in its entirety as follows:

The Board shall consist of ~~nineteen~~ nineteen regular members ~~plus one student member for the first year or until the next scheduled appointments,~~ of whom ~~eight~~ eight shall be residents of the City, ~~two~~ two of whom shall be residents within the City extraterritorial jurisdiction or the City, and one shall a junior or senior student in good standing attending a High School or Legacy Early College

High School which school has its Independent School District within the City. After the first year or the next scheduled appointment, the number of Board members shall be reduced from nine regular members plus one student member to seven regular members plus one student member. All members, except the student member, shall have attained the age of eighteen and the student member shall have attained the age of sixteen.

~~The Board shall be appointed by the City Council.~~

SECTION 4. Ordinance No. 2013-01 as passed, and as amended by Ordinance 2014-04 and this Ordinance shall otherwise remain in full force and effect.

SECTION 5. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Taylor, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

In accordance with Article VIII, Section 1 of the City Charter, this Ordinance was introduced before the City Council of the City of Taylor, Texas, on the 27th day of March~~February~~, 2014~~9~~.

PASSED, APPROVED and ADOPTED on this the 20th day of March, 2014.

Brandt Rydell, Jesse
~~Ancira Jr.~~, Mayor

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ATTEST:

Dianna Barker~~Susan Brock~~, City Clerk

APPROVED AS TO FORM:

Ted Hejl, City Attorney

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ORDINANCE 2013-01

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, ESTABLISHING A PARKS AND RECREATION ADVISORY BOARD; ESTABLISHING THE PURPOSE, COMPOSITION AND TERM OF THE BOARD; PROVIDING SAVINGS AND REPEALER CLAUSES.

PREAMBLE

WHEREAS, the City Council deems it to be in the best interest of the City that an advisory board be established to advise the City Council on matters pertaining to the City parks and recreational facilities as set forth in this Ordinance; and

WHEREAS, the City Council desires to establish a Parks and Recreation Advisory Board with the purpose, composition of members, and term hereinafter set forth.

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

SECTION 1. All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. The Parks and Recreation Advisory Board is created by this Ordinance.

SECTION 3. The Parks and Recreation Advisory Board ("Board") shall advise the City Council and Parks and Recreation Director on matters pertaining to the acquisition, development, sound management, maintenance and use of parks and recreation facilities owned or controlled by the City and as directed by the City Council.

SECTION 4. The Board shall consist of twelve members of whom eight shall be residents of the City, three of whom shall be residents within the City extraterritorial jurisdiction or the City, and one shall be a junior or senior student in good standing attending a High School or Legacy Early College High School which school has its Independent School District within the City. All members, except the student member, shall have attained the age of eighteen and the student member shall have attained the age of sixteen.

SECTION 5. The Board members, except the Board student member, may serve a three year term after initial appointment. The Board student member may serve a one year term and each Board student member may serve only one term. Each member serves at the pleasure of the City Council and may be removed at the sole discretion of the City Council.

SECTION 6. Each member of the City Council shall make two initial appointments and the Mayor three initial appointments to the Board. The Board student member shall be appointed by the City Council. The City Council shall establish staggered terms of the Board, except the Board student member, initially appointed so that four members shall serve a term of three years, four members shall serve a term of two years, and three members shall serve a term of one year. The Board student member shall serve a term of one year. After the initial appointments, Board members shall be appointed for terms allowed by this Ordinance. After the initial appointments, Board vacancies, except Board student vacancies, shall be filled so that each Council member shall continue making two appointments and the Mayor three appointments. For example, if a Board member initially appointed by the Council member of District 1 vacates the Board, the Council member of District 1 at the time the vacancy occurs shall make the appointment to fill the vacancy. The Council shall keep a record of appointments tracking vacancies according to the initial appointments thereby allowing respective District members and Mayor to make the same number of successive appointments.

SECTION 7. The Board shall conduct its business according to the Open Meetings Act under the Texas Government Code. The Board student member shall not be required for a quorum and shall be a nonvoting member of the Board. A quorum of members shall be required to conduct a meeting. Meetings shall be held no less than quarter annually and at the call of the City Council. The Board shall comply with City requirements applicable to the Board not set forth in this Ordinance. The Board may organize with procedures allowing it to efficiently handle Board business which procedures may be altered or removed by the City Council if deemed appropriate or necessary.

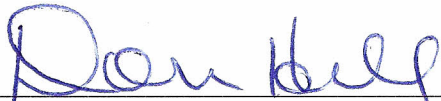
SECTION 8. If any paragraph, sentence, phrase or other portion of this Ordinance should be declared to be unconstitutional by a court of competent jurisdiction, the holding shall not affect the remainder of this Ordinance and all

portions of the Ordinance not held to be invalid shall continue and remain in full force and effect.

SECTION 9. All provisions of any Ordinance of the City of Taylor, Texas, in conflict with the provisions of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

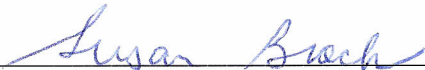
In accordance with Article VIII, Section 1 of the City Charter, this Ordinance was introduced before the City Council of the City of Taylor, Texas, on the 14th day of February, 2013.

PASSED, APPROVED and ADOPTED on this the 28th day of February, 2013.



Don Hill,
Mayor

ATTEST:



Susan Brock, City Clerk

APPROVED AS TO FORM:



Ted W. Hejl, City Attorney

CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2013-01, passed and approved by the City Council of the City of Taylor, Texas, on the 28th day of February, 2013, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this, the 28th day of March, 2013.

Susan Brock
Susan Brock
City Clerk



City Council Meeting March 14, 2019 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 8

Agenda Title: Consider introducing Ordinance No. 2019-13 amending Ordinance 98-28, changing the number of board members on the Main Street Advisory Board to 7, and changing specific professional positions to 'preferred' professional positions.

Council Action to be taken: Introduce Ordinance

Department Submitted: City Management

Staff Contact: Dianna Barker, City Clerk

1. PURPOSE/DESCRIPTION

The purpose of this ordinance is to consider changing the number of Main Street Advisory Board members from 11 members to 7 total members and to change specific professional positions to 'preferred' professional positions.

2. STAFF ANALYSIS (How and Why)

At the February 28, 2019 City Council meeting, Council requested staff to research the process of reducing the total number of Main Street Advisory Board members from 11 members down to 7 members. At that meeting there were five seats expiring but only one of those members expressed an interest in being reappointed. The other four members did not want to serve again. City Council did not appoint any member to those remaining four seats and requested an ordinance be drafted to amend Ordinance No. 98-28 reducing the number of board members from 11 to 7.

Council also requested that wording be added or changed to Section 3, Board Composition, to reflect that professional positions on the board be 'preferred' professional positions instead of required professional positions.

The Main Street Advisory Board was created by Ordinance 98-28. Since the number of members is stipulated in the ordinance, it must be changed by ordinance. Attached is a draft Ordinance that reflects these changes.

3. RECOMMENDATION

Receive draft Ordinance No. 2019-13 as presented or with Council changes.

4. FUNDING SOURCE

N/A

5. TIMELINE

Draft Ordinance introduced March 14, 2019 and adopted on March 28, 2019.

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

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

Do not amend Ordinance 2013-01.

8. ATTACHMENTS

8a [Draft Ordinance 2019-13](#)

8b [Ordinance 98-28](#)

ORDINANCE NO. 2019-13

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING ORDINANCE 98-28 ESTABLISHING THE PURPOSE, COMPOSITION AND TERM OF THE MAIN STREET ADVISORY BOARD BY REDUCING THE NUMBER OF BOARD MEMBERS FROM ELEVEN TO SEVEN; AND BY PROVIDING LANGUAGE FOR SPECIFIC PROFESSIONAL POSITIONS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the City Council seeks to create a more manageable Main Street Advisory Board; and

WHEREAS, the City Council desires to reduce the number of Board members on the Main Street Advisory Board from eleven members to seven members; and

WHEREAS the City Council deems it is in the best interest of the City that Ordinance 98-28 be amended as set forth herein.

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

SECTION 1. All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. Section 1 of Ordinance 98-28 is hereby amended to read in its entirety as follows:

Creation of Board. There is hereby created a Main Street Advisory Board. The Board shall consist of seven (7) members. The members thereof shall be appointed by the City Council.

SECTION 3. Section 3 of Ordinance 98-28 is hereby amended to read in its entirety as follows:

Composition of Board. It is preferred that the Main Street Advisory Board include at least one representative from each of the following:

*Architect
Attorney
Certified Public Accountant
Owner of real property in the city limits
Business owner in the downtown project area*

The fact that one or more representatives from the five fields of expertise may not at any given point be a member of the Main Street Advisory Board, for

whatever reason or reasons, shall not affect the validity of any decision or act of the Board.

SECTION 4. Ordinance No. 98-28 as passed, and as amended by this Ordinance shall otherwise remain in full force and effect.

SECTION 5. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Taylor, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

In accordance with Article VIII, Section 1 of the City Charter, this Ordinance was introduced before the City Council of the City of Taylor, Texas, on the 14th day of March, 2019.

PASSED, APPROVED and ADOPTED on this the 28th day of March, 2019.

Brant Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted Hejl, City Attorney

ORDINANCE NO. 98-28

AN ORDINANCE CREATING AND ESTABLISHING A MAIN STREET ADVISORY BOARD; REPEALING ORDINANCE DATED AUGUST 23, 1983 ESTABLISHING A MAIN STREET PROJECT COMMITTEE; PROVIDING FOR THE TERM OF OFFICE AND COMPOSITION OF SUCH BOARD; ESTABLISHING GUIDELINES FOR THE OPERATION OF SUCH BOARD; PROVIDING THE POWERS AND DUTIES OF SUCH BOARD; AND PROVIDING A SAVINGS CLAUSE.

BE IT ORDAINED BY THE CITY OF TAYLOR:

SECTION 1. Creation of Board. There is hereby created a Main Street Advisory Board. The Board shall consist of eleven (11) members. The members thereof shall be appointed by the City Commission.

SECTION 2. Terms of Appointment. The members of the Main Street Advisory Board shall serve terms of three (3) years each. In order to provide for staggered terms of its members, the City Commission shall initially appoint members for varying terms. Four (4) of the initial members appointed by the Commission shall be appointed to a one-year term, four (4) members shall be appointed to a two-year term, and three (3) shall be appointed for a full three-year term.

SECTION 3. Composition of Board. The Main Street Advisory Board shall include at least one representative from each of the following:

- Architect
- Attorney
- Certified public accountant
- Owner of real property in the City limits
- Business owner in the downtown project area.

The fact that one or more representatives from the five fields of expertise may not at any given point be a member of the Main Street Advisory Board, for whatever reason or reasons, shall not affect the validity of any decision or act of the Board.

SECTION 4. Ex-Officio Members. In addition to the eleven members appointed by the City Commission, the following persons shall sit on the Main Street Advisory Board as ex-officio members:

- City Manager, City of Taylor
- Main Street Manager, City of Taylor
- Central Texas RC&D Director
- Taylor Chamber of Commerce Executive Director
- Taylor Economic Development Corp. Director

Ex-officio members do not have voting powers, but will assist the Main Street Advisory Board in its various functions.

SECTION 5. Vacancies. Vacancies occurring in the Main Street Advisory Board shall be filled by the City Commission to complete the unexpired term of the member in whose position the vacancy is created.

SECTION 6. Continuation in Office. In the event of a vacancy or the expiration of a term, the member then holding office shall continue as a member until his or her successor is appointed by the City Commission. Continued absence of any member from regular meetings of the Board shall, at the discretion of the City Commission, render any such member liable to immediate removal from office.

SECTION 7. Meetings, Quorum, Rules and Regulations. The Main Street Advisory Board shall meet, with advance notice posted according to the Texas Open Meetings Law, as often as necessary to conduct the business of the board or upon call by the board chairman or

City Manager or upon petition of a simple majority of board members. Six members present shall constitute a quorum for the transaction of business and all issues shall be decided by a majority of its members present and voting. The board shall adopt appropriate rules and regulations for the conduct of its business and the election of a chairman, vice-chairman, secretary and other offices. The minutes of each meeting shall be filed in the office of the City Clerk.

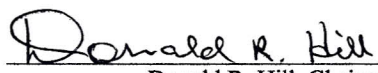
SECTION 8. Powers and Duties. The powers and duties of the Main Street Advisory Board shall include the following:

1. To define the geographic boundaries of the Main Street Project District.
2. To enter into agreements with the financial institutions of Taylor for the creation and administration of a low interest low program to benefit the Main Street Project.
3. To review, advice and make recommendations to the City Commission concerning needed planning and zoning considerations to support the Main Street Project.
4. To review, advise and make recommendations to the City Building Inspection Department concerning any alterations to the exterior of any buildings in the Main Street Project District.
5. To work with the Main Street Manager, the City Manager and the City Commission to develop and maintain a healthy, vital downtown Taylor, emphasizing four major areas:
 - a. Organization: To organize the downtown into a strong, cohesive unit that works together and speaks for the betterment of the area.
 - b. Design: To encourage appropriate, high-quality design in the maintenance, renovation and re-use of downtown buildings.
 - c. Unified Promotion: To sponsor events, and to advertise and promote a positive, unified image of downtown Taylor.
 - d. Economic Restructuring: To aim for full use and occupancy of downtown. To adapt buildings to new uses and utilize tax incentives for building rehabilitation.

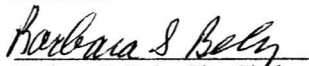
SECTION 9. Savings Clause. If any word, phrase, paragraph, or section of this Ordinance to be held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid.

SECTION 10. Repealing Ordinance. That an Ordinance dated August 23, 1983 establishing a Main Street Project Committee is hereby repealed in its entirety.

INTRODUCED, PASSED, APPROVED and ADOPTED on first reading this the 24th day of November, 1998.


Donald R. Hill, Chairman
Board of Commissioners

ATTEST:


Barbara S. Belz, City Clerk

PASSED, APPROVED and ADOPTED on second reading this the 14 day of December, 1998.

Donald R. Hill
Donald R. Hill, Chairman
Board of Commissioners

ATTEST:

Barbara S. Belz
Barbara S. Belz, City Clerk

PASSED, APPROVED and ADOPTED on third and final reading this the 22 day of December, 1998.

Donald R. Hill
Donald R. Hill, Chairman
Board of Commissioners

ATTEST:

Barbara S. Belz
Barbara S. Belz, City Clerk



***City Council Meeting
March 14, 2019
Transmittal Letter***

STRATEGIC PILLAR

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

Agenda Item #: 9

Agenda Title: Consider a petition for voluntary annexation by SJPW Ranch Investments, LLC and introduce Ordinance 2019-10 annexing a tract of land 54.04 acres, more or less, in size generally located at the northeast intersection of FM 619 and CR 412

Council Action to be taken: Consider acceptance of annexation petition and introduce annexation ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Director of Development Services

1. PURPOSE/DESCRIPTION

This agenda item allows for the consideration of a petition for voluntary annexation and the introduction of the annexation ordinance.

2. STAFF ANALYSIS (Why and How)

The City received a petition for voluntary annexation for the subject property.

Pursuant to Section 43.028 of the Texas Local Government Code, the City may annex sparsely occupied areas on petition of the land owner if the property is less than a half mile wide, is contiguous to the city limits and is vacant or has fewer than three qualified voters residing on the property.

This property meets the criteria of Section 43.028.

3. RECOMMENDATION

Staff recommends accepting the petition and introducing the ordinance annexing the property.

4. FUNDING SOURCE

N/A

5. TIMELINE

The petition was submitted on February 8, 2019.

The petition is scheduled to be considered on March 14, 2019.

The ordinance annexing the property is scheduled to be introduced on March 14, 2019.

If the petition is accepted and the ordinance introduced, the ordinance annexing the property will be scheduled for approval on March 28, 2019.

6. PRIOR COUNCIL ACTIONS TAKEN

This property is subject to an annexation development agreement approved by the City in 2010.

7. OTHER OPTIONS (In order of preference)

It is the Council's discretion whether or not to accept the petition and annex the property.

8. ATTACHMENTS

9a [Map of the Subject Property](#)

9b [Petition package](#)

9c [Ordinance 2019-10](#)

9d [Presentation](#)

Voluntary Annexation of 54.04 acres
Zoning upon Annexation R-1

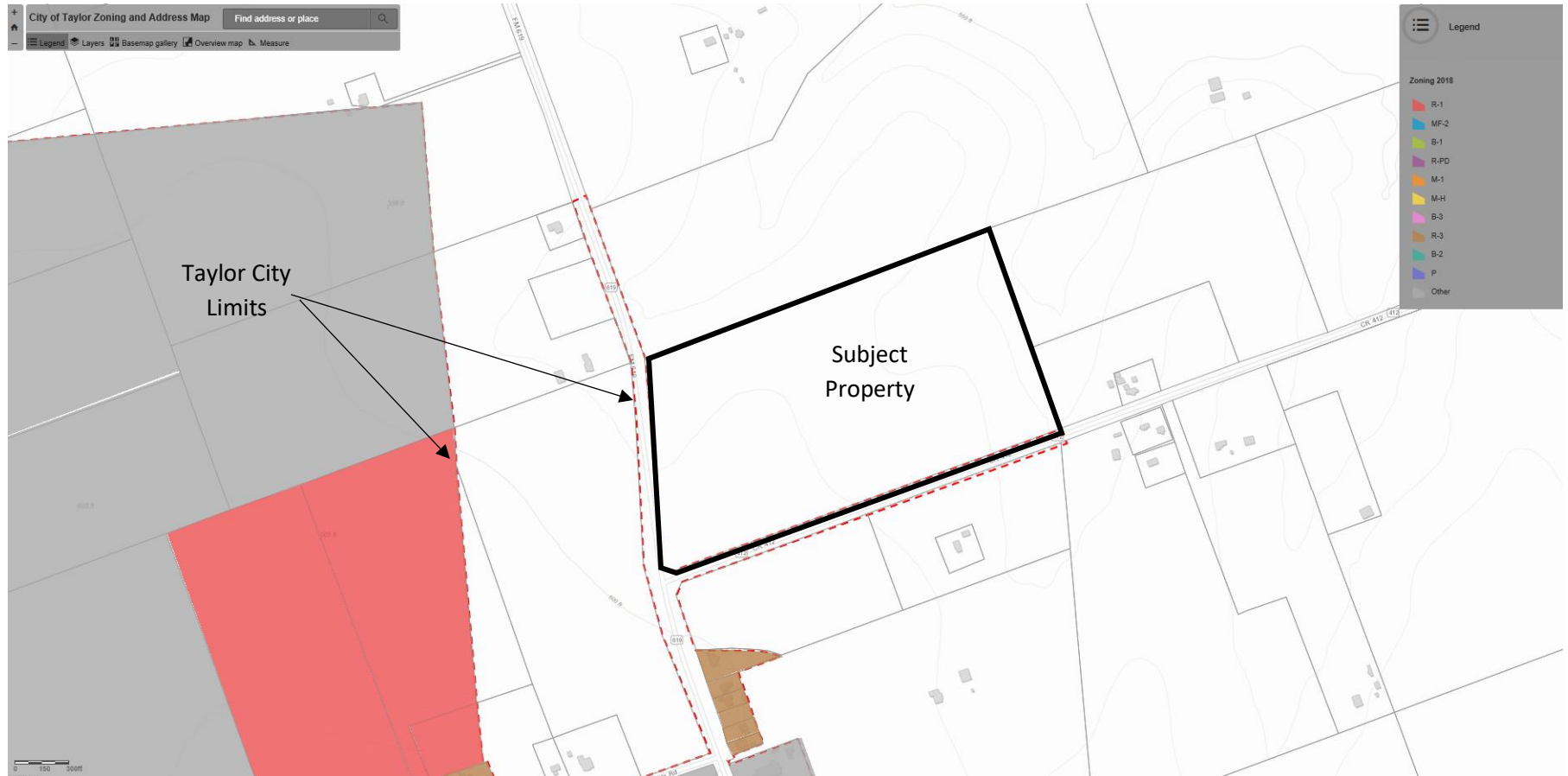


Exhibit "A"

ANNEXATION REQUIREMENTS



Annexation Letter of Intent

To be submitted at the time of the zoning application. There is no official form for this letter, and it may be submitted by the property owner or agent. This letter shall indicate that the property owner will petition the City Council for annexation in conjunction with the zoning request.



Annexation Petition

To be signed and **notarized** by the property owner submitted no earlier than 30 calendar days before the request is presented to the City Council. The executed Petition must be submitted no later than 5 calendar days before the proposed Council date. However, to ensure the Petition request is properly scheduled and reviewed, it is highly recommended to submit the Petition 20 to 30 days prior to the anticipated Council review date. **(Template follows)**



Exhibit A

Legal description if a legally recorded lot or a metes and bounds description if unplatted acreage. The description shall be typed, include acreage information, the name of original or patent survey, be printed on 8 1/2" x 11" paper, and include a legible sketch or survey plot of the property. If a metes and bounds description is prepared, it must be signed and sealed by the Registered Professional Land Surveyor who prepared it. This exhibit shall be entitled "EXHIBIT A" **(Two original copies required.)**



Ownership Document(s)

Clean copy of recorded warranty deed or other document(s) conveying ownership of all the property to be annexed. If the property is owned by a partnership, corporation, trust, or other entity, documents demonstrating signatory's authority to sign Petition on behalf of entity must be included.



Utility Provision Statement

A statement by the property owner stating the property is within the City of Taylor's CCN (service area) for water and wastewater service and an estimation of how the property will be connected by the owner to that existing water and wastewater system.

Annexation Letter of Intent

8127 Mesa Dr. #206-53
Austin, TX 78759
361-537-1277
RussellSpillers@gmail.com

02/05/2019

City of Taylor and all else whom it concerns,

Please accept this as official written notice of intent to petition for annexation into the City Limits of Taylor Texas, as the process has been outlined in the attached development agreement. Should you have any questions or concerns regarding this matter, please do not hesitate to reach out to me by phone or email or through regular mail.

Respectfully,



Russell Spillers, Managing Member, SJPW Ranch Investments LLC

ANNEXATION OR CITY LIMITS EXTENSION

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF TAYLOR, TEXAS.

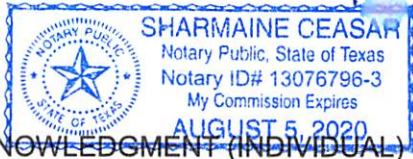
The undersigned owners of the hereinafter described tract of land, which is (1) one-half mile or less in width, (2) contiguous to the city limits, and (3) vacant and without residents, or on which less than three (3) qualified voters reside, hereby petition your Honorable Body to extend the present city limits so as to include as a part of the City of Taylor, Texas, the property described in Exhibit "A", attached hereto and made a part hereof.

We hereby certify, under oath, that:

WE ARE THE TRUE AND ONLY OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, as conveyed to us in Deed(s) recorded as Document No. 2019009600, Official Public Records of Williamson County, or in Volume _____ Page _____, Deed Records of Williamson County.

[Signature]
Owner(s) Russell Spillers, Managing Member, SJPW Ranch Investments, LLC

SUBSCRIBED AND SWORN TO BEFORE ME, a notary public, by Russell Spillers
this 6th day of February, 2019, A.D.



[Signature]
Notary Public, State of Texas

ACKNOWLEDGMENT (INDIVIDUAL)

This instrument was acknowledged before me on the ____ day of _____, 20__, by _____.

Notary Public, State of Texas

ACKNOWLEDGMENT (CORPORATE)

This instrument was acknowledged before me on the ____ day of _____, 20__, by _____, the _____, of _____, a Texas _____, on behalf of said _____.

Notary Public, State of Texas

For Office Use Only

DATE RECEIVED: _____

CITY COUNCIL HEARING DATE: _____

"EXHIBIT A"

A DESCRIPTION OF A 54.04 ACRE TRACT OF LAND, LOCATED IN THE FRANCIS BRADLEY SURVEY, ABSTRACT No. 74 OF WILLIAMSON COUNTY, TEXAS. SAID 54.04 ACRE TRACT, BEING THE REMAINDER OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 55.70 ACRES OF LAND IN A SPECIAL WARRANTY DEED, RECORDED MAY 14, 2015, FROM LARRY A. SAFARIK AND KATY W. SAFARIK TO ARNIE P. SAFARIK AND PAULA SAFARIK, OF RECORD AS DOCUMENT No. 2015039449, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 54.04 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SURVEY DRAWING, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a TxDOT Type II brass disk in concrete (Grid Coordinates: N 10,191,576.13, E 3,225,139.58) found monumenting the north line of said 55.70 acre tract, and the south line of that certain tract or parcel of land described as containing 74.972 acres of land (Tract 2) in a Warranty Deed Reserving Life Estate with Power of Sale, recorded July 19, 2016, from Ester E. Albers Walker to David P. Walker, Sherri L. Walker and Janet Walker Cook, of record as Document No. 2016064700, Official Public Records, Williamson County, Texas, from which the base of a broken TxDOT Type I concrete Monument found, bears, S 68° 43' 09" W, a distance of 36.66 feet;

THENCE, N 68° 35' 46" E, with the north line of said 55.70 acre tract and the south line of said 74.972 acre tract, a distance of 1984.10 feet to a ½ inch iron rod found monumenting the northeast corner of said 55.70 acre tract, said south line of said 74.972 acre tract, and the northwest corner of the remainder of that certain tract or parcel of land described as containing 39.203 acres of land in a General Warranty Deed, recorded November 17, 2016, from Mark M. Stoll to Larry Safarik, and Katy Safarik, of record as Document No. 2016108345, Official Public Records, Williamson County, Texas;

THENCE, S 21° 30' 48" E, with the east line of said 55.70 acre tract, and the west line of said 39.203 acre tract, passing at a distance of 649.27 feet, 0.17 feet right of line, an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of said 39.203 acre tract and the northwest corner of that certain tract or parcel of land described as containing 10.163 acres of land in a Gift Deed, recorded June 19, 2017, from Larry A. Safarik, and Katy W. Safarik to Kent T. Safarik, and Jennifer Q. Safarik, of record as Document No. 2017055614, Official Public Records, Williamson County, Texas, in all a total distance of 1115.12 feet to an iron rod with cap stamped "INLAND" found monumenting the southeast corner of the remainder of said 55.70 acre tract, the southwest corner of said 10.163 acre tract, the northeast corner of that certain tract or parcel of land described as containing 0.652 acre of land in a Warranty Deed, recorded April 15, 2002, from Arnie P. Safarik, Paula Safarik, Larry Safarik, and Katy Safarik to Williamson County, Texas, of record as Document No. 2002028523, Official Public Records, Williamson County, Texas, and being the north right of way of County Road 412, a varying width right of way, from which an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of that certain tract or parcel of land described as containing 1.00 acre of land in a General Warranty Deed, recorded January 11, 1979, from Edmond Menk, and Lydia Menk to Kenneth J. Schneider, and Patricia A. Schneider, of record in Volume 743, Page 485, Deed Records, Williamson County, Texas, bears, N 68° 31' 34" E, a distance of 271.67 feet;

THENCE, with said north line of said 0.652 acre tract, also being said north right of way of said County Road 412, over and across said 55.70 acre tract, the following two (2) courses:

1. S 68° 27' 17" W, a distance of 744.70 feet to a ½ inch iron rod with cap stamped "LandDev" set,

2. S 68° 07' 12" W, a distance of 1433.86 feet to a TxDOT Type II brass disk in concrete found, from which a ½ inch iron rod found monumenting an angle point in the north line of said 0.652 acre tract, bears, S 66° 57' 46" W, a distance of 28.86 feet, and

THENCE, departing the north line of said 0.652 acre tract, also being the said north right of way of said County Road 412, over and across said 55.70 acre tract the following two (3) courses:

1. N 61° 07' 24" W, a distance of 53.50 feet to a TxDOT Type II brass disk in concrete found,
2. N 9° 35' 10" W, a distance of 1045.37 feet to a TxDOT Type II brass disk in concrete found, being a point of curvature, and
3. An arc distance of 65.69 feet along a curve to the left, having a radius of 1984.81 feet, a central angle of 1° 53' 46", and a chord which bears N 10° 32' 48" W, a distance of 65.69 feet to the **POINT OF BEGINNING** of the herein described tract and containing 54.04 acres of land, more or less.

THE STATE OF TEXAS

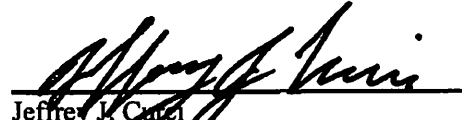
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

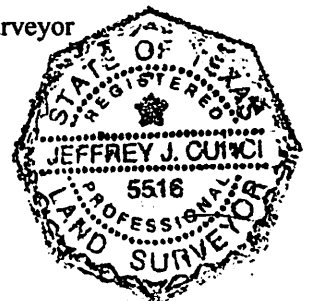
That I, Jeffrey J. Curci, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of September, 2018 and January 2019.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 24th day of January 2019 A.D.

LandDev Consulting, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735


Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 – State of Texas

Bearing Basis: Texas State Plane Coordinates, Central Zone (4203), NAD 83
Coordinates shown hereon are grid values, distances shown hereon have been scaled to surface values by dividing the grid values by a Combined Scale Factor of 0.999879





1. All terms, conditions and provisions of that certain Chapter 43 Town Land Government Code Development Agreement of record in Document No. B00004467 of the Official Public Records of Williamson County, Texas. Surveyor's comments: Affected this tract

of September, 2008

Jeffrey M. ... **SEALER**
JEFFREY M. ...
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 3304 - STATE OF TEXAS

BOUNDARY SURVEY OF 54.04 ACRES

[illegible]

"EXHIBIT A"

A DESCRIPTION OF A 54.04 ACRE TRACT OF LAND, LOCATED IN THE FRANCIS BRADLEY SURVEY, ABSTRACT No. 74 OF WILLIAMSON COUNTY, TEXAS. SAID 54.04 ACRE TRACT, BEING THE REMAINDER OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 55.70 ACRES OF LAND IN A SPECIAL WARRANTY DEED, RECORDED MAY 14, 2015, FROM LARRY A. SAFARIK AND KATY W. SAFARIK TO ARNIE P. SAFARIK AND PAULA SAFARIK, OF RECORD AS DOCUMENT No. 2015039449, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 54.04 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SURVEY DRAWING, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a TxDOT Type II brass disk in concrete (Grid Coordinates: N 10,191,576.13, E 3,225,139.58) found monumenting the north line of said 55.70 acre tract, and the south line of that certain tract or parcel of land described as containing 74.972 acres of land (Tract 2) in a Warranty Deed Reserving Life Estate with Power of Sale, recorded July 19, 2016, from Ester E. Albers Walker to David P. Walker, Sherri L. Walker and Janet Walker Cook, of record as Document No. 2016064700, Official Public Records, Williamson County, Texas, from which the base of a broken TxDOT Type I concrete Monument found, bears, S 68° 43' 09" W, a distance of 36.66 feet;

THENCE, N 68° 35' 46" E, with the north line of said 55.70 acre tract and the south line of said 74.972 acre tract, a distance of 1984.10 feet to a ½ inch iron rod found monumenting the northeast corner of said 55.70 acre tract, said south line of said 74.972 acre tract, and the northwest corner of the remainder of that certain tract or parcel of land described as containing 39.203 acres of land in a General Warranty Deed, recorded November 17, 2016, from Mark M. Stoll to Larry Safarik, and Katy Safarik, of record as Document No. 2016108345, Official Public Records, Williamson County, Texas;

THENCE, S 21° 30' 48" E, with the east line of said 55.70 acre tract, and the west line of said 39.203 acre tract, passing at a distance of 649.27 feet, 0.17 feet right of line, an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of said 39.203 acre tract and the northwest corner of that certain tract or parcel of land described as containing 10.163 acres of land in a Gift Deed, recorded June 19, 2017, from Larry A. Safarik, and Katy W. Safarik to Kent T. Safarik, and Jennifer Q. Safarik, of record as Document No. 2017055614, Official Public Records, Williamson County, Texas, in all a total distance of 1115.12 feet to an iron rod with cap stamped "INLAND" found monumenting the southeast corner of the remainder of said 55.70 acre tract, the southwest corner of said 10.163 acre tract, the northeast corner of that certain tract or parcel of land described as containing 0.652 acre of land in a Warranty Deed, recorded April 15, 2002, from Arnie P. Safarik, Paula Safarik, Larry Safarik, and Katy Safarik to Williamson County, Texas, of record as Document No. 2002028523, Official Public Records, Williamson County, Texas, and being the north right of way of County Road 412, a varying width right of way, from which an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of that certain tract or parcel of land described as containing 1.00 acre of land in a General Warranty Deed, recorded January 11, 1979, from Edmond Menk, and Lydia Menk to Kenneth J. Schneider, and Patricia A. Schneider, of record in Volume 743, Page 485, Deed Records, Williamson County, Texas, bears, N 68° 31' 34" E, a distance of 271.67 feet;

THENCE, with said north line of said 0.652 acre tract, also being said north right of way of said County Road 412, over and across said 55.70 acre tract, the following two (2) courses:

1. S 68° 27' 17" W, a distance of 744.70 feet to a ½ inch iron rod with cap stamped "LandDev" set,

2. S 68° 07' 12" W, a distance of 1433.86 feet to a TxDOT Type II brass disk in concrete found, from which a ½ inch iron rod found monumenting an angle point in the north line of said 0.652 acre tract, bears, S 66° 57' 46" W, a distance of 28.86 feet, and

THENCE, departing the north line of said 0.652 acre tract, also being the said north right of way of said County Road 412, over and across said 55.70 acre tract the following two (3) courses:

1. N 61° 07' 24" W, a distance of 53.50 feet to a TxDOT Type II brass disk in concrete found,
2. N 9° 35' 10" W, a distance of 1045.37 feet to a TxDOT Type II brass disk in concrete found, being a point of curvature, and
3. An arc distance of 65.69 feet along a curve to the left, having a radius of 1984.81 feet, a central angle of 1° 53' 46", and a chord which bears N 10° 32' 48" W, a distance of 65.69 feet to the **POINT OF BEGINNING** of the herein described tract and containing 54.04 acres of land, more or less.

THE STATE OF TEXAS

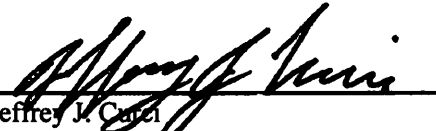
KNOW ALL MEN BY THESE PRESENTS:

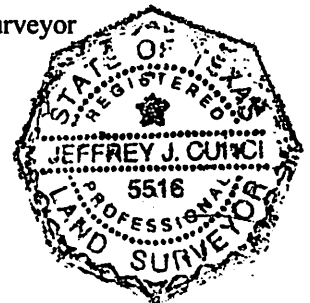
COUNTY OF TRAVIS

That I, Jeffrey J. Curci, 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 parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of September, 2018 and January 2019.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 24th day of January 2019 A.D.

LandDev Consulting, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735


Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 – State of Texas



Bearing Basis: Texas State Plane Coordinates, Central Zone (4203), NAD 83
Coordinates shown hereon are grid values, distances shown hereon have been scaled to surface values by dividing the grid values by a Combined Scale Factor of 0.999879

Warranty Deed with Vendor's Lien **36-TFA1-120865C**

Date: February 1, 2019

Grantor: Paula Safarik, individually and as Independent Executor of the Estate of Arnie P. Safarik, Deceased

Grantee: SJPW Ranch Investments, LLC, a Texas limited liability company

Grantee's Mailing Address:

SJPW Ranch Investments, LLC
PO Box 1249
San Marcos, TX 78667

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Crockett National Bank in the principal amount of THREE HUNDRED FORTY-SIX THOUSAND AND NO/100 DOLLARS (\$346,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Crockett National Bank and by a first-lien deed of trust of even date from Grantee to Todd E. Huckabee, trustee.

Property (including any improvements):

See attached Exhibits "A" and "A-1".

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes

**Recorded by
Texas National Title**

for 2019, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, 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 and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Crockett National Bank, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Crockett National Bank and are transferred to Crockett National Bank without recourse against Grantor.

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

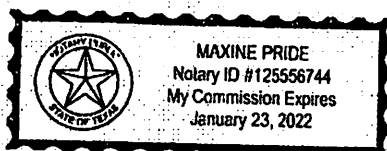
Paula Safarik

Paula Safarik, individually and as Independent
Executor of the Estate of Arnie P. Safarik, Deceased

STATE OF TEXAS)

COUNTY OF Dallas)

This instrument was acknowledged before me on February 1, 2019, by Paula Safarik, individually and as Independent Executor of the Estate of Arnie P. Safarik, Deceased.



Maxine Pride

Notary Public, State of Texas *Maxine Pride*
My commission expires: 1/23/2022

AFTER RECORDING RETURN TO:

**SJPW Ranch Investments, LLC
PO Box 1249
San Marcos, TX 78667**

EXHIBIT "A"
LEGAL DESCRIPTION

Being a 54.04 acre tract of land, more or less, situated in the FRANCIS BRADLEY SURVEY, ABSTRACT NO. 74, Williamson County, Texas, being the remainder of that certain tract of land called 55.70 acres conveyed to Arnie P. Safarik and wife, Paula Safarik by Special Warranty Deed recorded in Document No. 2015039449, Official Public Records, Williamson County, Texas. Said 54.04 acre tract being more particularly described by metes and bounds in Exhibit "A-1" attached hereto and made a part hereof.

Williamson County, Texas
Francis Bradley Survey, Abstract No. 74

54.04 Acres

Exhibit A-1

A DESCRIPTION OF A 54.04 ACRE TRACT OF LAND, LOCATED IN THE FRANCIS BRADLEY SURVEY, ABSTRACT No. 74 OF WILLIAMSON COUNTY, TEXAS. SAID 54.04 ACRE TRACT, BEING THE REMAINDER OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 55.70 ACRES OF LAND IN A SPECIAL WARRANTY DEED, RECORDED MAY 14, 2015, FROM LARRY A. SAFARIK AND KATY W. SAFARIK TO ARNIE P. SAFARIK AND PAULA SAFARIK, OF RECORD AS DOCUMENT No. 2015039449, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 54.04 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SURVEY DRAWING, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a TxDOT Type II brass disk in concrete (Grid Coordinates: N 10,191,576.13, E 3,225,139.58) found monumenting the north line of said 55.70 acre tract, and the south line of that certain tract or parcel of land described as containing 74.972 acres of land (Tract 2) in a Warranty Deed Reserving Life Estate with Power of Sale, recorded July 19, 2016, from Ester E. Albers Walker to David P. Walker, Sherri L. Walker and Janet Walker Cook, of record as Document No. 2016064700, Official Public Records, Williamson County, Texas, from which the base of a broken TxDOT Type I concrete Monument found, bears, S 68° 43' 09" W, a distance of 36.66 feet;

THENCE, N 68° 35' 46" E, with the north line of said 55.70 acre tract and the south line of said 74.972 acre tract, a distance of 1984.10 feet to a ½ inch iron rod found monumenting the northeast corner of said 55.70 acre tract, said south line of said 74.972 acre tract, and the northwest corner of the remainder of that certain tract or parcel of land described as containing 39.203 acres of land in a General Warranty Deed, recorded November 17, 2016, from Mark M. Stoll to Larry Safarik, and Katy Safarik, of record as Document No. 2016108345, Official Public Records, Williamson County, Texas;

THENCE, S 21° 30' 48" E, with the east line of said 55.70 acre tract, and the west line of said 39.203 acre tract, passing at a distance of 649.27 feet, 0.17 feet right of line, an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of said 39.203 acre tract and the northwest corner of that certain tract or parcel of land described as containing 10.163 acres of land in a Gift Deed, recorded June 19, 2017, from Larry A. Safarik, and Katy W. Safarik to Kent T. Safarik, and Jennifer Q. Safarik, of record as Document No. 2017055614, Official Public Records, Williamson County, Texas, in all a total distance of 1115.12 feet to an iron rod with cap stamped "INLAND" found monumenting the southeast corner of the remainder of said 55.70 acre tract, the southwest corner of said 10.163 acre tract, the northeast corner of that certain tract or parcel of land described as containing 0.652 acre of land in a Warranty Deed, recorded April 15, 2002, from Arnie P. Safarik, Paula Safarik, Larry Safarik, and Katy Safarik to Williamson County, Texas, of record as Document No. 2002028523, Official Public Records, Williamson County, Texas, and being the north right of way of County Road 412, a varying width right of way, from which an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of that certain tract or parcel of land described as containing 1.00 acre of land in a General Warranty Deed, recorded January 11, 1979, from Edmond Menk, and Lydia Menk to Kenneth J. Schneider, and Patricia A. Schneider, of record in Volume 743, Page 485, Deed Records, Williamson County, Texas, bears, N 68° 31' 34" E, a distance of 271.67 feet;

THENCE, with said north line of said 0.652 acre tract, also being said north right of way of said County Road 412, over and across said 55.70 acre tract, the following two (2) courses:

1. S 68° 27' 17" W, a distance of 744.70 feet to a ½ inch iron rod with cap stamped "LandDev" set,

Williamson County, Texas
Francis Bradley Survey, Abstract No. 74

54.04 Acres

2. S 68° 07' 12" W, a distance of 1433.86 feet to a TxDOT Type II brass disk in concrete found, from which a ½ inch iron rod found monumenting an angle point in the north line of said 0.652 acre tract, bears, S 66° 57' 46" W, a distance of 28.86 feet, and

THENCE, departing the north line of said 0.652 acre tract, also being the said north right of way of said County Road 412, over and across said 55.70 acre tract the following two (3) courses:

1. N 61° 07' 24" W, a distance of 53.50 feet to a TxDOT Type II brass disk in concrete found,
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THE STATE OF TEXAS

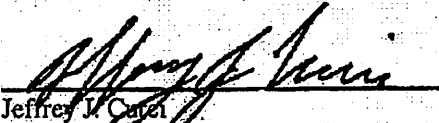
KNOW ALL MEN BY THESE PRESENTS:

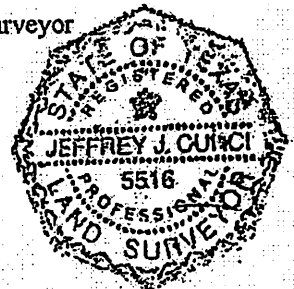
COUNTY OF TRAVIS

That I, Jeffrey J. Curci, 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 parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of September, 2018 and January 2019.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 24th day of January 2019 A.D.

LandDev Consulting, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735


Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 – State of Texas



Bearing Basis: Texas State Plane Coordinates, Central Zone (4203), NAD 83
Coordinates shown hereon are grid values, distances shown hereon have been scaled to surface values by dividing the grid values by a Combined Scale Factor of 0.999879

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2019009600

Pages: 7 Fee: \$41.00

02/06/2019 11:19 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Utility Provision Statement

8127 Mesa Dr. #206-53
Austin, TX 78759
361-537-1277
RussellSpillers@gmail.com

02/05/2019

City of Taylor and all else whom it concerns,

A statement regarding utility provision has been requested as part of the annexation process. Please accept this as such.

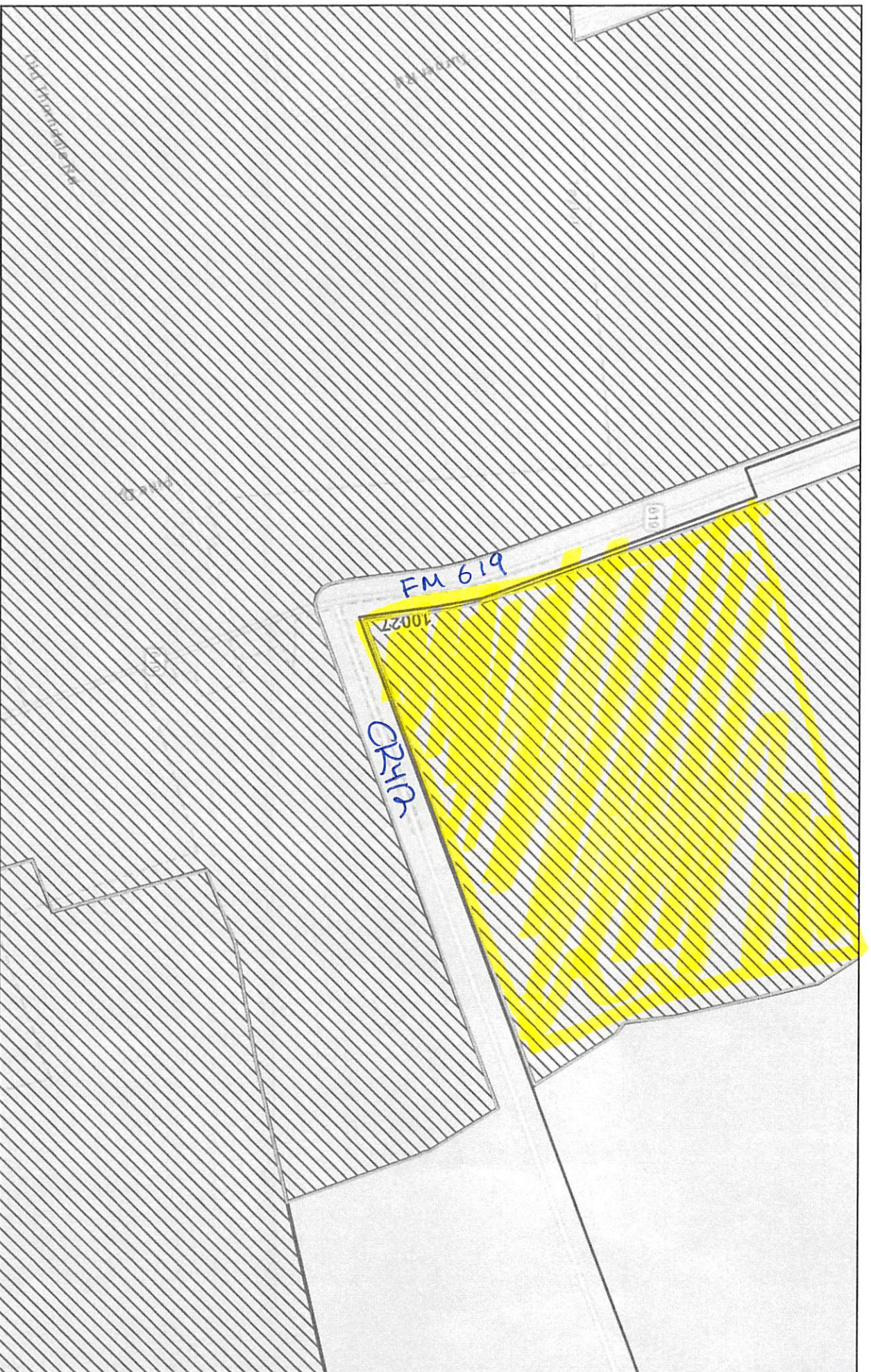
All of the property appears to lie within City of Taylor CCN. Please see the attached map. The owner, and/or Agent of the owner, as may be appointed from time to time, will be working with City officials through the platting of the property to address how the property shall be served by City of Taylor water service. It is understood that the property shall not be served by City of Taylor for wastewater needs at this time and shall instead rely upon county approved on-site sewage facilities.

Respectfully,

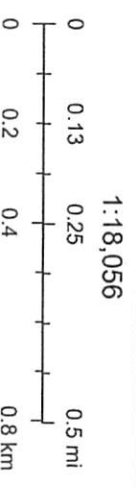
A handwritten signature in blue ink, appearing to read "Russell Spillers", is written over a horizontal line.

Russell Spillers, Managing Member, SJPW Ranch Investments, LLC

CR 412 - Safarik - 54.90 acres



November 6, 2018





CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
DEVELOPMENT AGREEMENT

This Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code by and between the City of Taylor, Texas, (the "City") and the undersigned property owner(s) (the "Owner"). The term "Owner" includes all owners of the Property.

WHEREAS, the Owner owns a parcel of real property (the "Property") in Williamson, County, Texas, which is more particularly and separately described in the attached Exhibit "A"; and

WHEREAS, the City has begun the process to institute annexation proceedings on all or portions of Owner's Property and will hold public hearings on July 27th and August 12th, 2010;

WHEREAS, the Owner desires to have the Property remain in the City's extraterritorial jurisdiction, in consideration for which the Owner agrees to enter into this Agreement; and

WHEREAS, this Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code, in order to address the desires of the Owner and the procedures of the City; and

WHEREAS, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors, heirs, and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Development Agreement is to be recorded in the Real Property Records of Williamson County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

Section 1. The City guarantees the continuation of the extraterritorial status of the Owner's Property, its immunity from annexation by the City, and its immunity from City property taxes, for the term of this Agreement, subject to the provisions of this Agreement. Except as provided in this Agreement, the City agrees not to annex the Property, agrees not to involuntarily institute proceedings to annex the Property, and

further agrees not to include the Property in a statutory annexation plan for the Term of the Agreement. However, if the Property is annexed pursuant to the terms of this Agreement, then the City shall provide services to the Property pursuant to Chapter 43 of the Texas Local Government Code.

Section 2. The Owner covenants and agrees not to use the Property for any use other than for agriculture, wildlife management, and/or timber land consistent with Chapter 23 of the Texas Tax Code, except for the existing single-family residential use of the property, without the prior written consent of the City.

The Owner covenants and agrees that the Owner will not file any type of subdivision plat or related development document for the Property with Williamson County or the City until the Property has been annexed into, and zoned by, the City.

The Owner covenants and agrees not to construct, or allow to be constructed, any buildings on the Property that would require a building permit if the Property were in the city limits, until the Property has been annexed into, and zoned by, the City. The Owner also covenants and agrees that the City's RA - Rural Agricultural zoning requirements apply to the Property, except when inconsistent with this Agreement in which case this Agreement shall apply, and that the Property shall be used only for RA - Rural Agricultural zoning uses that exist on that Property at the time of the execution of this Agreement, unless otherwise provided in this Agreement. However, the Owner may construct an accessory structure to an existing single family dwelling which is reasonable and necessary for the agricultural, wildlife management, and/or timber land purpose, after notification to and approval by the City of such action and in compliance with all applicable City ordinances and codes.

The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by and person claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City's reliance on this Agreement.

Section 3. The Owner acknowledges that if any part or related development document is filed in violation of this Agreement, or if the Owner commences development of the Property in violation

of this Agreement, then in addition to the City's other remedies, such act will constitute a petition for voluntary annexation by the Owner, and the Property will be subject to the annexation at the discretion of the City Council. The Owner agrees that such annexation shall be voluntary and the Owner hereby consents to such annexation as though a petition for such annexation had been tendered by the Owner.

If annexation proceedings begin pursuant to this Section, the Owner acknowledges that this Agreement serves as an exception to Local Government Code Section 43.052, requiring a municipality to use certain statutory procedures under an annexation plan. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken in violation of Section 2 herein.

Section 4. Pursuant to Sections 43.035(b)(1)(B) of the Texas Local Government Code, the City is authorized to enforce all of the City's regulations and planning authority that do not materially interfere with the use of the Property for agriculture, wildlife management, or timber, in the same manner the regulations are enforced within the City's boundaries. The City states and specifically reserves its authority pursuant to Chapter 251 of the Texas Local Government Code to exercise eminent domain over property that is subject to a Chapter 43 and/or Chapter 212 development agreement.

Section 5. The term of the Agreement (the "Term") is fifteen (15) years from the date that the City Manager's signature to this Agreement is acknowledged by a public notary.

The Owner, and all of the Owner's heirs, successors and assigns shall be deemed to have filed a petition for voluntary annexation before the end of the Term, for annexation of the Property to be completed on or after the end of the Term. Prior to the end of the Term, the City may commence the voluntary annexation of the Property. In connection with annexation pursuant to this section, the Owners hereby waive any vested rights they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any plat or construction any of the owners may initiate during the time between the expiration of the Agreement and the institution of annexation proceedings by the City.

Section 6. Property annexed pursuant to this Agreement will initially be zoned R1-Single Residential pursuant to the City's Code of Ordinances, pending determination of the property's permanent zoning in accordance with the provisions of applicable law and the City's Code of Ordinances.

Section 7. Any person who sells or conveys any portion of the Property shall, prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the City. Furthermore, the Owner and the Owner's heirs, successor, and assigns shall give the City written notice within 14 days of any change in the agricultural exemption status of the Property. A copy of either notice required by this section shall be forwarded to the City at the following address.

City of Taylor
Attn: City Manager
400 Porter Street
Taylor, Texas 76574

Section 8. This Agreement shall run with the Property and be recorded in the real property records of Williamson County, Texas.

Section 9. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 10. This Agreement may be enforced by any Owner or the City by and proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

Section 11. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to the terms of this Agreement.

Section 12. Venue for this Agreement shall be in Williamson, County, Texas.

Section 13. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and the same instrument.

Section 14. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Section 3, 4, and 5 herein.

Please attach a copy of your deed in order for this agreement to be in effect.

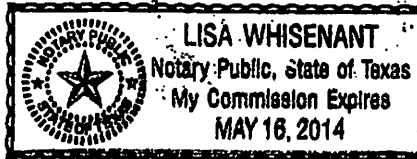
Entered into this 2 day of July, 2010.

Arnie Safarik
Owner Signature
Printed Name: ARNIE SAFARIK

Paula Safarik
Owner Signature
Printed Name: Paula Safarik

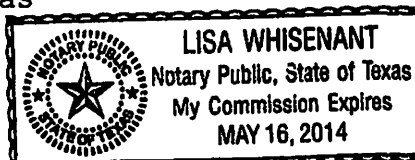
Larry Safarik Katy Safarik
Owner Signature Owner Signature
Printed Name: Larry Safarik Katy Safarik

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }



This instrument was acknowledged before me on the day of July 2, 2010, by Arnie Safarik, Owner.
Lisa Whisenant
Notary Public, State of Texas

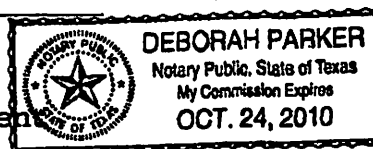
THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

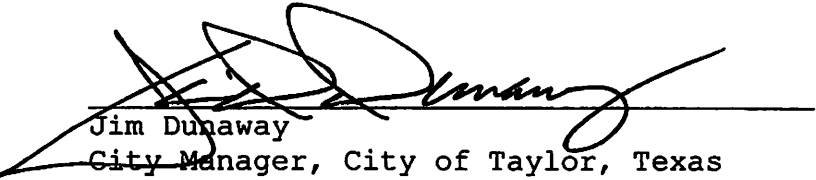


This instrument was acknowledged before me on the day of July 2, 2010, by Paula Safarik, Owner.
Lisa Whisenant
Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF WILLIAMSON }

This instrument was acknowledged before me on the day of July 7, 2010, by LARRY SAFARIK AND KATY SAFARIK, Owners.
Deborah Parker
Notary Public, State of Texas



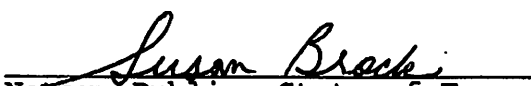

Jim Dunaway
City Manager, City of Taylor, Texas



THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jim Dunaway, City Manager, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for and as the act and deed of the City of Taylor, Texas, and for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9th day of September, 2010.


Notary Public, State of Texas

ORDINANCE NO. 2019-10

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS PROVIDING FOR THE ANNEXATION OF THE TRACT OF LAND HEREINAFTER MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS TO THE CITY OF TAYLOR, TEXAS FOR ALL MUNICIPAL PURPOSES; AND LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF TAYLOR, TEXAS; PROVIDING FOR EXTENSION OF THE CORPORATE LIMITS OF THE CITY OF TAYLOR, TEXAS, TO INCLUDE THE ANNEXED TRACT; PROVIDING FOR PARTIAL INVALIDITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR SAVINGS; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR FILING WITH THE WILLIAMSON COUNTY CLERK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Taylor, Texas, is a Home Rule City as defined by the Texas Local Government Code (hereinafter referred to as "LGC"); and

WHEREAS, an area to be annexed more fully described in Exhibit "A", attached hereto and incorporated by reference herein for all purposes, is located within the extraterritorial jurisdiction of and is lying and is adjacent to the present corporate limits of the City of Taylor, Texas ("Area"); and

WHEREAS, under the LGC, the City Charter of Taylor, Texas, and other applicable provisions of Texas law, the City of Taylor, Texas, and the Taylor City Council, as the governing body of the municipality, is authorized to annex the Area; and

WHEREAS, institution of annexation proceedings and the presentation and introduction of this Ordinance in such form as it may be finally passed occurred within the periods of time and methods prescribed by law; and

WHEREAS, the Texas Local Government Code Section 43.028 allows authority of municipalities to annex sparsely occupied areas on petition of area landowners;

WHEREAS, the following described land is one-half mile or less in width, contiguous to the City, and is vacant and without residents or on which fewer than three qualified voters reside; and

WHEREAS, a petition describing the area for annexation by metes and bounds was presented by each person having an interest in the area to the Taylor City Council; and

WHEREAS, the City Council acted on the petition for annexation within the times prescribed by law approving the land for annexation; and

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

SECTION 1.

The above and foregoing preamble is true and correct and is incorporated herein and made a part hereof for all purposes.

SECTION 2.

That the hereinafter described tract of land ("Area") which lies within Williamson County, Texas, and is within the extraterritorial limits of, is adjacent to and is contiguous to the present corporate limits of the City of Taylor, Texas, is hereby annexed to the City of Taylor, Texas, for all municipal purposes and the corporate lines and limits of the City of Taylor, Texas, are hereby extended to include the Area, which is more particularly described by metes and bounds in Exhibit "A".

SECTION 3.

That the Area annexed herein shall bear its pro-rata part of the taxes assessed by the City of Taylor, Texas.

SECTION 4.

That the inhabitants of the Area hereby annexed to the City of Taylor, Texas, shall be entitled to all the rights and privileges of the citizens of the City of Taylor, Texas, and shall be bound by the acts, ordinances, codes, resolutions and regulations of the City of Taylor, Texas.

SECTION 5.

It is not the intention of the City of Taylor, Texas, to annex any territory or area not legally subject to annexation by the City, and should any portion of the Area not be subject to legal annexation by the City of Taylor, Texas, such fact shall not prevent the City from annexing such Area, which is subject to legal annexation by the City, and it is the intention of the City to annex only such territory or area that it may legally annex within the limits of the Area.

SECTION 6.

It is hereby declared to be the intention of the City Council of the City of Taylor, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 7.

All rights and remedies of the City of Taylor, Texas, are expressly saved as to any and all violations of the provisions of any Ordinances affecting annexations, which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Clerk of the City of Taylor, Texas, is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the City Council of the City of Taylor, Texas, and by filing this Ordinance in the Ordinance records of the City.

SECTION 9.

The City Clerk of the City of Taylor, Texas, is directed to file a certified copy of this Ordinance, together with a copy of the petition, in the office of the County Clerk of Williamson County, Texas.

SECTION 10.

This Ordinance shall be in full force and effect immediately upon passage.

In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. _____ was introduced before the Taylor City Council on the ____ day of _____, 2019 at _____ .m.

PASSED, APPROVED and ADOPTED this the ____ day of _____, 2019.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl, City Attorney

CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Dianna Barker, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2019-10, passed and approved by the City Council of the City of Taylor, Texas, on the ____ day of _____, 2019, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this the ____ day of _____, 2019.

Dianna Barker, City Clerk



City of Taylor
City council
March 14, 2019

PZ-2019-1122

Ordinance 2019-XX

54.04 acres, more or less, more particularly described by Williamson Central Appraisal District Parcel R018827; part of and out of the Francis Bradley Survey, Abstract No. 74, generally located at the northeast corner of SH 619 and CR 412

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Owner:

SJPW Ranch Investments, LLC

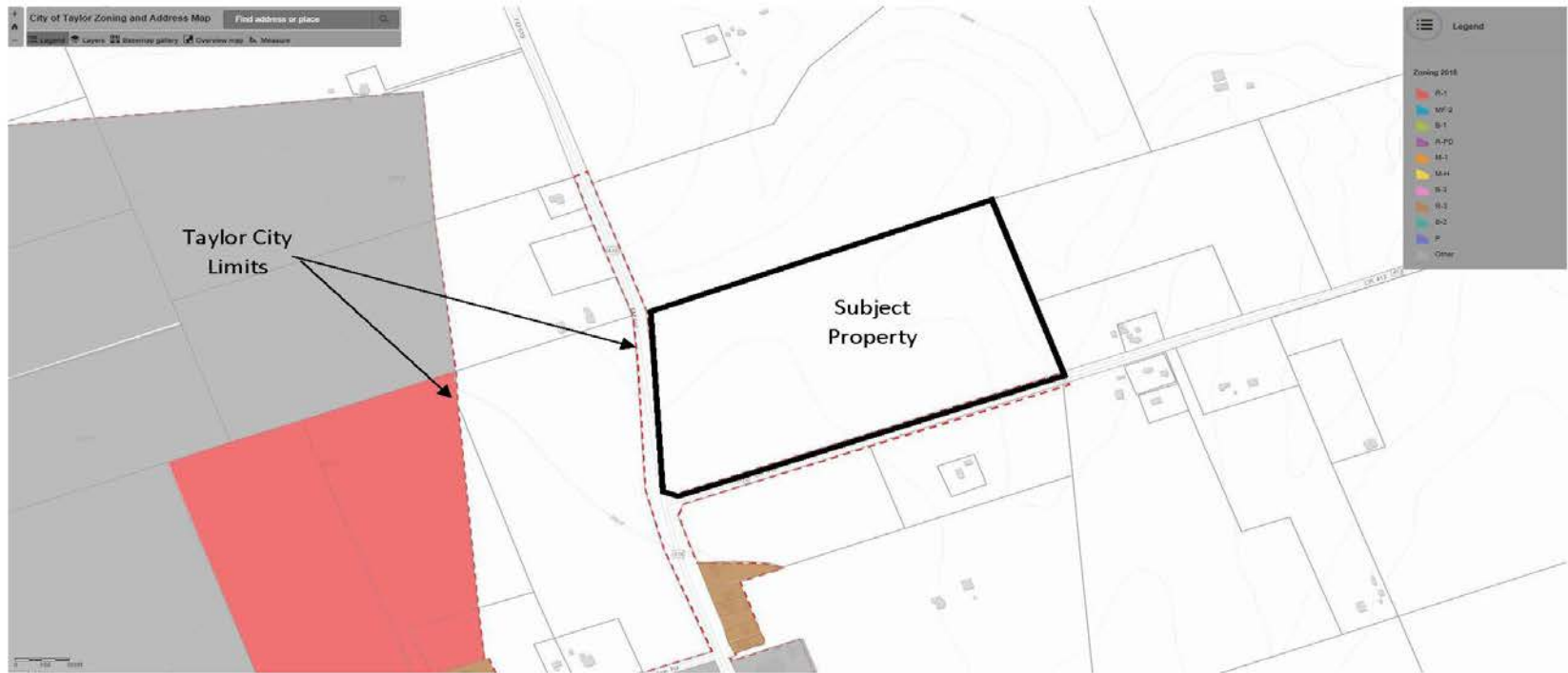
Petition:

Voluntary Annexation

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Subject Property

Voluntary Annexation of 54.04 acres
Zoning upon Annexation R-1



Purpose of Petition

- **Previous owners signed a development agreement**
 - **To develop the land new owners must voluntarily annex into the City**
 - **New owners propose large lot residential development**
- 
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Recommendation

Staff recommends approval of the petition to voluntarily annex.

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***City Council Meeting
March 14, 2019
Transmittal Letter***

STRATEGIC PILLAR

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

Agenda Item #: 10

Agenda Title: **Consider confirming appointment of Fire Chief.**

Council Action to be taken: Confirm City Manager's appointment

Department Submitted: Human Resources Department

Staff Contact: Kim Peterson, Director, Human Resources & Civil Service

1. PURPOSE/DESCRIPTION

After an extensive search for a new Fire Chief, the Council is asked to confirm the City Manager's appointment of Daniel Baum as the new Taylor Fire Chief.

2. STAFF ANALYSIS (How and Why)

The City began an executive search for Fire Chief in November 2018 with the announced retirement of current Fire Chief Pat Ekiss enlisting the assistance of Strategic Government Resources consulting firm. Candidates were selected for interviews and the final candidate selected after a comprehensive search and review process.

Chapter 143.013 of the Texas Local Government Code titled "*Appointment and Removal of Department Head*", requires that the Fire Chief be "appointed by the municipality's chief executive and confirmed by the municipality's governing body".

3. RECOMMENDATION

Interim City Manager Jeff Jenkins recommends that the Council confirm this appointment of Mr. Daniel Baum as Fire Chief for the City of Taylor.

4. FUNDING SOURCE

N/A

5. TIMELINE

Mr. Baum will be able to begin employment on April 22, 2019.

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

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

Take no action.

8. ATTACHMENTS

10a [Resume of Daniel Baum](#)

DANIEL BAUM

10008 Dawn Brook Drive - Pearland, TX 77584
(832) 657 6286 – dkbaum@comcast.net

SUMMARY

Fire and EMS leader with over eighteen years of experience delivering exceptional service to internal and external customers. Experienced at all levels in the fire service to include firefighter, paramedic, driver/operator, and company level officer. Over seven years of experience as a chief level officer.

KEY SKILLS

Budget development
Fire/EMS administration
RFP processes

Project management
Technology implementation
High performance organizations

PROFESSIONAL EXPERIENCE

ASSISTANT FIRE CHIEF

City of Pearland Fire Department

November 2013 to present
Pearland, TX

Assistant Chief in a municipal fire department with 160 employees that provides fire suppression, rescue, EMS, fire prevention, investigation, and code enforcement activities to over 151,000 customers in a 72 square mile area. Responsible for the administrative, logistics, finance, and compliance functions of the organization.

Responsible for development and maintenance of \$16 million department budget.

Administrator of record of EMS program. Responsible for compliance with TCFP, DSHS, and DEA regulations. Monitor performance of EMS billing activities.

Lead development of EMS clinical management program and new policy management system.

Department liaison during design and construction of three new fire stations.

CHIEF

City of Pearland Emergency Medical Services

December 2011 to November 2013
Pearland, TX

Chief executive of a municipal third service EMS agency that provided advanced life support emergency medical service and community education to the City of Pearland and ETJ. Reported directly to City Manager. Lead department through consolidation with Fire Department.

Oversaw department modernization program to include upgrades to fleet, equipment, and clinical operating guidelines.

Transitioned to new third-party billing provider and electronic patient care reporting system.

Lead project team to contract Fire and EMS dispatching to secondary PSAP facilitating implementation of EFD and EMD dispatch protocols.

Responsible for 39 employees and \$3.6 million department budget.

EMS DIVISION CHIEF

Buda Fire Department

July 2010 to December 2011

Buda, TX

Developed EMS ambulance transport program from the ground up including initial licensing process with Texas Department of State Health Services and all other applicable State and Federal entities. Managed all aspects needed to implement program to include fleet acquisition, medical director search, protocol development, and selection of billing and record management systems.

Lead transition to delivery of advanced life support ambulance transport services previously provided by another agency.

Managed daily EMS operations to include clinical oversight, quality assurance, and cost recovery.

LIEUTENANT

Buda Fire Department

March 2009 to July 2010

Buda, TX

Officer in charge of a fire station and four-person engine company. Responsible for the delivery and oversight of all-hazards emergency response, company level training, and community education.

PARAMEDIC

San Marcos / Hays County EMS

August 2003 to August 2007

San Marcos, TX

Delivered emergency medical care to the sick and injured as member of an ambulance crew. Served as Field Training Officer. Responsible for the supervision, training, and mentoring of new Paramedics in clinical care, policies and procedures, and adherence to standard operating guidelines.

EMERGENCY MEDICAL TECHNICIAN

Rural / Metro EMS

October 2001 to September 2003

Bastrop, TX

Delivered emergency medical care to the sick and injured as member of an ambulance crew. Began as EMT and progressed to Paramedic.

FIREFIGHTER

Buda Fire Department

June 2000 to March 2009

Buda, TX

Began as volunteer firefighter and transitioned to becoming one of the first career firefighters in the department. Provided all-hazards emergency response to include fire suppression, rescue, and emergency medical response. Responsible for driving and operating fire apparatus.

NETWORK ADMINISTRATOR

Capital Pacific Homes, Inc.

December 1999 to August 2002

Austin, TX

Administered computer network and provided end-user technical support in a combined Windows NT / Novell NetWare environment. Supported main Austin office and multiple satellite sales offices. Responsible for supporting network connectivity, desktop computers, phone systems, and Palm handheld devices.

TECHNICAL SUPPORT SPECIALIST

Dell Computer Corporation

June 1998 to December 1999

Round Rock, TX

Provided telephone based technical support for the Dimension consumer desktop computer product line. Supported both end-users and field technicians. Responsible for trouble-shooting computer hardware and software, dispatching service technicians, and fulfilling warranty requests.

ARMORED VEHICLE CREWMAN
United States Army

January 1996 to May 1998
Fort Hood, TX

Served as a crew member on an M1A1 main battle tank and as Battalion Commander's driver.
Obtained the rank of Specialist (E-4).

EDUCATION

FIRE SERVICE CHIEF EXECUTIVE OFFICER - Texas Engineering Extension Service, Texas A&M University (2018).

EXECUTIVE FIRE OFFICER PROGRAM - National Fire Academy (2016).

LEADING, EDUCATING, AND DEVELOPING (LEAD) - Weldon Cooper Center for Public Service, University of Virginia (2015).

MASTER OF ARTS - EMERGENCY AND DISASTER MANAGEMENT - American Public University (2010).

BACHELOR OF SCIENCE - OCCUPATIONAL SAFETY & HEALTH - Columbia Southern University (2007).
Minor: Fire Science.

EMERGENCY MEDICAL TECHNOLOGY-PARAMEDIC - University of Texas Health Science Center San Antonio (2003).

CERTIFICATIONS

Texas Commission on Fire Protection:

Firefighter Master

Fire Officer II

Driver/Operator

Instructor I

Inspector Intermediate

Hazardous Materials Technician

Hazardous Materials Incident Commander

**Texas Department of State Health
Services:**

Licensed Paramedic

Administrator of Record

National Fire Academy:

Executive Fire Officer

PROFESSIONAL AFFILIATIONS

Texas Fire Chiefs Association

International Association of Fire Chiefs

International Association of Fire Fighters (former)

International Association of Emergency Managers (former)

VOLUNTEER EXPERIENCE

Youth soccer coach - Eclipse Soccer Club, Missouri City, TX (2015)

Youth soccer team manager - Hays Youth Soccer Association, Buda, TX (2009)

Civil Air Patrol (1999 – present)

AWARDS

First Responder of the Year – Buda Fire Department (2005)

Officer of the Year – Buda Fire Department (2010)



***City Council Meeting
March 14, 2019
Transmittal Letter***

STRATEGIC PILLAR

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

Agenda Item #: 11

Agenda Title: Receive presentation regarding the proposed RCR Rail Park Taylor

Council Action to be taken: Receive presentation

Department Submitted: Development Services

Staff Contact: Tom Yantis, Director of Development Services

1. PURPOSE/DESCRIPTION

The developer of the proposed RCR Rail Park Taylor, located southeast of the intersection of FM 3349 and US 79, will make a presentation about the proposed development.

2. STAFF ANALYSIS (How and Why)

This presentation is intended to give the Council an overview of the proposed development.

The property includes approximately 750 acres and is proposed to be a rail-served industrial park. Initial development of the site is proposed to include a rail spur that will facilitate the transfer of materials to and from both the Union Pacific and BNSF railroads.

3. RECOMMENDATION

Receive the presentation.

4. FUNDING SOURCE

N/A

5. TIMELINE

N/A

6. PRIOR COUNCIL ACTIONS TAKEN

Council completed the annexation of the RCR Rail Park property at the November 13, 2018 meeting.

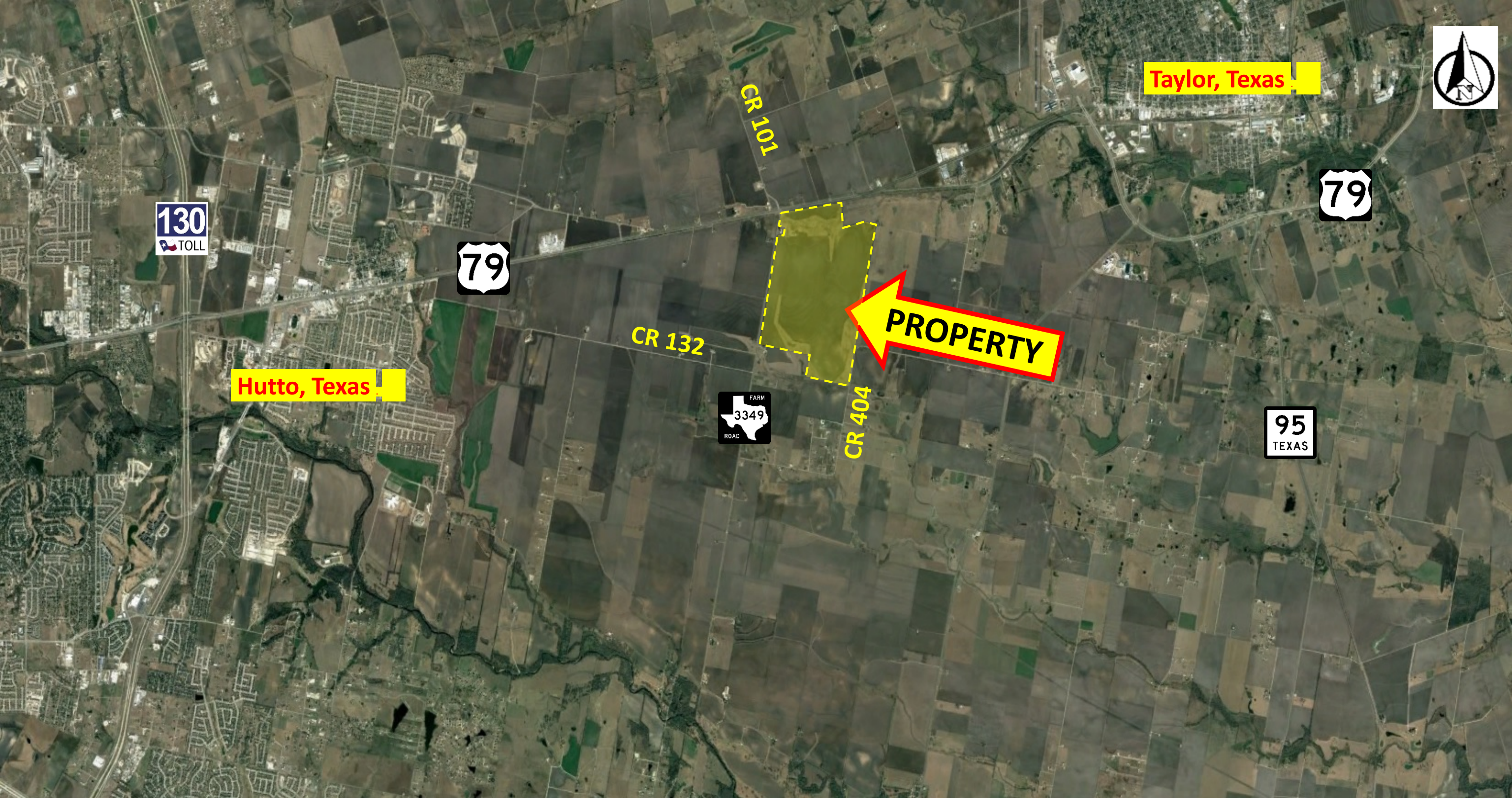
7. OTHER OPTIONS (In order of preference)
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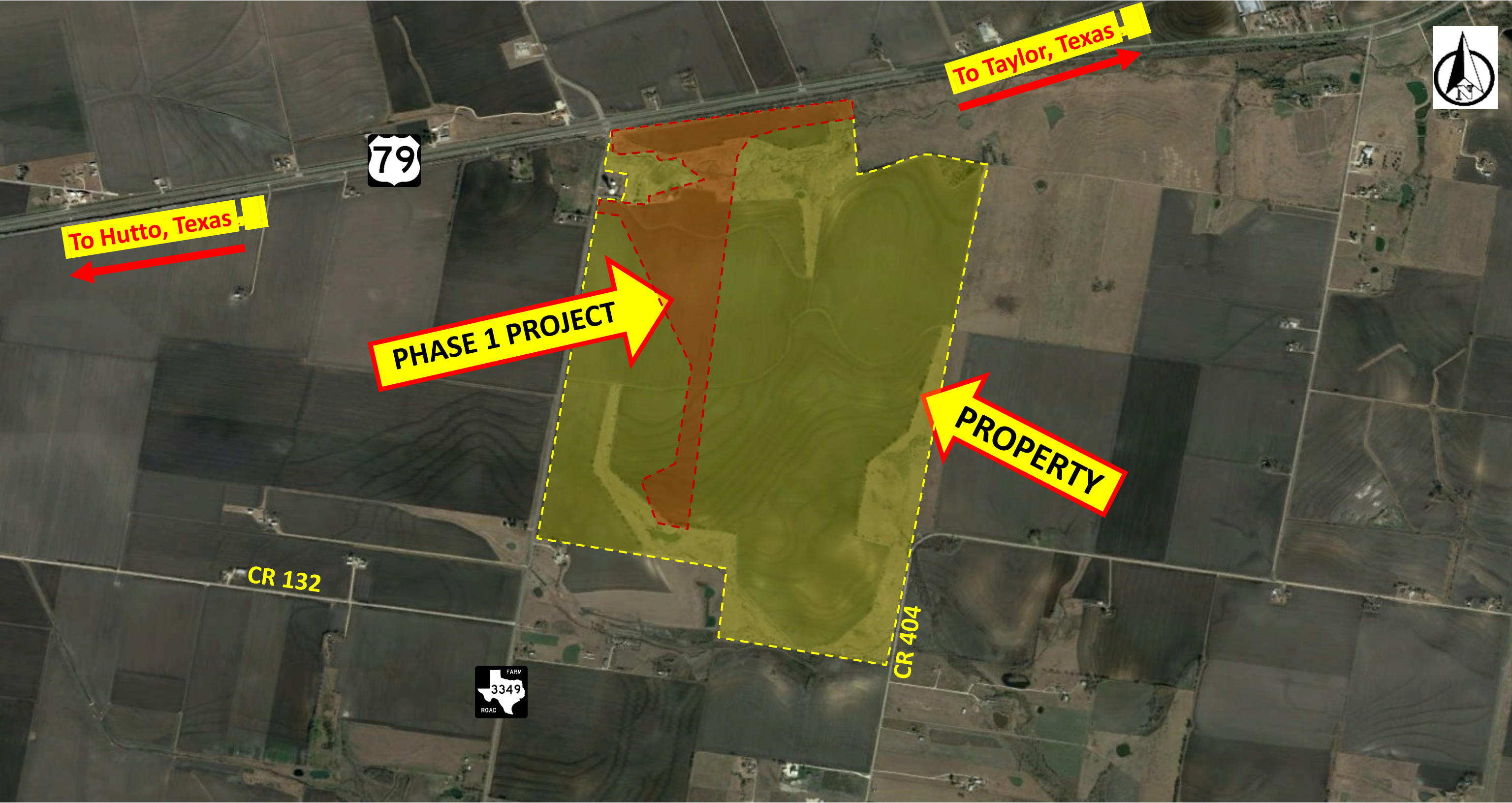
N/A

8. ATTACHMENTS

11a [Proposed RCR Rail Park presentation](#)

**TAYLOR CITY COUNCIL MEETING
PRE-DEVELOPMENT PRESENTATION
RCR RAIL COMPANY / RITD
March 14, 2019**





LOCATED BETWEEN HUTTO & TAYLOR, TEXAS | SERVING THE GREATER AUSTIN AREA

Offering Rail & Non-Rail Commercial Sites

LAND AVAILABLE: UP TO ±750 ACRES

Property Features

Land Size

±750-acres, regional rail-served park, additional acreage available

Location

5 miles from Toll Road 130, 12.5 miles from Round Rock, 35 miles from Austin Central Business District and ideally located between D/FW Metroplex and Mexico

Highway Access

Conveniently located on Texas State Hwy 79 for easy access to Toll Road 130 and Interstate 35

Rail Service

Union Pacific | www.up.com
BNSF | www.bnsf.com



Building Sizes

50,000 sq. ft. to 1,000,000 sq. ft. plus

Water & Service

City of Taylor

Electrical Service

Provided by Oncor: 20 megawatt with 300 megawatt excess capacity; 138 KVA transmission line within quarter-mile of site

Fiber Optics

Three providers with robust service

Labor

Located near competitively priced labor

Services

Manifest, Transload, Unit Train, Rail Car Storage, Rail Car Switching, Controlled Park Access & Security



Visit taylor.rcrrailco.com

For Real Estate and Rail Service Opportunities Contact:

Jeff Pittman

V.P. of Marketing and Sales
McAlister Assets

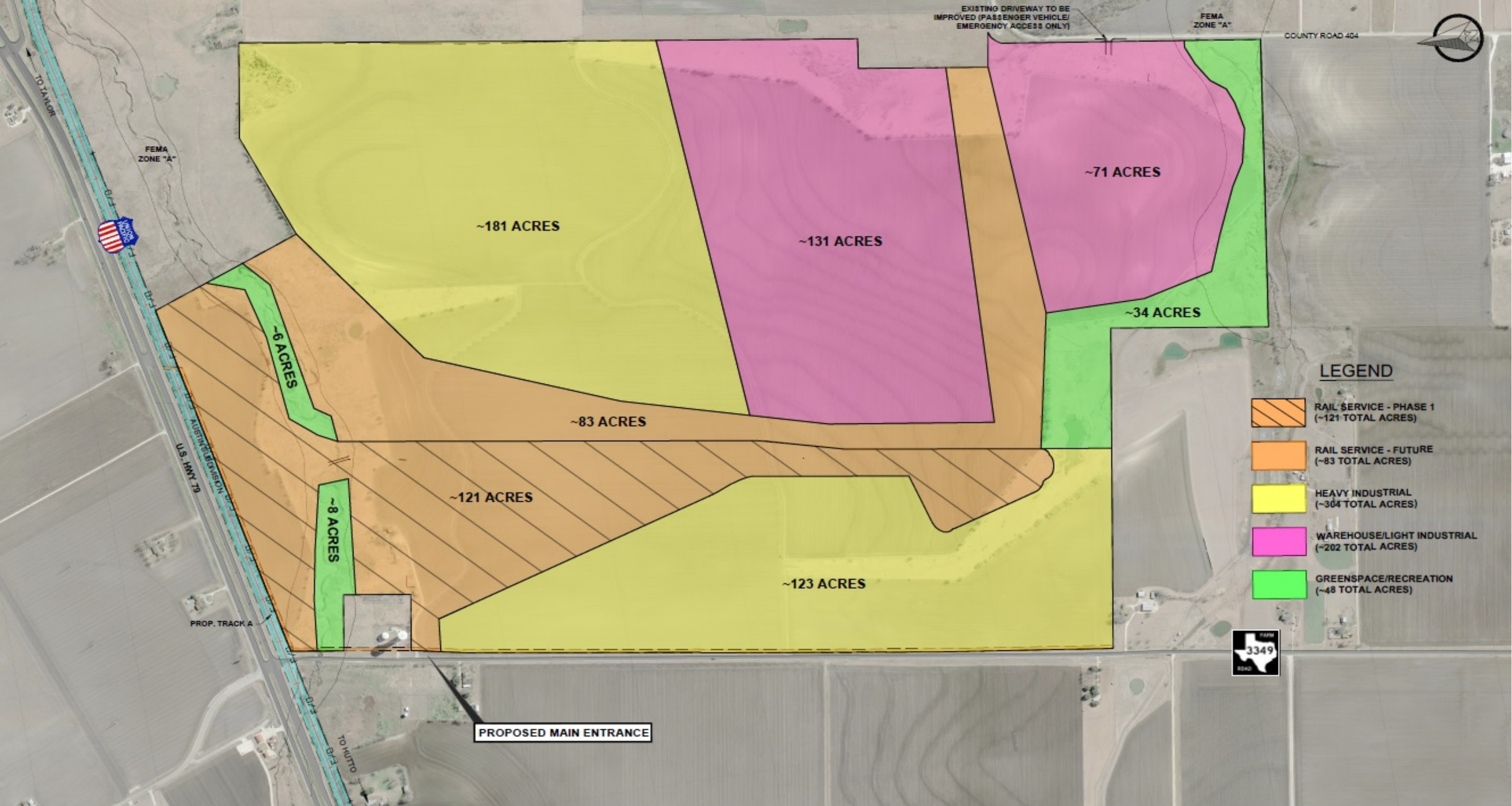
713-305-9289
jeff@mcalisterassets.com

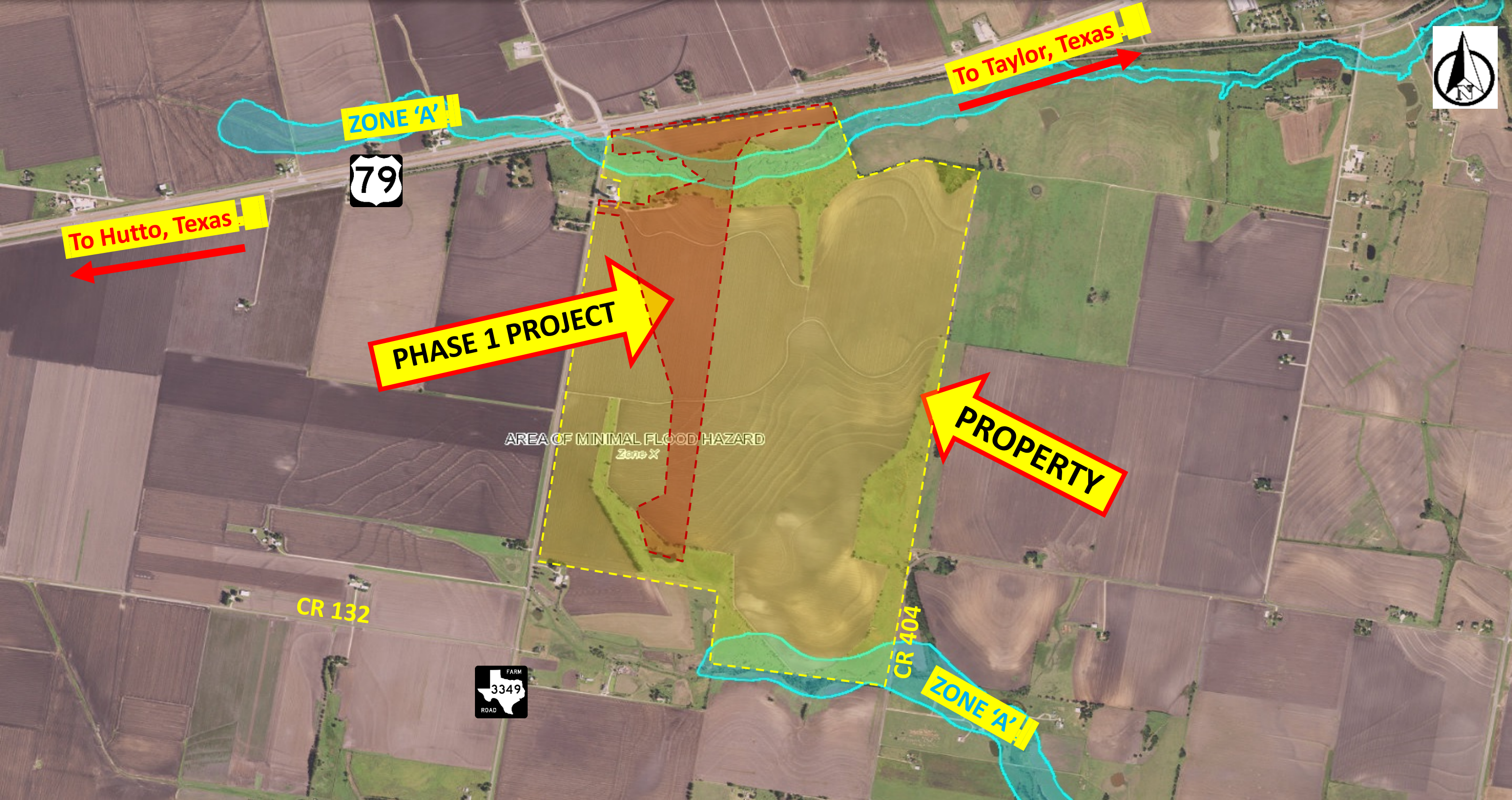


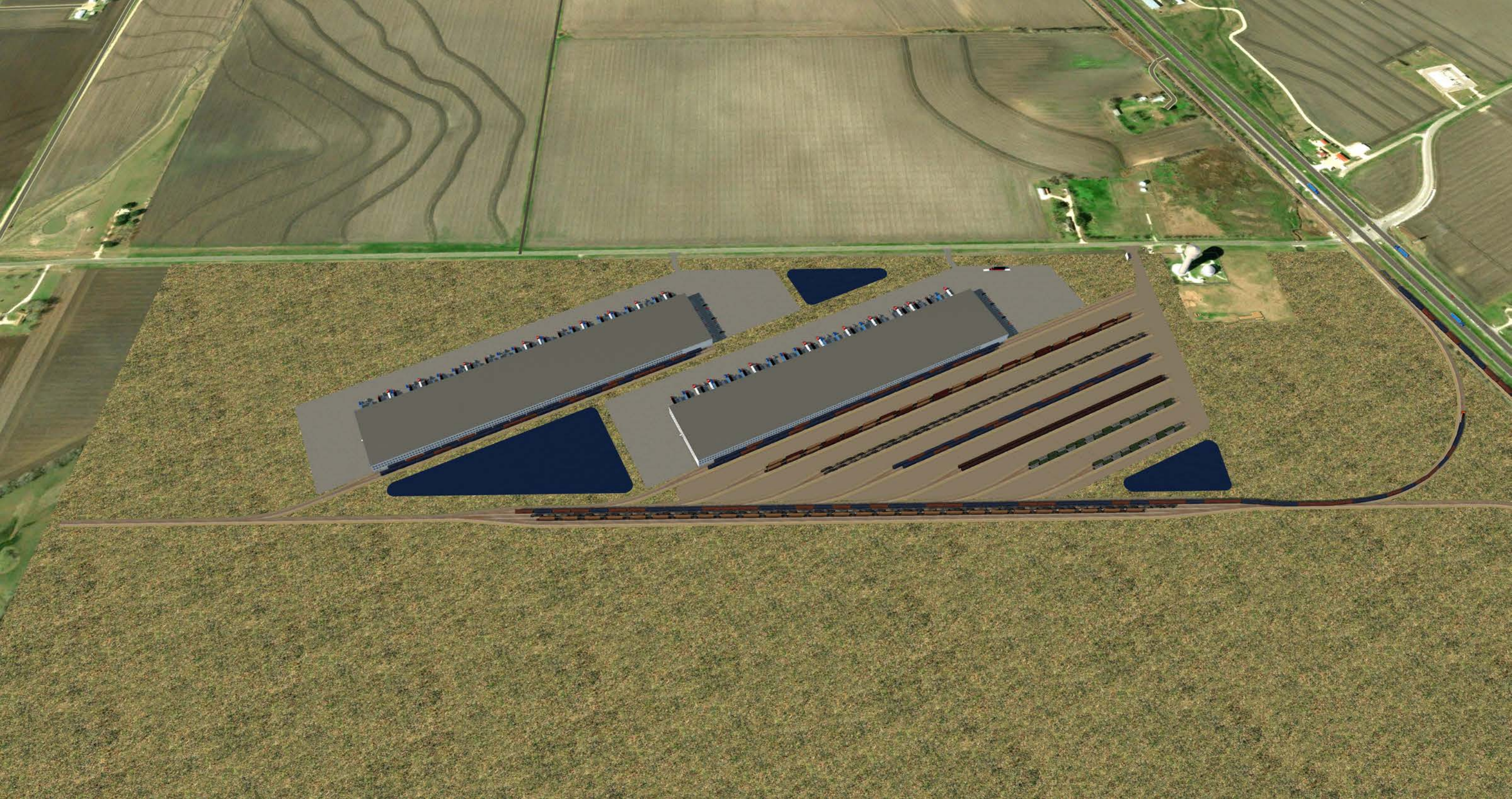
RCR-TAYLOR LOGISTICS PARK DEVELOPMENT INFORMATION & DATA

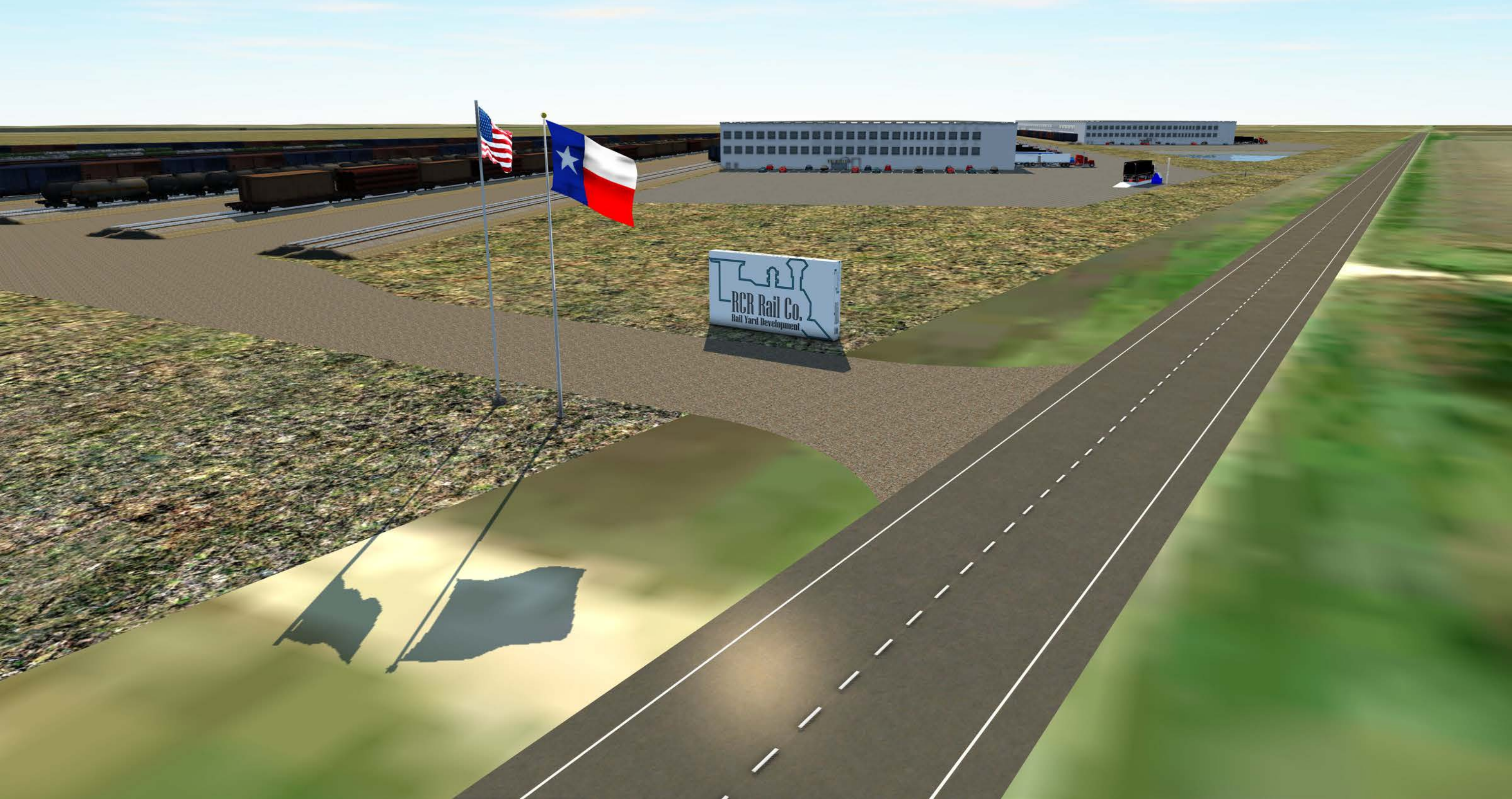
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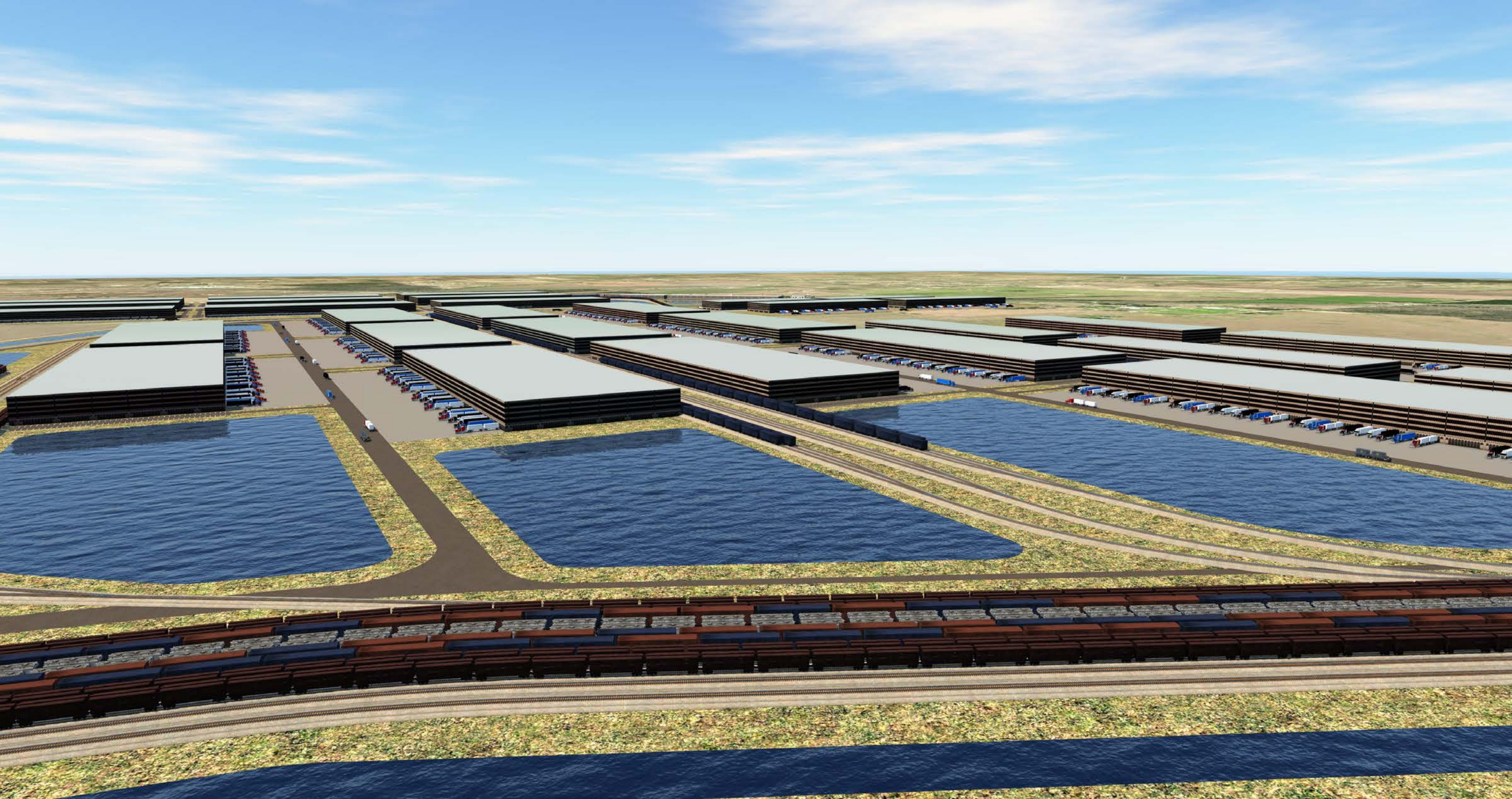


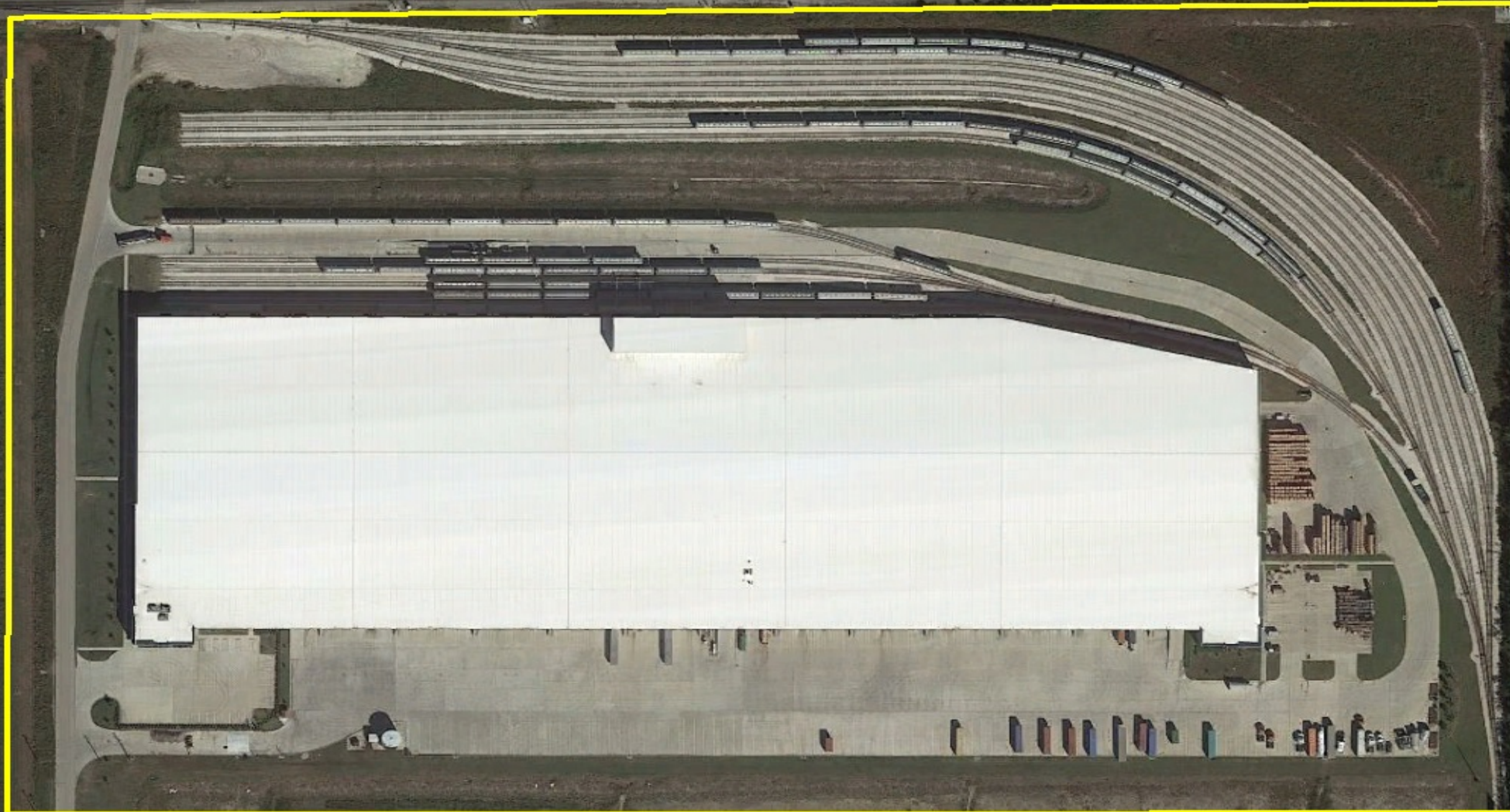














City Council Meeting ***March 14, 2019***

STRATEGIC PILLAR

☒ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 12

Agenda Title: Consider approval of recommended projects for the 2019 Infrastructure Bond

Council Action to be taken: Consider approval of recommended projects for the 2019 Infrastructure Bond

Department Submitted: Public Works

Staff Contact: Jim Gray, Public Works Director
Jacob Walker, P.E., HDR Engineering, Inc.

1. PURPOSE/DESCRIPTION

This item is related to the 2019 Infrastructure Bond, specifically identified needs for street reconstruction, drainage improvements, and utility improvements.

2. STAFF ANALYSIS (Why and How)

The 2019 Infrastructure Bond consists of budgets related to streets (TUF), drainage (MDUS), and utilities. While initially tasked with identifying and prioritizing street reconstruction projects, HDR has collaborated with Halff Associates for MDUS drainage projects and Public Works on known utility projects.

Streets:

The 2019 Street Reconstruction Program was assigned to HDR in Fall 2018. The project utilized the most recent PCI scores, as collected by Sledge Engineering, to identify streets in need of a full rebuild. Streets were evaluated based on pavement condition, confirmed through site visits, functional classification and route efficiency. Higher route efficiency was given to streets serving multiple parcels and/or providing a continuous through route across an area of town. A total of 6 street projects are recommended for council consideration and use of the 2019 Infrastructure Bond Program.

See table below for the 2019 Street Reconstruction Program recommended streets as well as the preliminary cost estimates. Projects not addressed under this bond program will be prioritized for future budgets and put forward as applicable for CDBG funding.

STREETS (TUF)	
<i>3RD STREET</i>	\$803,750.00
<i>CDBG Funding</i>	\$490,000.00
<i>3rd Street Remaining Costs</i>	\$313,750.00
<i>N. LYNN STREET</i>	\$1,005,000.00
<i>EDMONDSTREET PH2*</i>	\$510,955.66
<i>EDMONDSTREET PH3*</i>	\$621,705.66
<i>W. LAKE DRIVE</i>	\$673,750.00
<i>WABASH STREET</i>	\$952,500.00

TOTAL \$4,077,661.33
BOND BUDGET \$4,120,000.00
BOND BUDGET REMAINING \$42,338.67

**MDUS Project*

Drainage:

While street reconstruction prioritization required variable methodology to identify projects, the MDUS drainage projects have been developed through years of citizen feedback, documented flooding conditions, and prioritization by Halff Associates. Halff has developed a list of 36 projects requiring varying levels of improvement to implement each year as budget allows. With the 2019 Infrastructure Bond, Halff is identifying a comprehensive list of projects as options and will partner with HDR to identify smaller projects alongside street reconstruction. MDUS projects for bond consideration are:

DRAINAGE (MDUS)	
<i>Drainage Portions of Street Reconstruction</i>	\$323,750.00
<i>EDMONDS PHASE 2</i>	\$663,794.34
<i>EDMONDS PHASE 3</i>	\$650,294.34
<i>1ST/ROYAL/WALNUT</i>	\$458,600.00
<i>MCLAIN</i>	\$245,000.00

TOTAL \$2,341,438.68
BOND BUDGET \$2,300,000.00
BOND BUDGET REMAINING \$ (41,438.68)

Utilities:

There are many utility (water, wastewater, and wastewater treatment plant) projects identified in the 2017 Strategic Facility Plan and CIP budgets that can be prioritized through the 2019 Infrastructure Bond. The development of water and wastewater models and master plans will solidify priority projects and identify new priority projects. Projects recommended for the utility bond allocation are:

UTILITIES	
<i>Street & Drainage Project Utility Costs</i>	\$2,705,625.00
<i>Wastewater Treatment Plant - Replace Influent Pumps & Valves</i>	\$1,180,000.00
<i>Water & Wastewater Trouble Areas and Point Repairs</i>	\$550,000.00
<i>Wastewater Lift Station Portable Generator</i>	\$100,000.00

TOTAL \$4,535,625.00
BOND BUDGET \$4,650,000.00
BOND BUDGET REMAINING \$114,375.00

3. RECOMMENDATION

Recommend council approve selection of priority projects as presented for 2019 Infrastructure Bond issuance.

4. FUNDING SOURCE

2019 Infrastructure Bond

The current bond allocates:

- \$4,120,000 for streets (TUF)
- \$2,300,000 for drainage (MDUS)
- \$4,650,000 for utilities
- \$2,050,000 tax supported funds.

The totals funds available total \$13,120,000 million. An additional \$490,000.00 is available through CDBG funding and is planned for 3rd Street reconstruction.

5. TIMELINE

Staff requests Council to provide feedback to assist staff identifying priority streets, drainage, and utility projects for the available bond funds over the next two weeks.

- February 14, 2019 – HDR presents introduction to 2019 Infrastructure Bond
- March 14, 2019 – HDR & Halff present recommended projects to City Council for bond issuance.
- April - May 2019- Staff will refine cost estimates and prepare engineering contracts for selected projects.
- June - December 2019- Design phase of selected projects
- January - February 2020 – Bid/Award phase of selected projects
- March – October 2020 – Construction phase of selected projects

6. PRIOR COUNCIL ACTIONS TAKEN

February 14, 2019 – Council unanimously accepted update for the 2019 Infrastructure Bond introduction.

7. OTHER OPTIONS (In order of preference)

1. Amend project list for bond issuance.
2. Reject project list.

8. ATTACHMENTS

- 12a [2019 Infrastructure Bond Presentation](#)
- 12b [2019 Infrastructure Bond Summary Table](#)
- 12c [Street Reconstruction Prioritization Table](#)
- 12d [Street Reconstruction Map](#)
- 12e [Street Exhibits & Associated Cost Estimates](#)



2019 Infrastructure Bond

Council Date: 3/14/2019

Topics

- Bond Funding Overview
 - Drainage Program
 - Street Reconstruction Program
 - Utility Bond Program
- 
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Bond Funding Overview

2019 Infrastructure Bond Budget of \$13.12 M

Streets (TUF) = \$4.12 M

Drainage (MDUS) = \$2.30 M

Utility Fund = \$4.65 M

Tax Supported Fund = \$2.05 M

-Justice Center land acquisition, architect, & Animal Shelter

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Drainage Bond Program

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Potential Bond Issuance:

- Potential bond of \$2,300,000 (MDUS)
- Utilize for identified MDUS construction projects from:
 - [Halff Associates MDUS drainage studies \(2014-2017\)](#)
- Recommended projects and combination of TUF and MDUS funds
- Potential of contingent projects based on available remaining funding

MDUS Priority List: Ranking and Criteria

Priority	Project	Number of Affected Properties	Approx Cost Per Residence Affected	Probable Total Cost	Level of Severity	Districts
1	Edmond and Mills Street - PH 2 & 3	36	\$89,386.11	\$3,217,900	3	2 & 4
2	Donna Channel*	18	\$144,667	\$2,604,000	3	4
3	2709 Kelly Drive	1		Completed	3	3
4	1609/1611 Castlewood Ct.	4		Completed	3	4
5	Paula Lane/Medical Parkway*	2		Completed	3	4
6	Laurel/Sams Street	10		Completed	3	1
7	800 Kirk Street	2		Completed	3	4
8	1st Ave/Royal St/Walnut*	7	\$65,514	\$458,600	3	1
9	1806 N Lynn Street	2		Completed	3	1
10	Booth/Oak (Walnut)*	2		Completed	3	1
11	2nd Street Alley	3	\$50,967	\$152,900	3	2
12	Oaklawn @ Bull Br Trib (Greenlawn)*	2		Completed	3	3
13	Brookwood Circle (706, 708, 710)	3	Option 1: Donna Option 2: \$63,000	Option 1: Donna Channel Option 2: \$189,000	3	1
14	Turkey Creek	3	\$84,033.33	\$252,100	3	4
15	1308 TH Johnson culvert	6	\$20,200	\$121,000	2	4
16	2000 Davis Street	1	\$21,000	\$21,000	2	4
17	915 Lexington Street	1	\$21,500	\$21,500	2	4
18	3310 Crystal Circle	1	\$31,000	\$31,000	2	4
19	Kimbro @ 7th	1	\$38,500	\$38,500	2	2
20	2104 Davis Street	1	\$43,000	\$43,000	2	4
21	107 Mustang Street	1	\$45,000	\$45,000	2	1
22	Taylor Dental Association (Cabaniss) on 920 Main St/SH95	1	\$50,600	\$50,600	2	2
23	407 Drake Lane	1	\$66,000	\$66,000	2	4
24	713 Bland Street	1	\$72,000	\$72,000	2	1
25	Travis Street (& Franklin Street)	29	\$5,000	\$145,000	1	2
26	304 Cherrywood Circle	1	\$14,000	\$14,000	1	4
27	Cecilia/Lizzie Street	0	\$24,000	\$24,000	1	2
28	Tammi Lane near 1617	2	\$35,250	\$70,500	1	3
29	Debus Drive*	2	\$60,500	\$121,000	1	3
30	Old Thorndale Rd	0	\$69,000	\$69,000	1	1
31	1409 TH Johnson at Pinehurst	1	\$92,400	\$92,400	1	4
32	721 Davis Street	1	\$168,000	\$168,000	1	4
33	Marisposa/Mockingbird	0	\$180,500	\$180,500	1	1
34	McLain Street	1	\$245,000	\$245,000	1	4
35	2200 Lee Street	1	na	Work by City	1	3
36	Davis Street Sidewalk at Bull Branch	0	n/a	\$21,000	1	4

* Easement acquisition required

- Level of Severity:
 - Level 3 – Confirmed water in structure. Flooding or drainage system poses significant public safety hazard.
 - Level 2 – Reports or claims of water in structure, but no documentation provided or lacking verification.
 - Level 1 – No reports of water in structures. Standing water or other nuisance issues.
- Cost per Residence
- 8 MDUS Projects Completed in 2018

Recommended Projects

Priority	Project	Number of Affected Properties	Approx Cost Per Residence Affected	Probable Total Cost	Level of Severity	District
1a	Edmonds Phase 2 & 3	36	\$89,386.11	\$3,217,900	3	2 & 4
8	1st Ave/Royal St/Walnut	7	\$65,514	\$458,600	3	1
32	McLain Street	1	\$245,000	\$245,000	1	4

* Contingent Project

	DRAINAGE FUNDS	ROADWAY FUNDS	UTILITY FUNDS	TOTAL
EDMOND - PHASE 2	\$ 663,794	\$ 510,956	\$ 416,375	\$ 1,591,125
EDMOND - PHASE 3	\$ 650,294	\$ 621,706	\$ 354,250	\$ 1,626,250
1ST / ROYAL / WALNUT	\$ 458,600	\$ -	\$ -	\$ 458,600
HDR ROADWAY PROJECTS	\$ 323,750	\$ -	\$ -	\$ 323,750
MCLAIN STREET *	\$ 245,000	\$ -	\$ -	\$ 245,000
TOTAL:	\$ 2,341,438	\$ 1,132,662	\$ 770,625	\$ 4,244,725
AVAILABLE DRAINAGE FUNDS:	\$ 2,300,000			
REMAINING DRAINAGE FUNDS:	\$ (41,438)			

* CONTINGENT PROJECT

Street Reconstruction Program (TUF)

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.

Project Cost Summary

2019 Infrastructure Bond Budget of \$13.12 million

- o *Streets (TUF) = \$4.12 million*

- o Drainage (MDUS) = \$2.30 million

- o Utility Fund = \$4.65 million

- o Tax Supported Fund = \$2.05 million

Street Reconstruction Priorities

Proj ID	Primary Street	From	To	Func. Class	Adjacent Parcels	Length (mi)	Total Project Cost	District	Priority Score
1	N LYNN ST	Lake Dr	Gilmore St	Local	27	0.26	\$ 1,570,000	District 4	95.3
2	W LAKE DR	Carlos G Parker	Old Georgetown	Collector	5	0.15	\$ 988,750	District 3	93.8
3	WABASH ST	Beech St	Main St	Local	18	0.26	\$ 1,558,750	District 1	90.3
4	3RD ST	Shaw St	Davis St	Local	17	0.22	\$ 1,576,250	District 2	90.1
5	EDMOND ST PH2	7th Street	Cecelia St	Local	19	0.12	\$ 1,597,125	District 2	84.0
6	EDMOND ST PH3	Grace St	McLain St	Local	17	0.17	\$ 1,626,250	District 2	91.0
TOTAL					103	1.19	\$ 8,917,125		

7	N LYNN ST	Gilmore	Davis St	Local	8	0.14	\$ 740,000	District 4	90.7
8	W 7TH ST	Howard St	Davis St	Collector	37	0.34	\$ 3,283,000	District 2	90.3
9	VICTORIA ST	2nd Street	7th Street	Local	26	0.32	\$ 1,295,700	District 2	89.1

10	W RIO GRANDE ST	Doak St	Main St	Collector	37	0.40	\$ 2,591,644	District 1	89.4
11	LIZZIE ST	2nd Street	Cecelia St	Local	55	0.45	\$ 1,772,023	District 2	88.1
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13	KIRK ST	Stasny St	Davis St	Local	26	0.27	\$ 1,463,132	District 4	87.2
14	BURKETT ST	2nd Street	Stacy St	Local	46	0.45	\$ 2,013,509	District 1	86.1
15	DEBUS DR	2nd Street	Lake Dr	Local	54	0.56	\$ 3,053,555	District 3	85.9
16	N LYNN ST	Davis St	Bel Air Dr	Local	7	0.14	\$ 788,878	District 4	80.0
17	3RD ST	Davis St	Vance St	Local	13	0.13	\$ 648,200	District 2	76.5
18	E PECAN ST	Booth St	Barker St	Local	23	0.10	\$ 710,422	District 1	72.0
19	BURKETT ST	Stacy St	Old Thomdale	Local	23	0.22	\$ 927,422	District 1	64.8

CDBG Funding Available

Drainage Improvement Project

Public Works Utility Project

Preliminary Reconstruction Exhibits

LYNN STREET - \$1,570,000



W LAKE DR - \$988,750



Preliminary Reconstruction Exhibits

3RD STREET - \$1,576,250



3RD STREET - \$1,576,250



Preliminary Reconstruction Exhibits

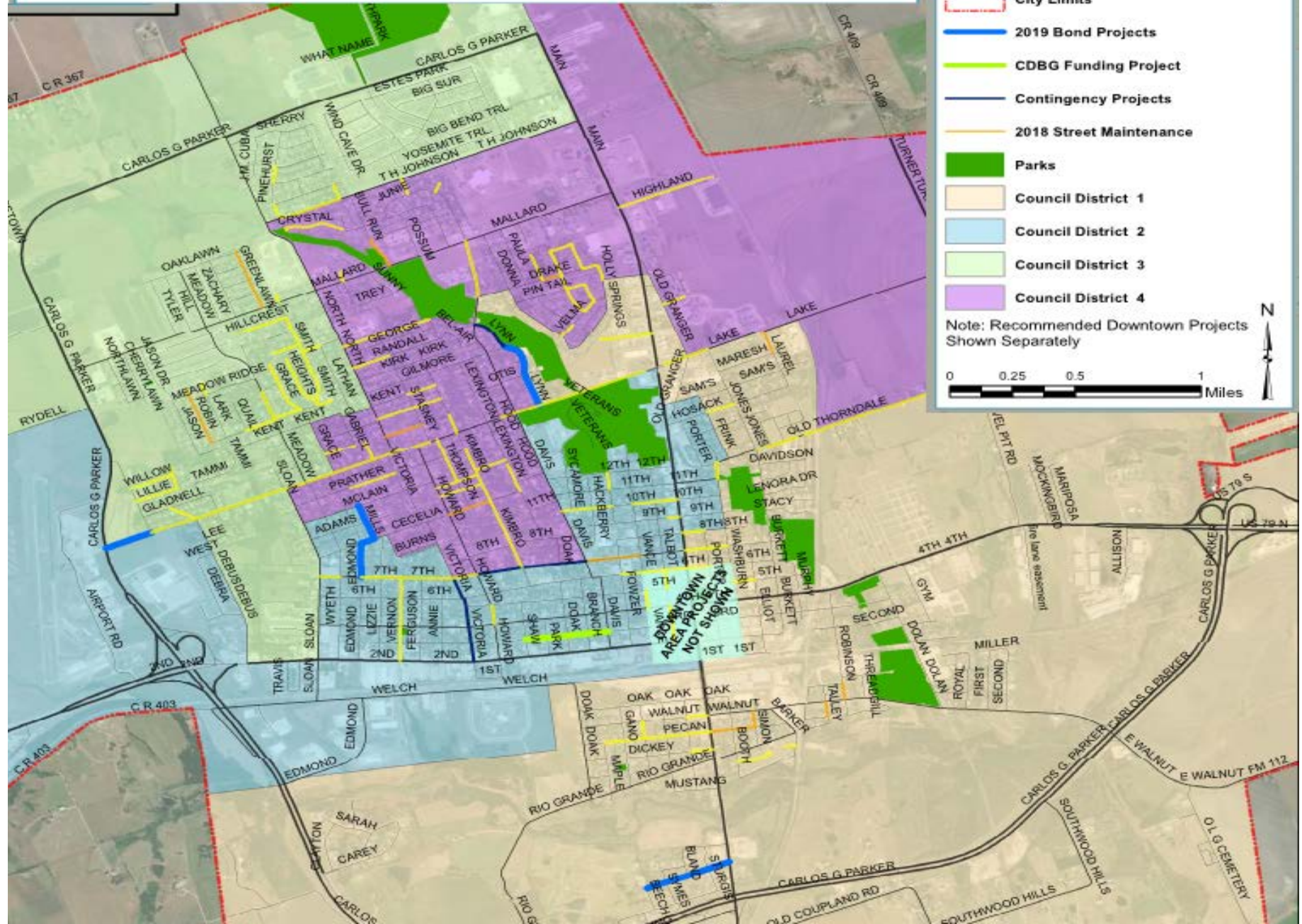
EDMOND PH2 - \$1,591,400

EDMOND PH3 - \$1,871,300



City of Taylor

Potential Reconstruction Projects



Utility Bond Program

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Potential Bond Issuance:

- Potential bond of \$4,650,000
 - Utilize for identified utility construction projects from:
 - 2017 Strategic Facility Plan
 - Listed CIP projects
 - Other need-based utility projects
- 
- 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.

Utility Bond Project Summary

UTILITIES	
<i>Street & Drainage Project Utility Costs</i>	<i>\$2,705,625.00</i>
<i>Wastewater Treatment Plant - Replace Influent Pumps & Valves</i>	<i>\$1,180,000.00</i>
<i>Water & Wastewater Trouble Areas and Point Repairs</i>	<i>\$550,000.00</i>
<i>Wastewater Lift Station Portable Generator</i>	<i>\$100,000.00</i>
<i>TOTAL</i>	<i>\$4,535,625.00</i>
<i>BOND BUDGET</i>	<i>\$4,650,000.00</i>
<i>BOND BUDGET REMAINING</i>	<i>\$114,375.00</i>

Recommended Utility Projects:

- Water and wastewater lines replaced with roadway and drainage reconstruction projects
 - Water and wastewater trouble areas
 - Undersized lines, conflicts with other utilities, age, repeated leaks, etc.
- 
- A decorative horizontal bar at the bottom of the slide, featuring a green-to-dark-green gradient.

Recommended Utility Projects:

- Water line trouble areas

Size (In)	Street	Location
2	9th	Fowzer and Davis
2	Edmond	2 nd and 6th
2	Franklin	2 nd and 1st
2	Hood	Brown and Lake
2	Lexington	Lake and Gilmore
2	Miller	All
2	Sams	Frink and Old Granger
2	Scott	All
2	Symes	Oak and Walnut
2	Travis	2 nd and 1st
4	WWTP	Private property
6	4th	Annie and Wyeth
6	Cecilia	Victoria and Sloan
6	Debus	2 nd and Lake

Size (In)	Street	Location
6	E. MLK	Threadgill and Dolan
6	Hosak	All
6	Kimbrow	7 th and Dillinger
6	Lexington	8 th and Huff
6	Old Granger Rd.	Main and Lake
6	Royal	MLK and Miller
8	Along Railroad	1 st and 4th
8	Beach	Potomac and Creek
8	Main	6 th and MLK
8	Old Coupland	S. Main to Water Tower
8	Robinson	3 rd and MLK
8	S. Main	All
12	12th	Main and Fowzer

Recommended Utility Projects:

- Wastewater line trouble areas (2017)

Size (In)	Street	Location	Comments
6"	1613 N. Lynn		Under driveway
6"	1613 N. Lynn	All areas in front and behind	Driveways
6"	Alley between Bind and Symes	Walnut and Pecan	
12"	Alley between Doak and Park	3 rd and 2nd	

Recommended Utility Projects:

- Wastewater treatment plant influent pumps and valves replacement
 - Restore isolation and pumping capabilities
- Wastewater lift station portable generator
 - Used for backup power for stations with loss of power





Summary & Next Steps

Summary & Next Steps

PRELIMINARY PROJECT BUDGETS

PROJECT LIST	District	STREETS (TUF)		DRAINAGE (MDUS)		UTILITY		PROGRAM TOTALS		Total
		Construction	Design/CE&I (25%)	Construction	Design/CE&I (25%)	Construction	Design/CE&I (25%)	Construction	Design/CE&I (25%)	
STREETS (TUF)										
3RD STREET* (<i>Shaw to Davis</i>)	2	\$643,000.00	\$160,750.00	\$66,000.00	\$16,500.00	\$552,000.00	\$138,000.00	\$1,261,000.00	\$315,250.00	\$1,576,250.00
CDBG Funding		\$407,000.00	\$83,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$407,000.00	\$83,000.00	\$490,000.00
3rd Street Remaining Costs		\$236,000.00	\$77,750.00	\$66,000.00	\$16,500.00	\$552,000.00	\$138,000.00	\$854,000.00	\$232,250.00	\$1,086,250.00
N. LYNN STREET (<i>W. Lake to Gilmore</i>)	4	\$804,000.00	\$201,000.00	\$0.00	\$0.00	\$452,000.00	\$113,000.00	\$1,256,000.00	\$314,000.00	\$1,570,000.00
W. LAKE DRIVE (<i>Carlos Parker to Old Georgetown</i>)	3	\$539,000.00	\$134,750.00	\$140,000.00	\$35,000.00	\$112,000.00	\$28,000.00	\$791,000.00	\$197,750.00	\$988,750.00
WABASH STREET (<i>South Main to Beech</i>)	1	\$762,000.00	\$190,500.00	\$53,000.00	\$13,250.00	\$432,000.00	\$108,000.00	\$1,247,000.00	\$311,750.00	\$1,558,750.00
DRAINAGE (MDUS)										
EDMONDS PHASE 2 (<i>6th St. to Cecelia</i>)	2	\$408,764.53	\$102,191.13	\$531,035.47	\$132,758.87	\$333,100.00	\$83,275.00	\$1,272,900.00	\$318,225.00	\$1,591,125.00
EDMONDS PHASE 3 (<i>Cecelia to Mclain</i>)	2	\$497,364.53	\$124,341.13	\$520,235.47	\$130,058.87	\$283,400.00	\$70,850.00	\$1,301,000.00	\$325,250.00	\$1,626,250.00
1ST/ROYAL/WALNUT**	1			\$386,880.00	\$71,720.00			\$386,880.00	\$71,720.00	\$458,600.00
MCLAIN	1			\$196,000.00	\$49,000.00			\$196,000.00	\$49,000.00	\$245,000.00
UTILITIES										
Wastewater Treatment Plant - Replace Influent Pumps & Valve						\$1,180,000.00		\$1,180,000.00	\$0.00	\$1,180,000.00
Water & Wastewater Trouble Areas and Point Repairs						\$550,000.00		\$550,000.00	\$0.00	\$550,000.00
Wastewater Lift Station Portable Generator						\$100,000.00		\$100,000.00		\$100,000.00
SUBTOTALS		\$3,247,129.06	\$830,532.27	\$1,893,150.94	\$448,287.74	\$3,994,500.00	\$541,125.00	\$9,134,780.00	\$1,819,945.00	\$10,954,725.00
DISCIPLINE TOTALS		\$4,077,661.33		\$2,341,438.68		\$4,535,625.00		\$10,954,725.00		\$10,954,725.00
BOND BUDGET		\$4,120,000.00		\$2,300,000.00		\$4,650,000.00				\$11,070,000.00
BOND BUDGET REMAINING		\$42,338.67		-\$41,438.67		\$114,375.00				\$115,275.00

*Uses CDBG Funding for Street Construction

**Includes \$100,000 of property acquisition

Next Steps:

1. Refine Project Estimates
2. Prepare Engineering Contracts for Selected Projects

**CITY OF TAYLOR - 2019 INFRASTRUCTURE BOND PROGRAM
PRELIMINARY PROJECT BUDGETS**

PROJECT LIST	District	SREETS (TUF)		DRAINAGE (MDUS)		UTILITY		PROGRAM TOTALS		Total
		Construction	Design/CE&l (25%)	Construction	Design/CE&l (25%)	Construction	Design/CE&l (25%)	Construction	Design/CE&l (25%)	
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CDBG Funding		\$407,000.00	\$83,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$407,000.00	\$83,000.00	\$490,000.00
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Water & Wastewater Trouble Areas and Point Repairs						\$550,000.00		\$550,000.00	\$0.00	\$550,000.00
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19	BURKETT ST	Stacy St	Old Thorndale	Local	23	0.22	\$ 927,422	District 1	64.8

CDBG Funding Available

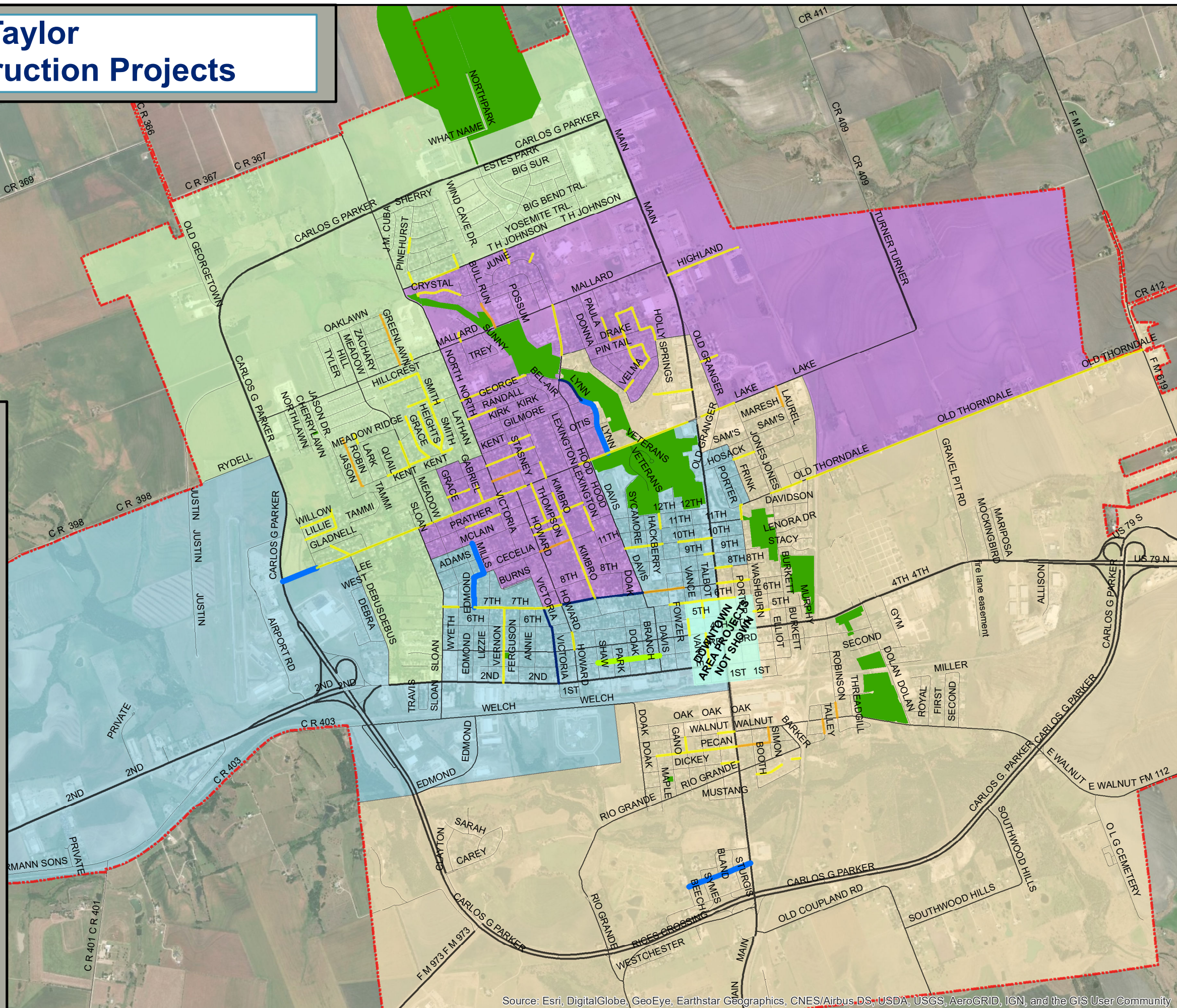
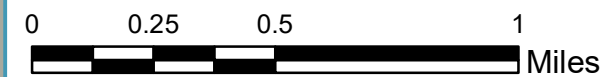
Drainage Improvement Project

Public Works Utility Project

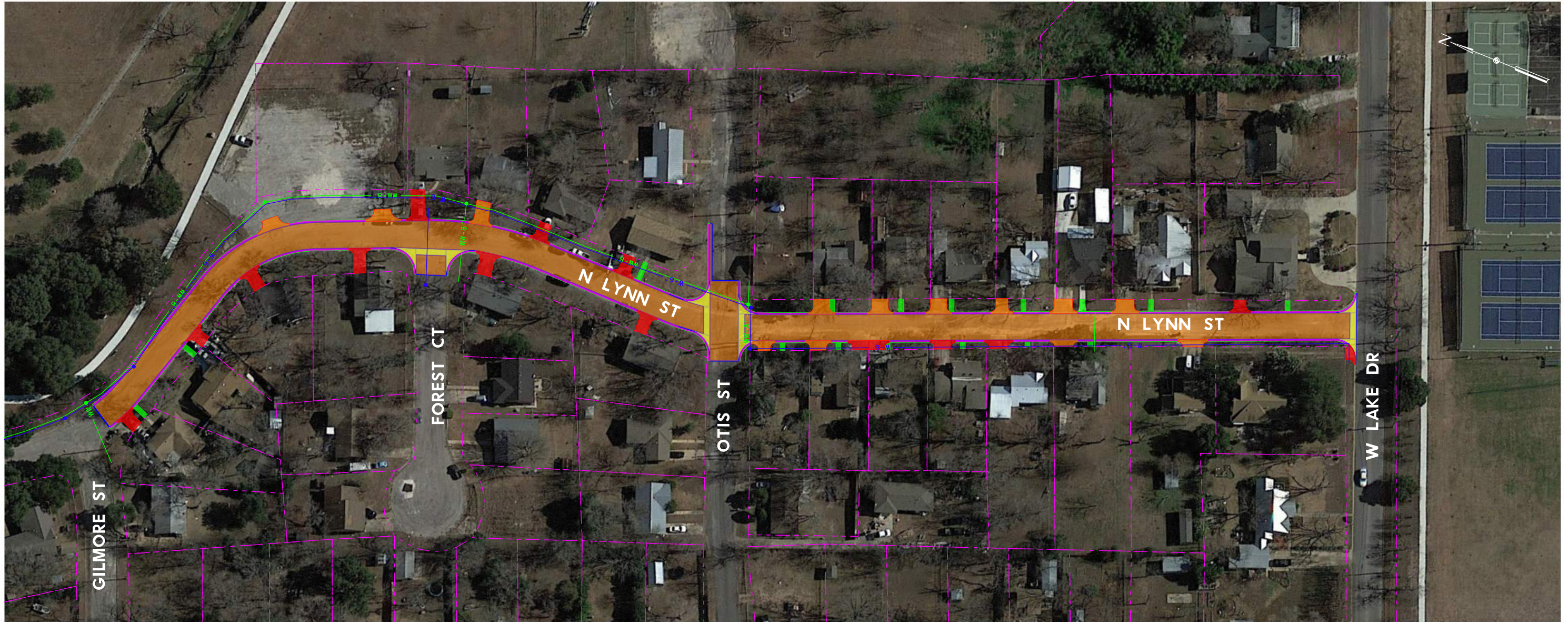
City of Taylor Potential Reconstruction Projects

- 2014-15 Street Maintenance Projects
- Downtown Limits
- City Limits
- 2019 Bond Projects
- CDBG Funding Project
- Contingency Projects
- 2018 Street Maintenance
- Parks
- Council District 1
- Council District 2
- Council District 3
- Council District 4

Note: Recommended Downtown Projects
Shown Separately



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PAVEMENT SECTION

- 4" ASPHALT AND PRIME COAT
- 10" FLEXIBLE BASE (TY-A GR 2)
- 10" EMBANKMENT SUBGRADE (TY C)

NOTES:

1. ASSUMES REPLACEMENT OF ALL EXISTING WATER AND WASTEWATER LINES.
2. THE UTILITY INFORMATION SHOWN IS PROVIDED BY OTHERS. THIS INFORMATION WAS OBTAINED SOLELY FOR THE USE OF THE SCHEMATIC DESIGN. THE ACCURACY AND SUFFICIENCY OF THE INFORMATION SHOWN IS NOT GUARANTEED.

LEGEND

	RECONSTRUCTION		SET
	CURB & GUTTER		W-8"
	RIBBON CURB		WW-8"
	ASPHALT DRIVEWAY		EDGE OF PAVEMENT
	CONCRETE DRIVEWAY		CULVERT
	VALLEY GUTTER		ROW LINE
	INLET		



CITY OF TAYLOR
N LYNN ST
GILMORE TO LAKE



HDR HDR Engineering, Inc.
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
Texas Registered Engineering Firm F-754



**N Lynn Street
Lake Dr to Gilmore St**

			UNIT PRICE ¹	PROJECT TOTALS	
ITEM	DESCRIPTION	UNIT		QTY	PRICE
REMOVAL					
100	PREPARING ROW	STA	\$ 1,000.00	13	\$ 13,000
104	REMOVING CONC (SIDEWALKS)	SY	\$ 16.00	95	\$ 1,520
104	REMOVING CONC (DRIVEWAYS)	SY	\$ 25.00	757	\$ 18,925
104	REMOVING CONC (CURB AND GUTTER)	LF	\$ 5.00	2,065	\$ 10,325
105	REMOVING STAB BASE & ASPH PAV(14")	SY	\$ 8.00	4,060	\$ 32,480
REMOVAL SUBTOTAL				\$76,000	
ROADWAY					
110	EXCAVATION (ROADWAY)	CY	\$ 18.00	988	\$ 17,784
132	EMBANKMENT (FINAL)(DENS CONT)(TY C)	CY	\$ 20.00	1,235	\$ 24,700
247	FL BS (CMP IN PLC)(TYA GR1-2)(FNAL POS)	CY	\$ 56.00	1,272	\$ 71,232
260	LIME (HYDRATED LIME (SLURRY))	TON	\$ 230.00	138	\$ 31,740
260	LIME TRT (SUBGRADE)(8")	SY	\$ 18.00	5,125	\$ 92,250
310	PRIME COAT (MC-30)	GAL	\$ 6.00	808	\$ 4,848
340	D-GR HMA(SQ) TY-C PG70-22	TON	\$ 165.00	929	\$ 153,285
529	CONC CURB & GUTTER (TY II)	LF	\$ 20.00	2,065	\$ 41,300
529	CONC CURB (RIBBON)	LF	\$ 15.00	-	\$ -
529	CONC VALLEY GUTTER	SY	\$ 90.00	166	\$ 14,940
530	DRIVEWAYS (CONC)	SY	\$ 75.00	407	\$ 30,525
530	DRIVEWAYS (ACP)	SY	\$ 35.00	350	\$ 12,250
531	CONC SIDEWALKS (4")	SY	\$ 50.00	95	\$ 4,750
531	CURB RAMPS (TY I)	EA	\$ 1,100.00	3	\$ 3,300
5120	GEOGRID BASE REINFORCEMENT (TY II)	SY	\$ 6.00	5,125	\$ 30,750
ROADWAY SUBTOTAL				\$534,000	



**N Lynn Street
Lake Dr to Gilmore St**

			UNIT PRICE ¹	PROJECT TOTALS	
ITEM	DESCRIPTION	UNIT		QTY	PRICE
UNQUANTIFIED ROADWAY COSTS ²					
	Construction Traffic Control		\$3,000	4	\$ 12,000
	Temporary and Permanent Erosion Control		3.0%	1	\$ 16,020
	Signing and Pavement Markings		1.0%	1	\$ 5,340
	Mobilization & Demobilization		10.0%	1	\$ 53,400
	Contingency ³		20.0%	1	\$ 106,800
SUM OF UNQUANTIFIED ROADWAY COSTS				\$194,000	
ROADWAY TOTAL				\$804,000	
DRAINAGE					
464	RC PIPE (CL III)(18 IN)	LF	\$ 75.00	-	\$ -
464	RC PIPE (CL III)(24 IN)	LF	\$ 90.00	-	\$ -
467	SET (TY II) (18 IN) (RCP) (6: 1) (P)	EA	\$ 900.00	-	\$ -
467	SET (TY II) (24 IN) (RCP) (4: 1) (C)	EA	\$ 1,200.00	-	\$ -
465	INLET (COMPL)(PCO)(3FT)(LEFT)	EA	\$ 7,200.00	-	\$ -
DRAINAGE SUBTOTAL				\$0	
UNQUANTIFIED DRAINAGE COSTS ²					
	Temporary and Permanent Erosion Control		3.0%	1	\$ -
	Mobilization & Demobilization		10.0%	1	\$ -
	Contingency ³		20.0%	1	\$ -
SUM OF UNQUANTIFIED DRAINAGE COSTS				\$0	
DRAINAGE TOTAL				\$0	



**N Lynn Street
Lake Dr to Gilmore St**

			UNIT PRICE ¹	PROJECT TOTALS	
ITEM	DESCRIPTION	UNIT		QTY	PRICE
UTILITY					
WTL	WATER MAIN (8 IN)	LF	\$ 75.00	1,506	\$ 112,950
	WATER LINE ABANDON IN PLACE	LF	\$ 25.00	1,506	\$ 37,650
WTL	WATER SERVICE LINE	EA	\$ 1,350.00	15	\$ 20,250
WTL	WET CONNECTION 2IN X 8IN	EA	\$ 2,500.00	-	\$ -
WTL	WET CONNECTION 6IN X 8IN	EA	\$ 3,500.00	1	\$ 3,500
WTL	WATER VALVE	EA	\$ 2,000.00	4	\$ 8,000
WTL	FIRE HYDRANT	EA	\$ 6,000.00	-	\$ -
WWL	WASTEWATER MAIN (8 IN)	LF	\$ 85.00	1,041	\$ 88,485
	WASTEWATER LINE ABANDON IN PLACE	LF	\$ 30.00	1,041	\$ 31,230
WWL	WASTEWATER SERVICE LINE	EA	\$ 1,850.00	11	\$ 20,350
WWL	WASTEWATER MANHOLE	EA	\$ 4,500.00	4	\$ 18,000
UTILITY SUBTOTAL				\$340,000	
UNQUANTIFIED UTILITY COSTS ²					
	Temporary and Permanent Erosion Control		3.0%	1	\$ 10,200
	Mobilization & Demobilization		10.0%	1	\$ 34,000
	Contingency ³		20.0%	1	\$ 68,000
SUM OF UNQUANTIFIED UTILITY COSTS				\$112,000	
UTILITY TOTAL				\$452,000	
SUM OF QUANTIFIED COSTS				\$950,000	
SUM OF UNQUANTIFIED COSTS				\$306,000	
CONSTRUCTON SUBTOTAL				\$1,256,000	



**N Lynn Street
Lake Dr to Gilmore St**

ITEM	DESCRIPTION	UNIT	UNIT PRICE ¹	PROJECT TOTALS	
				QTY	PRICE
RELATED PROJECT COSTS ⁴					
	Engineering and Design		17.0%	1	\$ 213,520
	CE&I (Construction Engineering & Inspection)		8.0%	1	\$ 100,480
TOTAL OPTION COST (CURRENT YEAR)		2019			\$1,570,000
TOTAL OPTION COST (YEAR OF EXPENDITURE)		2020	4.0%		\$1,633,000
TOTAL OPTION COST (YEAR OF EXPENDITURE)		2021	4.0%		\$1,699,000

ASSUMPTIONS:

by Geotechnical Investigation)

Drainage items are for driveway culverts, in order to maintain surface drainage.

1. Based on TxDOT unit prices and Engineering Judgement: March 2019.

2. Percentage calculated from SUM OF QUANTIFIED COSTS.

3. Contingency is included to account for conceptual level of detail

4. Percentage calculated from CONSTRUCTION SUBTOTAL.

This estimate represents our engineering judgment as professionals knowledgeable with the construction of similar projects. This estimate is for planning and programming purposes only and does not guarantee what actual construction costs will be.

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PAVEMENT SECTION

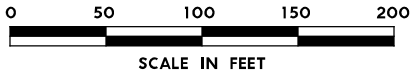
- 4" ASPHALT AND PRIME COAT
- 10" FLEXIBLE BASSE (TY-A GR 2)
- 10" EMBANKMENT SUBGRADE (TY C)

NOTES:

1. ASSUMES REPLACEMENT OF ALL EXISTING WATER AND WASTEWATER LINES.
2. THE UTILITY INFORMATION SHOWN IS PROVIDED BY OTHERS. THIS INFORMATION WAS OBTAINED SOLELY FOR THE USE OF THE SCHEMATIC DESIGN. THE ACCURACY AND SUFFICIENCY OF THE INFOMRATION SHOWN IS NOT GUARANTEED.

LEGEND

	RECONSTRUCTION		SET
	CURB & GUTTER		WATER LINE
	RIBBON CURB		WASTEWATER LINE
	ASPHALT DRIVEWAY		EDGE OF PAVEMENT
	CONCRETE DRIVEWAY		CULVERT
	VALLEY GUTTER		ROW LINE
	INLET		



CITY OF TAYLOR
W LAKE DR
CARLOS G TO OLD GEORGETOWN



HDR HDR Engineering, Inc.
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
Texas Registered Engineering Firm F-754



W. Lake Drive Cost Estimate
Carlos G Parker to Old Georgetown

ITEM	DESCRIPTION	UNIT	UNIT PRICE ¹	Full Extents		PROJECT TOTALS	
				QTY	PRICE	QTY	PRICE
REMOVAL							
100	PREPARING ROW	STA	\$ 1,000.00	8	\$ 8,000	8	\$ 8,000
104	REMOVING CONC (SIDEWALKS)	SY	\$ 16.00	-	\$ -	-	\$ -
104	REMOVING CONC (DRIVEWAYS)	SY	\$ 25.00	47	\$ 1,175	47	\$ 1,175
104	REMOVING CONC (CURB AND GUTTER)	LF	\$ 5.00	-	\$ -	-	\$ -
105	REMOVING STAB BASE & ASPH PAV(14")	SY	\$ 8.00	2,332	\$ 18,656	2,332	\$ 18,656
REMOVAL SUBTOTAL					\$28,000	\$28,000	
ROADWAY							
110	EXCAVATION (ROADWAY)	CY	\$ 18.00	792	\$ 14,256	792	\$ 14,256
132	EMBANKMENT (FINAL)(DENS CONT)(TY C)	CY	\$ 20.00	990	\$ 19,800	990	\$ 19,800
247	FL BS (CMP IN PLC)(TYA GR1-2)(FNAL POS)	CY	\$ 56.00	1,027	\$ 57,512	1,027	\$ 57,512
260	LIME (HYDRATED LIME (SLURRY))	TON	\$ 230.00	110	\$ 25,300	110	\$ 25,300
260	LIME TRT (SUBGRADE)(8")	SY	\$ 18.00	4,063	\$ 73,134	4,063	\$ 73,134
310	PRIME COAT (MC-30)	GAL	\$ 6.00	667	\$ 4,002	667	\$ 4,002
340	D-GR HMA(SQ) TY-C PG70-22	TON	\$ 165.00	767	\$ 126,555	767	\$ 126,555
529	CONC CURB & GUTTER (TY II)	LF	\$ 20.00	1,560	\$ 31,200	1,560	\$ 31,200
529	CONC CURB (RIBBON)	LF	\$ 15.00	-	\$ -	-	\$ -
529	CONC VALLEY GUTTER	SY	\$ 90.00	37	\$ 3,330	37	\$ 3,330
530	DRIVEWAYS (CONC)	SY	\$ 75.00	-	\$ -	-	\$ -
530	DRIVEWAYS (ACP)	SY	\$ 35.00	47	\$ 1,645	47	\$ 1,645
531	CONC SIDEWALKS (4")	SY	\$ 50.00	-	\$ -	-	\$ -
531	CURB RAMPS (TY I)	EA	\$ 1,100.00	-	\$ -	-	\$ -
5120	GEOGRID BASE REINFORCEMENT (TY II)	SY	\$ 6.00	4,063	\$ 24,378	4,063	\$ 24,378
ROADWAY SUBTOTAL					\$381,000	\$381,000	
UNQUANTIFIED ROADWAY COSTS ²							
	Construction Traffic Control		\$3,000	4	\$ 12,000	4	\$ 12,000
	Temporary and Permanent Erosion Control		3.0%	1	\$ 11,430	1	\$ 11,430
	Signing and Pavement Markings		1.0%	1	\$ 3,810	1	\$ 3,810
	Mobilization & Demobilization		10.0%	1	\$ 38,100	1	\$ 38,100
	Contingency ³		20.0%	1	\$ 76,200	1	\$ 76,200
SUM OF UNQUANTIFIED ROADWAY COSTS					\$130,000	\$130,000	
ROADWAY TOTAL					\$539,000	\$539,000	
DRAINAGE							
464	RC PIPE (CL III)(18 IN)	LF	\$ 60.00	910	\$ 54,600	910	\$ 54,600
465	INLET (COMPL)(PCO)(3FT)(LEFT)	EA	\$ 7,200.00	7	\$ 50,400	7	\$ 50,400
DRAINAGE SUBTOTAL					\$105,000	\$105,000	
UNQUANTIFIED DRAINAGE COSTS ²							
	Temporary and Permanent Erosion Control		3.0%	1	\$ 3,150	1	\$ 3,150
	Mobilization & Demobilization		10.0%	1	\$ 10,500	1	\$ 10,500
	Contingency ³		20.0%	1	\$ 21,000	1	\$ 21,000
SUM OF UNQUANTIFIED DRAINAGE COSTS					\$35,000	\$35,000	
DRAINAGE TOTAL					\$140,000	\$140,000	



W. Lake Drive Cost Estimate
Carlos G Parker to Old Georgetown

			UNIT PRICE ¹	Full Extents		PROJECT TOTALS	
ITEM	DESCRIPTION	UNIT		QTY	PRICE	QTY	PRICE
UTILITY							
WTL	WATER MAIN (8 IN)	LF	\$ 75.00	804	\$ 60,300	804	\$ 60,300
	WATER LINE ABANDON IN PLACE	LF	\$ 25.00	804	\$ 20,100	804	\$ 20,100
WTL	WATER SERVICE LINE	EA	\$ 1,350.00	1	\$ 1,350	1	\$ 1,350
WTL	WET CONNECTION 2IN X 8IN	EA	\$ 2,500.00	-	\$ -	-	\$ -
WTL	WET CONNECTION 6IN X 8IN	EA	\$ 3,500.00	-	\$ -	-	\$ -
WTL	WATER VALVE	EA	\$ 2,000.00	1	\$ 2,000	1	\$ 2,000
WTL	FIRE HYDRANT	EA	\$ 6,000.00	-	\$ -	-	\$ -
WWL	WASTEWATER MANHOLE	EA	\$ 4,500.00	1	\$ 4,500	1	\$ 4,500
UTILITY SUBTOTAL					\$88,000	\$88,000	
UNQUANTIFIED UTILITY COSTS ²							
	Temporary and Permanent Erosion Control		3.0%	1	\$ 2,640	1	\$ 2,640
	Mobilization & Demobilization		10.0%	1	\$ 8,800	1	\$ 8,800
	Contingency ³		20.0%	1	\$ 17,600	1	\$ 17,600
SUM OF UNQUANTIFIED UTILITY COSTS					\$29,000	\$29,000	
UTILITY TOTAL					\$117,000	\$117,000	
SUM OF QUANTIFIED COSTS					\$602,000	\$602,000	
SUM OF UNQUANTIFIED COSTS					\$194,000	\$194,000	
CONSTRUCTON SUBTOTAL					\$796,000	\$796,000	
RELATED PROJECT COSTS ⁴							
	Engineering and Design		17.0%	1	\$ 135,320	1	\$ 135,320
	CE&I (Construction Engineering & Inspection)		8.0%	1	\$ 63,680	1	\$ 63,680
TOTAL OPTION COST (CURRENT YEAR)			2019	\$995,000		\$995,000	
TOTAL OPTION COST (YEAR OF EXPENDITURE)			2020	4.0%	\$1,035,000		\$1,035,000
TOTAL OPTION COST (YEAR OF EXPENDITURE)			2021	4.0%	\$1,077,000		\$1,077,000

ASSUMPTIONS:

Used Enhanced Roadway Typical Section: 2" Asphalt, Prime Coat, 10" Flex Base, Geogrid, 10" Lime Stabilized Subgrade (8%)
Drainage items are for driveway culverts, in order to maintain surface drainage.

1. Based on TxDOT unit prices and Engineering Judgement: December 2018.

2. Percentage calculated from SUM OF QUANTIFIED COSTS.

3. Contingency is included to account for conceptual level of detail.

4. Percentage calculated from CONSTRUCTION SUBTOTAL.

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PAVEMENT SECTION
4" ASPHALT AND PRIME COAT
10" FLEXIBLE BASE (TY-A GR 2)
10" EMBANKMENT SUBGRADE (TY C)

NOTES:
1. ASSUMES REPLACEMENT OF ALL EXISTING WATER AND WASTEWATER LINES.
2. THE UTILITY INFORMATION SHOWN IS PROVIDED BY OTHERS. THIS INFORMATION WAS OBTAINED SOLELY FOR THE USE OF THE SCHEMATIC DESIGN. THE ACCURACY AND SUFFICIENCY OF THE INFORMATION SHOWN IS NOT GUARANTEED.

LEGEND			
	RECONSTRUCTION		SET
	CURB & GUTTER		WATER LINE
	RIBBON CURB		WASTEWATER LINE
	ASPHALT DRIVEWAY		EDGE OF PAVEMENT
	CONCRETE DRIVEWAY		CULVERT
	VALLEY GUTTER		ROW LINE
	INLET		



CITY OF TAYLOR
WABASH ST
BEECH TO S MAIN



HDR HDR Engineering, Inc.
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
Texas Registered Engineering Firm F-754



Wabash Street Cost Estimate

Beech St to Main St

ITEM	DESCRIPTION	UNIT	UNIT PRICE ¹	PROJECT TOTALS	
				QTY	PRICE
REMOVAL					
100	PREPARING ROW	STA	\$ 1,000.00	14	\$ 14,000
104	REMOVING CONC (SIDEWALKS)	SY	\$ 16.00	-	\$ -
104	REMOVING CONC (DRIVEWAYS)	SY	\$ 25.00	102	\$ 2,550
104	REMOVING CONC (CURB AND GUTTER)	LF	\$ 5.00	-	\$ -
105	REMOVING STAB BASE & ASPH PAV(14")	SY	\$ 8.00	3,227	\$ 25,816
REMOVAL SUBTOTAL				\$42,000	
ROADWAY					
110	EXCAVATION (ROADWAY)	CY	\$ 18.00	1,050	\$ 18,900
132	EMBANKMENT (FINAL)(DENS CONT)(TY C)	CY	\$ 20.00	1,313	\$ 26,260
247	FL BS (CMP IN PLC)(TYA GR1-2)(FNAL POS)	CY	\$ 56.00	1,446	\$ 80,976
260	LIME (HYDRATED LIME (SLURRY))	TON	\$ 230.00	158	\$ 36,340
260	LIME TRT (SUBGRADE)(8")	SY	\$ 18.00	5,832	\$ 104,976
310	PRIME COAT (MC-30)	GAL	\$ 6.00	915	\$ 5,490
340	D-GR HMA(SQ) TY-C PG70-22	TON	\$ 165.00	1,053	\$ 173,745
529	CONC CURB & GUTTER (TY II)	LF	\$ 20.00	-	\$ -
529	CONC CURB (RIBBON)	LF	\$ 15.00	2,824	\$ 42,360
529	CONC VALLEY GUTTER	SY	\$ 90.00	-	\$ -
530	DRIVEWAYS (CONC)	SY	\$ 75.00	-	\$ -
530	DRIVEWAYS (ACP)	SY	\$ 35.00	102	\$ 3,570
531	CONC SIDEWALKS (4")	SY	\$ 50.00	-	\$ -
531	CURB RAMPS (TY 1)	EA	\$ 1,100.00	-	\$ -
5120	GEOGRID BASE REINFORCEMENT (TY II)	SY	\$ 6.00	5,832	\$ 34,992
ROADWAY SUBTOTAL				\$528,000	
UNQUANTIFIED ROADWAY COSTS ²					
	Construction Traffic Control		\$3,000	4	\$ 12,000
	Temporary and Permanent Erosion Control		3.0%	1	\$ 15,840
	Signing and Pavement Markings		1.0%	1	\$ 5,280
	Mobilization & Demobilization		10.0%	1	\$ 52,800
	Contingency ³		20.0%	1	\$ 105,600
SUM OF UNQUANTIFIED ROADWAY COSTS				\$192,000	
ROADWAY TOTAL				\$762,000	
DRAINAGE					
464	RC PIPE (CL III)(18 IN)	LF	\$ 75.00	315	\$ 23,625
464	RC PIPE (CL III)(24 IN)	LF	\$ 90.00	-	\$ -
467	SET (TY II) (18 IN) (RCP) (6: 1) (P)	EA	\$ 900.00	18	\$ 16,200
467	SET (TY II) (24 IN) (RCP) (4: 1) (C)	EA	\$ 1,200.00	-	\$ -
465	INLET (COMPL)(PCO)(3FT)(LEFT)	EA	\$ 7,200.00	-	\$ -
DRAINAGE SUBTOTAL				\$40,000	



Wabash Street Cost Estimate
Beech St to Main St

ITEM	DESCRIPTION	UNIT	UNIT PRICE ¹	PROJECT TOTALS	
				QTY	PRICE
UNQUANTIFIED DRAINAGE COSTS ²					
	Temporary and Permanent Erosion Control		3.0%	1	\$ 1,200
	Mobilization & Demobilization		10.0%	1	\$ 4,000
	Contingency ³		20.0%	1	\$ 8,000
SUM OF UNQUANTIFIED DRAINAGE COSTS				\$13,000	
DRAINAGE TOTAL				\$53,000	
UTILITY					
WTL	WATER MAIN (8 IN)	LF	\$ 75.00	1,393	\$ 104,475
	WATER LINE ABANDON IN PLACE	LF	\$ 25.00	1,393	\$ 34,825
WTL	WATER SERVICE LINE	EA	\$ 1,350.00	4	\$ 5,400
WTL	WET CONNECTION 2IN X 8IN	EA	\$ 2,500.00	-	\$ -
WTL	WET CONNECTION 6IN X 8IN	EA	\$ 3,500.00	-	\$ -
WTL	WATER VALVE	EA	\$ 2,000.00	2	\$ 4,000
WTL	FIRE HYDRANT	EA	\$ 6,000.00	-	\$ -
WWL	WASTEWATER MAIN (8 IN)	LF	\$ 85.00	1,393	\$ 118,405
	WASTEWATER LINE ABANDON IN PLACE	LF	\$ 30.00	1,393	\$ 41,790
WWL	WASTEWATER SERVICE LINE	EA	\$ 1,850.00	4	\$ 7,400
WWL	WASTEWATER MANHOLE	EA	\$ 4,500.00	2	\$ 9,000
UTILITY SUBTOTAL				\$325,000	
UNQUANTIFIED UTILITY COSTS ²					
	Temporary and Permanent Erosion Control		3.0%	1	\$ 9,750
	Mobilization & Demobilization		10.0%	1	\$ 32,500
	Contingency ³		20.0%	1	\$ 65,000
SUM OF UNQUANTIFIED UTILITY COSTS				\$107,000	
UTILITY TOTAL				\$432,000	



Wabash Street Cost Estimate
Beech St to Main St

ITEM	DESCRIPTION	UNIT	UNIT PRICE ¹	PROJECT TOTALS	
				QTY	PRICE
SUM OF QUANTIFIED COSTS				\$935,000	
SUM OF UNQUANTIFIED COSTS				\$312,000	
CONSTRUCTON SUBTOTAL				\$1,247,000	
RELATED PROJECT COSTS ⁴					
	Engineering and Design		17.0%	1	\$ 211,990
	CE&I (Construction Engineering & Inspection)		8.0%	1	\$ 99,760
TOTAL OPTION COST (CURRENT YEAR)		2019		\$1,559,000	
TOTAL OPTION COST (YEAR OF EXPENDITURE)		2020	4.0%	\$1,622,000	
TOTAL OPTION COST (YEAR OF EXPENDITURE)		2021	4.0%	\$1,687,000	

ASSUMPTIONS:

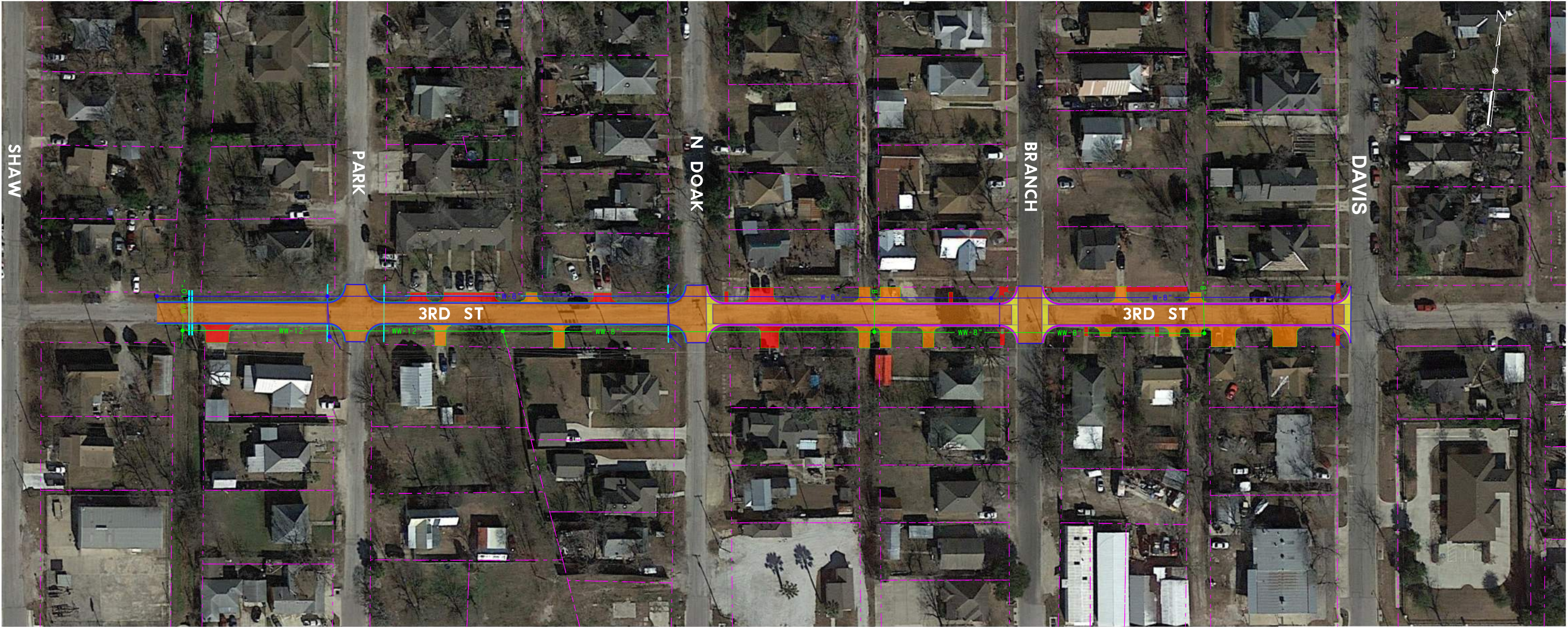
by Geotechnical Investigation)
Drainage items are for driveway culverts, in order to maintain surface drainage.

1. Based on TxDOT unit prices and Engineering Judgement: March 2019.
2. Percentage calculated from SUM OF QUANTIFIED COSTS.

3. Contingency is included to account for conceptual level of detail
4. Percentage calculated from CONSTRUCTION SUBTOTAL.

This estimate represents our engineering judgment as professionals knowledgeable with the construction of similar projects. This estimate is for planning and programming purposes only and does not guarantee what actual construction costs will be.

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PAVEMENT SECTION
4" ASPHALT AND PRIME COAT
10" FLEXIBLE BASE (TY-A GR 2)
10" EMBANKMENT SUBGRADE (TY C)

- NOTES:**
- 1. ASSUMES REPLACEMENT OF ALL EXISTING WATER AND WASTEWATER LINES.
 - 2. THE UTILITY INFORMATION SHOWN IS PROVIDED BY OTHERS. THIS INFORMATION WAS OBTAINED SOLELY FOR THE USE OF THE SCHEMATIC DESIGN. THE ACCURACY AND SUFFICIENCY OF THE INFORMATION SHOWN IS NOT GUARANTEED.

LEGEND	
	RECONSTRUCTION
	CURB & GUTTER
	RIBBON CURB
	ASPHALT DRIVEWAY
	CONCRETE DRIVEWAY
	VALLEY GUTTER
	INLET
	SET
	W-8" WATER LINE
	WW-8" WASTEWATER LINE
	EDGE OF PAVEMENT
	CULVERT
	ROW LINE



CITY OF TAYLOR
3RD STREET
SHAW TO DAVIS



HDR HDR Engineering, Inc.
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
Texas Registered Engineering Firm F-754



3RD STREET COST ESTIMATE
Shaw to Davis

ITEM	DESCRIPTION	UNIT	UNIT PRICE ¹	SHAW (MIDBLOCK) TO PARK		PARK TO DOAK		DOAK TO BRANCH		BRANCH TO DAVIS		PROJECT TOTALS	
				QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE
REMOVAL													
100	PREPARING ROW	STA	\$ 1,000.00	2	\$ 2,000	3	\$ 3,000	3	\$ 3,000	3	\$ 3,000	11	\$ 11,000
104	REMOVING CONC (SIDEWALKS)	SY	\$ 16.00	-	\$ -	-	\$ -	19	\$ 304	71	\$ 1,136	90	\$ 1,440
104	REMOVING CONC (DRIVEWAYS)	SY	\$ 25.00	48	\$ 1,200	95	\$ 2,375	86	\$ 2,150	-	\$ -	229	\$ 5,725
104	REMOVING CONC (CURB AND GUTTER)	LF	\$ 5.00	-	\$ -	-	\$ -	648	\$ 3,240	690	\$ 3,450	1,338	\$ 6,690
105	REMOVING STAB BASE & ASPH PAV(14")	SY	\$ 8.00	375	\$ 3,000	861	\$ 6,888	898	\$ 7,184	860	\$ 6,880	2,994	\$ 23,952
REMOVAL SUBTOTAL					\$6,000	\$12,000		\$16,000		\$14,000		\$49,000	
ROADWAY													
110	EXCAVATION (ROADWAY)	CY	\$ 18.00	168	\$ 3,024	333	\$ 5,994	341	\$ 6,138	308	\$ 5,544	1,150	\$ 20,700
132	EMBANKMENT (FINAL)(DENS CONT)(TY C)	CY	\$ 20.00	210	\$ 4,200	417	\$ 8,340	427	\$ 8,540	385	\$ 7,700	1,439	\$ 28,780
247	FL BS (CMP IN PLC)(TYA GR1-2)(FNAL POS)	CY	\$ 56.00	128	\$ 7,168	280	\$ 15,680	281	\$ 15,736	274	\$ 15,344	963	\$ 53,928
260	LIME (HYDRATED LIME (SLURRY))	TON	\$ 230.00	15	\$ 3,450	31	\$ 7,130	33	\$ 7,590	32	\$ 7,360	111	\$ 25,530
260	LIME TRT (SUBGRADE(8"))	SY	\$ 18.00	550	\$ 9,900	1,157	\$ 20,826	1,187	\$ 21,366	1,167	\$ 21,006	4,061	\$ 73,098
310	PRIME COAT (MC-30)	GAL	\$ 6.00	75	\$ 450	172	\$ 1,032	168	\$ 1,008	160	\$ 960	575	\$ 3,450
340	D-GR HMA(SQ) TY-C PG70-22	TON	\$ 165.00	86	\$ 14,190	198	\$ 32,670	193	\$ 31,845	185	\$ 30,525	662	\$ 109,230
529	CONC CURB & GUTTER (TY II)	LF	\$ 20.00	-	\$ -	-	\$ -	648	\$ 12,960	690	\$ 13,800	1,338	\$ 26,760
529	CONC CURB (RIBBON)	LF	\$ 15.00	393	\$ 5,895	667	\$ 10,005	-	\$ -	-	\$ -	1,060	\$ 15,900
529	CONC VALLEY GUTTER	SY	\$ 90.00	-	\$ -	-	\$ -	58	\$ 5,220	58	\$ 5,220	116	\$ 10,440
530	DRIVEWAYS (CONC)	SY	\$ 75.00	48	\$ 3,600	95	\$ 7,125	86	\$ 6,450	-	\$ -	229	\$ 17,175
530	DRIVEWAYS (ACP)	SY	\$ 35.00	-	\$ -	71	\$ 2,485	140	\$ 4,900	189	\$ 6,615	400	\$ 14,000
531	CONC SIDEWALKS (4")	SY	\$ 50.00	-	\$ -	-	\$ -	19	\$ 950	71	\$ 3,550	90	\$ 4,500
531	CURB RAMPS (TY I)	EA	\$ 1,100.00	-	\$ -	-	\$ -	3	\$ 3,300	3	\$ 3,300	6	\$ 6,600
5120	GEOGRID BASE REINFORCEMENT (TY II)	SY	\$ 6.00	550	\$ 3,300	1,157	\$ 6,942	1,187	\$ 7,122	1,167	\$ 7,002	4,061	\$ 24,366
ROADWAY SUBTOTAL					\$55,000	\$118,000		\$133,000		\$128,000		\$434,000	
UNQUANTIFIED ROADWAY COSTS ²													
Construction Traffic Control			\$3,000	1	\$ 3,000	1	\$ 3,000	1	\$ 3,000	1	\$ 3,000	4	\$ 12,000
Temporary and Permanent Erosion Control			3.0%	1	\$ 1,650	1	\$ 3,540	1	\$ 3,990	1	\$ 3,840	4	\$ 13,020
Signing and Pavement Markings			1.0%	1	\$ 550	1	\$ 1,180	1	\$ 1,330	1	\$ 1,280	4	\$ 4,340
Mobilization & Demobilization			10.0%	1	\$ 5,500	1	\$ 11,800	1	\$ 13,300	1	\$ 12,800	4	\$ 43,400
Contingency ³			20.0%	1	\$ 11,000	1	\$ 23,600	1	\$ 26,600	1	\$ 25,600	4	\$ 86,800
SUM OF UNQUANTIFIED ROADWAY COSTS					\$22,000	\$43,000		\$48,000		\$47,000		\$160,000	
ROADWAY TOTAL					\$83,000	\$173,000		\$197,000		\$189,000		\$643,000	
DRAINAGE													
464	RC PIPE (CL III)(18 IN)	LF	\$ 60.00	89	\$ 5,340	297	\$ 17,820	-	\$ -	-	\$ -	386	\$ 23,160
464	RC PIPE (CL III)(24 IN)	LF	\$ 90.00	86	\$ 7,740	-	\$ -	-	\$ -	-	\$ -	86	\$ 7,740
467	SET (TY II) (18 IN) (RCP) (6: 1) (P)	EA	\$ 900.00	4	\$ 3,600	14	\$ 12,600	-	\$ -	-	\$ -	18	\$ 16,200
467	SET (TY II) (24 IN) (RCP) (4: 1) (C)	EA	\$ 1,200.00	2	\$ 2,400	-	\$ -	-	\$ -	-	\$ -	2	\$ 2,400
DRAINAGE SUBTOTAL					\$19,000	\$30,000		\$0		\$0		\$50,000	
UNQUANTIFIED DRAINAGE COSTS ²													
Temporary and Permanent Erosion Control			3.0%	1	\$ 570	1	\$ 900	1	\$ -	1	\$ -	4	\$ 1,470
Mobilization & Demobilization			10.0%	1	\$ 1,900	1	\$ 3,000	1	\$ -	1	\$ -	4	\$ 4,900
Contingency ³			20.0%	1	\$ 3,800	1	\$ 6,000	1	\$ -	1	\$ -	4	\$ 9,800
SUM OF UNQUANTIFIED DRAINAGE COSTS					\$6,000	\$10,000		\$0		\$0		\$16,000	
DRAINAGE TOTAL					\$25,000	\$40,000		\$0		\$0		\$66,000	
UTILITY													
WTL	WATER MAIN (8 IN)	LF	\$ 75.00	224	\$ 16,800	408	\$ 30,600	344	\$ 25,800	404	\$ 30,300	1,380	\$ 103,500
	WATER LINE ABANDON IN PLACE	LF	\$ 25.00	224	\$ 5,600	408	\$ 10,200	344	\$ 8,600	404	\$ 10,100	1,380	\$ 34,500
WTL	WATER SERVICE LINE	EA	\$ 1,350.00	-	\$ -	-	\$ -	-	\$ -	12	\$ 16,200	12	\$ 16,200
WTL	WET CONNECTION 2IN X 8IN	EA	\$ 2,500.00	2	\$ 5,000	7	\$ 17,500	5	\$ 12,500	5	\$ 12,500	19	\$ 47,500
WTL	WET CONNECTION 6IN X 8IN	EA	\$ 3,500.00	1	\$ 3,500	1	\$ 3,500	1	\$ 3,500	1	\$ 3,500	4	\$ 14,000
WTL	WATER VALVE	EA	\$ 2,000.00	3	\$ 6,000	2	\$ 4,000	1	\$ 2,000	2	\$ 4,000	8	\$ 16,000
WTL	FIRE HYDRANT	EA	\$ 6,000.00	1	\$ 6,000	1	\$ 6,000	1	\$ 6,000	1	\$ 6,000	4	\$ 24,000
WWL	WASTEWATER MAIN (8 IN)	LF	\$ 85.00	15	\$ 1,275	165	\$ 14,025	380	\$ 32,300	255	\$ 21,675	815	\$ 69,275
	WASTEWATER LINE ABANDON IN PLACE	LF	\$ 30.00	15	\$ 450	165	\$ 4,950	380	\$ 11,400	255	\$ 7,650	815	\$ 24,450
WWL	WASTEWATER MAIN (12 IN)	LF	\$ 75.00	145	\$ 10,875	190	\$ 14,250	-	\$ -	-	\$ -	335	\$ 25,125
WWL	WASTEWATER SERVICE LINE	EA	\$ 1,850.00	-	\$ -	-	\$ -	-	\$ -	12	\$ 22,200	12	\$ 22,200
WWL	WASTEWATER MANHOLE	EA	\$ 4,500.00	1	\$ 4,500	1	\$ 4,500	1	\$ 4,500	1	\$ 4,500	4	\$ 18,000
UTILITY SUBTOTAL					\$60,000	\$110,000		\$107,000		\$139,000		\$415,000	



3RD STREET COST ESTIMATE
Shaw to Davis

ITEM	DESCRIPTION	UNIT	UNIT PRICE ¹	SHAW (MIDBLOCK) TO PARK		PARK TO DOAK		DOAK TO BRANCH		BRANCH TO DAVIS		PROJECT TOTALS			
				QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE		
UNQUANTIFIED UTILITY COSTS ²															
	Temporary and Permanent Erosion Control	3.0%		1	\$ 1,800	1	\$ 3,300	1	\$ 3,210	1	\$ 4,170	4	\$ 12,480		
	Mobilization & Demobilization	10.0%		1	\$ 6,000	1	\$ 11,000	1	\$ 10,700	1	\$ 13,900	4	\$ 41,600		
	Contingency ³	20.0%		1	\$ 12,000	1	\$ 22,000	1	\$ 21,400	1	\$ 27,800	4	\$ 83,200		
SUM OF UNQUANTIFIED UTILITY COSTS					\$20,000	\$36,000		\$35,000		\$46,000		\$137,000			
UTILITY TOTAL					\$80,000	\$146,000		\$142,000		\$185,000		\$552,000			
SUM OF QUANTIFIED COSTS					\$140,000	\$270,000		\$256,000		\$281,000		\$948,000			
SUM OF UNQUANTIFIED COSTS					\$48,000	\$89,000		\$83,000		\$93,000		\$313,000			
CONSTRUCTON SUBTOTAL					\$188,000	\$359,000		\$339,000		\$374,000		\$1,261,000			
RELATED PROJECT COSTS ⁴															
	Engineering and Design	17.0%		1	\$ 31,960	1	\$ 61,030	1	\$ 57,630	1	\$ 63,580	4	\$ 214,200		
	CE&I (Construction Engineering & Inspection)	8.0%		1	\$ 15,040	1	\$ 28,720	1	\$ 27,120	1	\$ 29,920	4	\$ 100,800		
TOTAL OPTION COST (CURRENT YEAR)					2019	\$235,000	\$449,000		\$424,000		\$468,000		\$1,576,000		
TOTAL OPTION COST (YEAR OF EXPENDITURE)					2020	4.0%	\$245,000	\$467,000		\$441,000		\$487,000		\$1,640,000	
TOTAL OPTION COST (YEAR OF EXPENDITURE)					2021	4.0%	\$255,000	\$486,000		\$459,000		\$507,000		\$1,706,000	

ASSUMPTIONS:

Used Edmonds Street Typical Section: 2" Asphalt, Prime Coat, 9" Flex Base, Geogrid, 8" Lime Stabilized Subgrade (8%)
Drainage items are for driveway culverts, in order to maintain surface drainage.

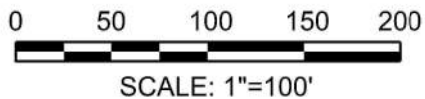
1. Based on TxDOT unit prices and Engineering Judgement: December 2018.

3. Contingency is included to account for conceptual level of detail.

2. Percentage calculated from SUM OF QUANTIFIED COSTS.

4. Percentage calculated from CONSTRUCTION SUBTOTAL.

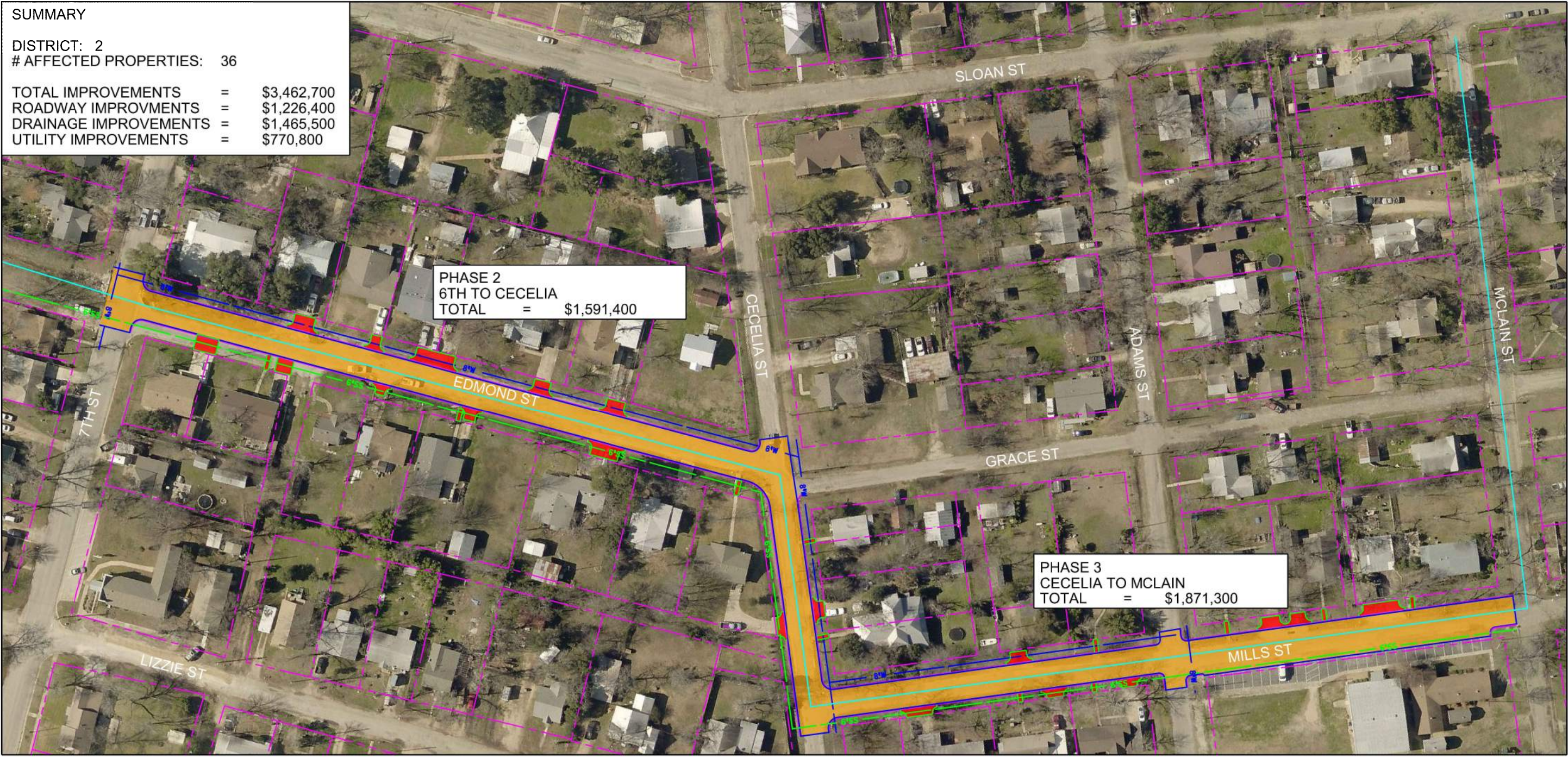
This estimate represents our engineering judgment as professionals knowledgeable with the construction of similar projects. This estimate is for planning and programming purposes only and does not guarantee what actual construction costs will be.



SUMMARY

DISTRICT: 2
AFFECTED PROPERTIES: 36

TOTAL IMPROVEMENTS	=	\$3,462,700
ROADWAY IMPROVMENTS	=	\$1,226,400
DRAINAGE IMPROVEMENTS	=	\$1,465,500
UTILITY IMPROVEMENTS	=	\$770,800



NOTES: ASSUMES REPLACEMENT OF ALL EXISTING WATER AND WASTEWATER LINES.

PAVEMENT SECTION:

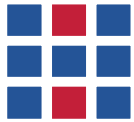
- 2" ASPHALT AND PRIME COAT
- 9" FLEXIBLE BASE WITH GEOGRID
- 8" LIME STABILIZED SUBGRADE

LEGEND

- | | | | |
|--|-------------------|--|-----------------------|
| | RECONSTRUCTION | | 8"-W WATER LINE |
| | CURB & GUTTER | | 8"-SS WASTEWATER LINE |
| | CONCRETE DRIVEWAY | | STORM DRAIN |
| | ROW LINE | | |
| | EDGE OF PAVEMENT | | |

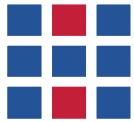
CITY OF TAYLOR
EDMOND & MILLS ST-6TH ST TO MCLAIN ST
MCLAIN STORM LINE - SLOAN ST TO MILLS ST





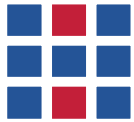
EDMOND AND MILLS - PHASE 2 AND 3 COST ESTIMATE

			UNIT PRICE ¹	EDMOND - 6TH TO CECELIA		CECELIA - EDMOND TO MILLS MILLS - CECELIA TO MCLAIN MCLAIN - SLOAN TO MILLS		PROJECT TOTALS	
ITEM	DESCRIPTION	UNIT		QTY	PRICE	QTY	PRICE	QTY	PRICE
ROADWAY FUNDING									
REMOVAL									
100	PREPARING ROW	STA	\$ 1,169.86	10	\$ 11,698.59	10	\$ 11,698.59	20	\$ 23,397.17
104	REMOVING CONC (DRIVEWAYS)	SY	\$ 23.40	300	\$ 7,019.15	372	\$ 8,703.75	672	\$ 15,722.90
105	REMOVING STAB BASE & ASPH PAV (6"-8")	SY	\$ 5.85	2150	\$ 12,575.98	2323	\$ 13,587.91	4473	\$ 26,163.89
REMOVAL SUBTOTAL					\$ 31,293.72	\$ 33,990.24		\$ 65,283.96	
PAVEMENT									
110	EXCAVATION	CY	\$ 25.74	939	\$ 24,166.94	1376	\$ 35,413.96	2315	\$ 59,580.90
132	EMBANKMENT (FINAL)(DENS CONT)(TY B)	CY	\$ 17.55	780	\$ 13,687.35	470	\$ 8,247.50	1250	\$ 21,934.85
247	FL BS (CMP IN PLC)(TY A GR 2)(FNAL POS)(9")	CY	\$ 70.19	622	\$ 43,659.12	860	\$ 60,364.70	1482	\$ 104,023.82
260	LIME (HYDRATED LIME SLURRY)	TON	\$ 233.97	49	\$ 11,464.61	65	\$ 15,208.16	114	\$ 26,672.78
260	LIME TREATED SUBGRADE (8")	SY	\$ 11.70	2937	\$ 34,358.75	3938	\$ 46,069.03	6875	\$ 80,427.78
310	PRIME COAT (MC-30)	GAL	\$ 5.85	565	\$ 3,304.85	798	\$ 4,667.74	1363	\$ 7,972.59
340	D-GR HMA (SQ) TY-C PG 64-22	TON	\$ 152.08	249	\$ 37,868.32	351	\$ 53,380.65	600	\$ 91,248.97
529	CONCRETE CURB & GUTTER	LF	\$ 35.10	1360	\$ 47,730.23	1460	\$ 51,239.80	2820	\$ 98,970.03
530	DRIVEWAYS (CONC)	SY	\$ 93.59	300	\$ 28,076.61	372	\$ 34,814.99	672	\$ 62,891.60
531	CONCRETE SIDEWALKS (4")	SY	\$ 76.04	17	\$ 1,292.69	39	\$ 2,965.59	56	\$ 4,258.29
560	RELOCATE/REINSTALL MAILBOX	EA	\$ 350.96	14	\$ 4,913.41	8	\$ 2,807.66	22	\$ 7,721.07
5120	GEOGRID BASE REINFORCEMENT (TY II)	SY	\$ 3.51	2937	\$ 10,307.62	3938	\$ 13,820.71	6875	\$ 24,128.33
PAVEMENT SUBTOTAL					\$ 260,830.49	\$ 329,000.49		\$ 589,830.99	
EROSION CONTROL									
160	FURNISHING AND PLACING TOPSOIL (6")	SY	\$ 2.34	2934	\$ 6,864.73	2456	\$ 5,746.35	5390	\$ 12,611.08
164	BROADCAST SEED (PERM)(URBAN)(CLAY)	SY	\$ 1.05	2934	\$ 3,089.13	2456	\$ 2,585.86	5390	\$ 5,674.98
164	BROADCAST SEED (TEMP)(WARM)	SY	\$ 1.05	1467	\$ 1,544.56	1228	\$ 1,292.93	2695	\$ 2,837.49
164	BROADCAST SEED (TEMP)(COOL)	SY	\$ 1.05	1467	\$ 1,544.56	1228	\$ 1,292.93	2695	\$ 2,837.49
169	SOIL RETENTION BLANKETS (CL 1)(TY A)	SY	\$ 2.34	2934	\$ 6,864.73	2456	\$ 5,746.35	5390	\$ 12,611.08
EROSION CONTROL SUBTOTAL					\$ 19,907.72	\$ 16,664.40		\$ 36,572.12	
SUM OF QUANTIFIED ROADWAY COSTS					\$ 312,031.93	\$ 379,655.13		\$ 691,687.06	



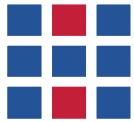
EDMOND AND MILLS - PHASE 2 AND 3 COST ESTIMATE

				UNIT PRICE ¹		EDMOND - 6TH TO CECELIA		CECELIA - EDMOND TO MILLS MILLS - CECELIA TO MCLAIN MCLAIN - SLOAN TO MILLS		PROJECT TOTALS	
				ITEM	DESCRIPTION	UNIT		QTY	PRICE	QTY	PRICE
UNQUANTIFIED ROADWAY COSTS ²											
	Construction Traffic Control	MO	\$ 9,358.87	4	\$ 37,435.47	4	\$ 37,435.47	8	\$ 74,870.95		
	Signing and Pavement Markings		1%	1	\$ 3,120.32	1	\$ 3,796.55	1	\$ 6,916.87		
	Mobilization & Demobilization		10%	1	\$ 31,203.19	1	\$ 37,965.51	1	\$ 69,168.71		
	Contingency ³		20%	1	\$ 62,406.39	1	\$ 75,931.03	1	\$ 138,337.41		
SUM OF UNQUANTIFIED ROADWAY COSTS					\$ 134,165.37	\$ 155,128.57		\$ 289,293.94			
ROADWAY CONSTRUCTION SUBTOTAL					\$ 446,200.00	\$ 534,800.00		\$ 981,000.00			
RELATED ROADWAY PROJECT COSTS ⁴											
	Engineering and Design		17%	1	\$ 75,900.00	1	\$ 91,000.00	1	\$ 166,900.00		
	CE&I (Construction Engineering & Inspection)		8%	1	\$ 35,700.00	1	\$ 42,800.00	1	\$ 78,500.00		
TOTAL ROADWAY COST (PROJECTED YEAR)			2021		\$ 557,800.00	\$ 668,600.00		\$ 1,226,400.00			



EDMOND AND MILLS - PHASE 2 AND 3 COST ESTIMATE

			UNIT PRICE ¹	EDMOND - 6TH TO CECELIA		CECELIA - EDMOND TO MILLS MILLS - CECELIA TO MCLAIN MCLAIN - SLOAN TO MILLS		PROJECT TOTALS	
ITEM	DESCRIPTION	UNIT		QTY	PRICE	QTY	PRICE	QTY	PRICE
DRAINAGE FUNDING									
REMOVAL									
100	PREPARING ROW	STA	\$ 1,169.86		\$ -	9	\$ 10,528.73	9	\$ 10,528.73
104	REMOVING STAB BASE & ASPH PAV (6"-8")	SY	\$ 5.85		\$ -	403	\$ 2,357.26	403	\$ 2,357.26
496	REMOV STR (PIPE)	LF	\$ 17.55		\$ -	677	\$ 11,879.91	677	\$ 11,879.91
496	REMOV STRUCTURE (HEADWALL)	EA	\$ 1,052.87		\$ -	5	\$ 5,264.36	5	\$ 5,264.36
496	REMOV STR (INLET)	EA	\$ 1,052.87		\$ -	1	\$ 1,052.87	1	\$ 1,052.87
REMOVAL SUBTOTAL					\$ -		\$ 31,083.14		\$ 31,083.14
PAVEMENT									
400	CUT AND RESTORE PAVEMENT	SY	\$ 100.59		\$ -	403	\$ 40,537.29	403	\$ 40,537.29
PAVEMENT SUBTOTAL					\$ -		\$ 40,537.29		\$ 40,537.29
DRAINAGE									
402	TRENCH EXCAVATION PROTECTION	LF	\$ 2.34	992	\$ 2,321.00	900	\$ 2,105.75	1892	\$ 4,426.74
462	RC PIPE, 24" (CL III)	LF	\$ 91.94	114	\$ 10,480.70	1195	\$ 109,863.52	1309	\$ 120,344.22
462	RC PIPE, 48" (CL III)	LF	\$ 216.32		\$ -	900	\$ 194,688.00	900	\$ 194,688.00
462	RC PIPE, 54" (CL III)	LF	\$ 274.92	992	\$ 272,717.43		\$ -	992	\$ 272,717.43
465	CURB INLET	EA	\$ 4,326.40	6	\$ 25,958.40	10	\$ 43,264.00	16	\$ 69,222.40
465	INLET (COMPLETE) (PAZD) (FG) (6' X 5' BOX - 4' X 4' GRATE W/ EXTRA OPENING)	EA	\$ 9,358.87	2	\$ 18,717.74		\$ -	2	\$ 18,717.74
465	INLET (COMPLETE) (PSL) (RC) (6' X 6')	EA	\$ 8,112.00	4	\$ 32,448.00	8	\$ 64,896.00	12	\$ 97,344.00
465	INLET (COMPL) (PSL) (FG) (3FTX3FT)	EA	\$ 4,094.50	3	\$ 12,283.51	7	\$ 28,661.53	10	\$ 40,945.05
DRAINAGE SUBTOTAL					\$ 374,926.78		\$ 443,478.80		\$ 818,405.58
EROSION CONTROL									
506	BIODEGRADABLE EROSION CONTROL LOG (INSTALL) (18")	LF	\$ 14.04	280	\$ 3,930.72	410	\$ 5,755.70	690	\$ 9,686.43
506	BIODEGRADABLE EROSION CONTROL LOG (REMOVE)	LF	\$ 2.92	280	\$ 818.90	410	\$ 1,199.11	690	\$ 2,018.01
EROSION CONTROL SUBTOTAL					\$ 4,749.63		\$ 6,954.81		\$ 11,704.43
SUM OF QUANTIFIED DRAINAGE COSTS					\$ 379,676.41		\$ 522,054.04		\$ 901,730.45



EDMOND AND MILLS - PHASE 2 AND 3 COST ESTIMATE

			UNIT PRICE ¹	EDMOND - 6TH TO CECELIA		CECELIA - EDMOND TO MILLS MILLS - CECELIA TO MCLAIN MCLAIN - SLOAN TO MILLS		PROJECT TOTALS						
ITEM	DESCRIPTION	UNIT		QTY	PRICE	QTY	PRICE	QTY	PRICE					
UNQUANTIFIED DRAINAGE COSTS ²														
	Mobilization & Demobilization	10%	1	\$	37,967.64	1	\$	52,205.40	1	\$	90,173.04			
	Contingency ³	20%	1	\$	75,935.28	1	\$	104,410.81	1	\$	180,346.09			
SUM OF UNQUANTIFIED DRAINAGE COSTS					\$	113,902.92		\$	156,616.21		\$	270,519.13		
DRAINAGE CONSTRUCTION SUBTOTAL					\$	493,600.00		\$	678,700.00		\$	1,172,300.00		
RELATED DRAINAGE PROJECT COSTS ⁴														
	Engineering and Design	17%	1	\$	84,000.00	1	\$	115,400.00	1	\$	199,400.00			
	CE&I (Construction Engineering & Inspection)	8%	1	\$	39,500.00	1	\$	54,300.00	1	\$	93,800.00			
TOTAL DRAINAGE COST (PROJECTED YEAR)			2021		\$	617,100.00		\$	848,400.00		\$	1,465,500.00		
UTILITY FUNDING														
UTILITY														
	WTL	WATER MAIN (8 IN)	LF	\$	58.49	780	\$	45,624.48	670	\$	39,190.26	1450	\$	84,814.75
	WTL	CONNECT WATER SERVICE LINE	EA	\$	1,462.32	15	\$	21,934.85	9	\$	13,160.91	24	\$	35,095.76
	WTL	WET CONNECTION 2IN X 8IN	EA	\$	2,339.72		\$	-	2	\$	4,679.43	2	\$	4,679.43
	WTL	WET CONNECTION 6IN X 8IN	EA	\$	2,456.70	3	\$	7,370.11	1	\$	2,456.70	4	\$	9,826.81
	WTL	WATER VALVE	EA	\$	2,105.75	3	\$	6,317.24	3	\$	6,317.24	6	\$	12,634.47
	WTL	FIRE HYDRANT	EA	\$	5,615.32	2	\$	11,230.64	2	\$	11,230.64	4	\$	22,461.28
	WTL	DUCTILE IRON FITTINGS	TON	\$	15,208.16	0.5	\$	7,604.08	0.5	\$	7,604.08	1	\$	15,208.16
	WWL	WASTEWATER MAIN (8 IN)	LF	\$	76.49	1000	\$	76,490.75	940	\$	71,901.31	1940	\$	148,392.06
	WWL	WASTEWATER SERVICE	EA	\$	2,474.70	19	\$	47,019.32	9	\$	22,272.31	28	\$	69,291.62
	WWL	WASTEWATER MANHOLE	EA	\$	6,524.21	5	\$	32,621.06	6	\$	39,145.27	11	\$	71,766.32
UTILITY SUBTOTAL					\$	256,212.52		\$	217,958.15		\$	474,170.67		
SUM OF QUANTIFIED UTILITY COSTS					\$	256,212.52		\$	217,958.15		\$	474,170.67		



EDMOND AND MILLS - PHASE 2 AND 3 COST ESTIMATE



ITEM	DESCRIPTION	UNIT	UNIT PRICE ¹	EDMOND - 6TH TO CECELIA		CECELIA - EDMOND TO MILLS MILLS - CECELIA TO MCLAIN MCLAIN - SLOAN TO MILLS		PROJECT TOTALS					
				QTY	PRICE	QTY	PRICE	QTY	PRICE				
UNQUANTIFIED UTILITY COSTS ²													
	Mobilization & Demobilization	10%	1	\$	25,621.25	1	\$	21,795.81	1	\$	47,417.07		
	Contingency ³	20%	1	\$	51,242.50	1	\$	43,591.63	1	\$	94,834.13		
SUM OF UNQUANTIFIED UTILITY COSTS					\$	76,863.76	\$		65,387.44	\$		142,251.20	
UTILITY CONSTRUCTION SUBTOTAL					\$	333,100.00	\$		283,400.00	\$		616,500.00	
RELATED UTILITY PROJECT COSTS ⁴													
	Engineering and Design	17%	1	\$	56,700.00	1	\$	48,200.00	1	\$	104,900.00		
	CE&I (Construction Engineering & Inspection)	8%	1	\$	26,700.00	1	\$	22,700.00	1	\$	49,400.00		
TOTAL UTILITY COST (PROJECTED YEAR)					2021	\$	416,500.00	\$		354,300.00	\$		770,800.00
TOTAL COST - ROADWAY + DRAINAGE + UTILITY (PROJECTED YEAR)					2021	\$	1,591,400.00	\$		1,871,300.00	\$		3,462,700.00

ASSUMPTIONS:

Used Edmond Street - Phase 1 typical Section: 2" Asphalt, Prime Coat, 9" Flex Base, Geogrid, 8" Lime Stabilized Subgrade (8%)

1. Based on average bid prices for Edmond Street - Phase 1 (2017). Items not in Edmond Street - Phase 1 bid were based on TxDOT Unit prices and engineering judgement.
2. Percentage Calculated from SUM OF QUANTIFIED COSTS.
3. Contingency is included to account for conceptual level of detail.
4. Percentage calculated from CONSTRUCTION SUBTOTAL.

*This estimate represents our engineering judgement as professionals knowledgeable with the construction of similar projects.
This estimate is for planning and programming purposes only and does not guarantee what actual construction costs will be.*



EDMOND AND MILLS - PHASE 2 AND 3 COST ESTIMATE

			UNIT PRICE ¹	PHASE 2: EDMOND - 6TH TO CECELIA		PHASE 3: CECELIA - EDMOND TO MILLS MILLS - CECELIA TO MCLAIN		MCLAIN - SLOAN TO MILLS		PROJECT TOTALS	
ITEM	DESCRIPTION	UNIT		QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE
ROADWAY FUNDING											
REMOVAL											
100	PREPARING ROW	STA	\$ 1,169.86	10	\$ 11,698.59	10	\$ 11,698.59		\$ -	20	\$ 23,397.17
104	REMOVING CONC (DRIVEWAYS)	SY	\$ 23.40	300	\$ 7,019.15	372	\$ 8,703.75		\$ -	672	\$ 15,722.90
105	REMOVING STAB BASE & ASPH PAV (6"-8")	SY	\$ 5.85	2150	\$ 12,575.98	2323	\$ 13,587.91		\$ -	4473	\$ 26,163.89
REMOVAL SUBTOTAL					\$ 31,293.72	\$ 33,990.24		\$ -		\$ 65,283.96	
PAVEMENT											
110	EXCAVATION	CY	\$ 25.74	939	\$ 24,166.94	1376	\$ 35,413.96		\$ -	2315	\$ 59,580.90
132	EMBANKMENT (FINAL)(DENS CONT)(TY B)	CY	\$ 17.55	780	\$ 13,687.35	470	\$ 8,247.50		\$ -	1250	\$ 21,934.85
247	FL BS (CMP IN PLC)(TY A GR 2)(FNAL POS)(9")	CY	\$ 70.19	622	\$ 43,659.12	860	\$ 60,364.70		\$ -	1482	\$ 104,023.82
260	LIME (HYDRATED LIME SLURRY)	TON	\$ 233.97	49	\$ 11,464.61	65	\$ 15,208.16		\$ -	114	\$ 26,672.78
260	LIME TREATED SUBGRADE (8")	SY	\$ 11.70	2937	\$ 34,358.75	3938	\$ 46,069.03		\$ -	6875	\$ 80,427.78
310	PRIME COAT (MC-30)	GAL	\$ 5.85	565	\$ 3,304.85	798	\$ 4,667.74		\$ -	1363	\$ 7,972.59
340	D-GR HMA (SQ) TY-C PG 64-22	TON	\$ 152.08	249	\$ 37,868.32	351	\$ 53,380.65		\$ -	600	\$ 91,248.97
529	CONCRETE CURB & GUTTER	LF	\$ 35.10	1360	\$ 47,730.23	1460	\$ 51,239.80		\$ -	2820	\$ 98,970.03
530	DRIVEWAYS (CONC)	SY	\$ 93.59	300	\$ 28,076.61	372	\$ 34,814.99		\$ -	672	\$ 62,891.60
531	CONCRETE SIDEWALKS (4")	SY	\$ 76.04	17	\$ 1,292.69	39	\$ 2,965.59		\$ -	56	\$ 4,258.29
560	RELOCATE/REINSTALL MAILBOX	EA	\$ 350.96	14	\$ 4,913.41	8	\$ 2,807.66		\$ -	22	\$ 7,721.07
5120	GEOGRID BASE REINFORCEMENT (TY II)	SY	\$ 3.51	2937	\$ 10,307.62	3938	\$ 13,820.71		\$ -	6875	\$ 24,128.33
PAVEMENT SUBTOTAL					\$ 260,830.49	\$ 329,000.49		\$ -		\$ 589,830.99	
EROSION CONTROL											
160	FURNISHING AND PLACING TOPSOIL (6")	SY	\$ 2.34	2934	\$ 6,864.73	2456	\$ 5,746.35		\$ -	5390	\$ 12,611.08
164	BROADCAST SEED (PERM)(URBAN)(CLAY)	SY	\$ 1.05	2934	\$ 3,089.13	2456	\$ 2,585.86		\$ -	5390	\$ 5,674.98
164	BROADCAST SEED (TEMP)(WARM)	SY	\$ 1.05	1467	\$ 1,544.56	1228	\$ 1,292.93		\$ -	2695	\$ 2,837.49
164	BROADCAST SEED (TEMP)(COOL)	SY	\$ 1.05	1467	\$ 1,544.56	1228	\$ 1,292.93		\$ -	2695	\$ 2,837.49
169	SOIL RETENTION BLANKETS (CL 1)(TY A)	SY	\$ 2.34	2934	\$ 6,864.73	2456	\$ 5,746.35		\$ -	5390	\$ 12,611.08
EROSION CONTROL SUBTOTAL					\$ 19,907.72	\$ 16,664.40		\$ -		\$ 36,572.12	
SUM OF QUANTIFIED ROADWAY COSTS					\$ 312,031.93	\$ 379,655.13		\$ -		\$ 691,687.06	



EDMOND AND MILLS - PHASE 2 AND 3 COST ESTIMATE

			UNIT PRICE ¹	PHASE 2: EDMOND - 6TH TO CECELIA		PHASE 3: CECELIA - EDMOND TO MILLS MILLS - CECELIA TO MCLAIN		MCLAIN - SLOAN TO MILLS		PROJECT TOTALS	
ITEM	DESCRIPTION	UNIT		QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE
UNQUANTIFIED ROADWAY COSTS ²											
	Construction Traffic Control	MO	\$ 9,358.87	4	\$ 37,435.47	4	\$ 37,435.47		\$ -	8	\$ 74,870.95
	Signing and Pavement Markings		1%	1	\$ 3,120.32	1	\$ 3,796.55		\$ -	1	\$ 6,916.87
	Mobilization & Demobilization		10%	1	\$ 31,203.19	1	\$ 37,965.51		\$ -	1	\$ 69,168.71
	Contingency ³		20%	1	\$ 62,406.39	1	\$ 75,931.03		\$ -	1	\$ 138,337.41
SUM OF UNQUANTIFIED ROADWAY COSTS					\$ 134,165.37		\$ 155,128.57		\$ -		\$ 289,293.94
ROADWAY CONSTRUCTION SUBTOTAL					\$ 446,200.00		\$ 534,800.00		\$ -		\$ 981,000.00
RELATED ROADWAY PROJECT COSTS ⁴											
	Engineering and Design		17%	1	\$ 75,900.00	1	\$ 91,000.00		\$ -	1	\$ 166,900.00
	CE&I (Construction Engineering & Inspection)		8%	1	\$ 35,700.00	1	\$ 42,800.00		\$ -	1	\$ 78,500.00
TOTAL ROADWAY COST (PROJECTED YEAR)			2021		\$ 557,800.00		\$ 668,600.00		\$ -		\$ 1,226,400.00



EDMOND AND MILLS - PHASE 2 AND 3 COST ESTIMATE

			UNIT PRICE ¹	PHASE 2: EDMOND - 6TH TO CECELIA		PHASE 3: CECELIA - EDMOND TO MILLS MILLS - CECELIA TO MCLAIN		MCLAIN - SLOAN TO MILLS		PROJECT TOTALS	
ITEM	DESCRIPTION	UNIT		QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE
DRAINAGE FUNDING											
REMOVAL											
100	PREPARING ROW	STA	\$ 1,169.86		\$ -		\$ -	9	\$ 10,528.73	9	\$ 10,528.73
104	REMOVING STAB BASE & ASPH PAV (6"-8")	SY	\$ 5.85		\$ -		\$ -	403	\$ 2,357.26	403	\$ 2,357.26
496	REMOV STR (PIPE)	LF	\$ 17.55		\$ -	677	\$ 11,879.91		\$ -	677	\$ 11,879.91
496	REMOV STRUCTURE (HEADWALL)	EA	\$ 1,052.87		\$ -	5	\$ 5,264.36		\$ -	5	\$ 5,264.36
496	REMOV STR (INLET)	EA	\$ 1,052.87		\$ -	1	\$ 1,052.87		\$ -	1	\$ 1,052.87
REMOVAL SUBTOTAL					\$ -		\$ 18,197.15		\$ 12,885.99		\$ 31,083.14
PAVEMENT											
400	CUT AND RESTORE PAVEMENT	SY	\$ 100.59		\$ -		\$ -	403	\$ 40,537.29	403	\$ 40,537.29
PAVEMENT SUBTOTAL					\$ -		\$ -		\$ 40,537.29		\$ 40,537.29
DRAINAGE											
402	TRENCH EXCAVATION PROTECTION	LF	\$ 2.34	992	\$ 2,321.00	900	\$ 2,105.75		\$ -	1892	\$ 4,426.74
462	RC PIPE, 24" (CL III)	LF	\$ 91.94	114	\$ 10,480.70	270	\$ 24,822.72	925	\$ 85,040.80	384	\$ 120,344.22
462	RC PIPE, 48" (CL III)	LF	\$ 216.32		\$ -	900	\$ 194,688.00		\$ -	900	\$ 194,688.00
462	RC PIPE, 54" (CL III)	LF	\$ 274.92	992	\$ 272,717.43		\$ -		\$ -	992	\$ 272,717.43
465	CURB INLET	EA	\$ 4,326.40	6	\$ 25,958.40	10	\$ 43,264.00		\$ -	16	\$ 69,222.40
465	INLET (COMPLETE) (PAZD) (FG) (6' X 5' BOX - 4' X 4' GRATE W/ EXTRA OPENING)	EA	\$ 9,358.87	2	\$ 18,717.74		\$ -		\$ -	2	\$ 18,717.74
465	INLET (COMPLETE) (PSL) (RC) (6' X 6')	EA	\$ 8,112.00	4	\$ 32,448.00	7	\$ 56,784.00	1	\$ 8,112.00	11	\$ 97,344.00
465	INLET (COMPL) (PSL) (FG) (3FTX3FT)	EA	\$ 4,094.50	3	\$ 12,283.51	6	\$ 24,567.03	1	\$ 4,094.50	9	\$ 40,945.05
DRAINAGE SUBTOTAL					\$ 374,926.78		\$ 346,231.50		\$ 97,247.30		\$ 818,405.58
EROSION CONTROL											
506	BIODEGRADABLE EROSION CONTROL LOG (INSTALL) (18")	LF	\$ 14.04	280	\$ 3,930.72	410	\$ 5,755.70		\$ -	690	\$ 9,686.43
506	BIODEGRADABLE EROSION CONTROL LOG (REMOVE)	LF	\$ 2.92	280	\$ 818.90	410	\$ 1,199.11		\$ -	690	\$ 2,708.01
EROSION CONTROL SUBTOTAL					\$ 4,749.63		\$ 6,954.81		\$ -		\$ 11,704.43
SUM OF QUANTIFIED DRAINAGE COSTS					\$ 379,676.41		\$ 371,383.45		\$ 150,670.58		\$ 901,730.45



EDMOND AND MILLS - PHASE 2 AND 3 COST ESTIMATE

			UNIT PRICE ¹	PHASE 2: EDMOND - 6TH TO CECELIA		PHASE 3: CECELIA - EDMOND TO MILLS MILLS - CECELIA TO MCLAIN		MCLAIN - SLOAN TO MILLS		PROJECT TOTALS		
ITEM	DESCRIPTION	UNIT		QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE	
UNQUANTIFIED DRAINAGE COSTS ²												
	Mobilization & Demobilization	10%	1	\$	37,967.64	1	\$	37,138.35	1	\$	15,067.06	
	Contingency ³	20%	1	\$	75,935.28	1	\$	74,276.69	1	\$	30,134.12	
SUM OF UNQUANTIFIED DRAINAGE COSTS					\$	113,902.92		\$	111,415.04		\$	45,201.18
DRAINAGE CONSTRUCTION SUBTOTAL					\$	493,600.00		\$	482,800.00		\$	195,900.00
RELATED DRAINAGE PROJECT COSTS ⁴												
	Engineering and Design	17%	1	\$	84,000.00	1	\$	82,100.00	1	\$	33,400.00	
	CE&I (Construction Engineering & Inspection)	8%	1	\$	39,500.00	1	\$	38,700.00	1	\$	15,700.00	
TOTAL DRAINAGE COST (PROJECTED YEAR)				2021	\$	617,100.00		\$	603,600.00		\$	245,000.00
UTILITY FUNDING												
UTILITY												
	WTL WATER MAIN (8 IN)	LF	\$	58.49	780	\$	45,624.48	670	\$	39,190.26	\$	-
	WTL CONNECT WATER SERVICE LINE	EA	\$	1,462.32	15	\$	21,934.85	9	\$	13,160.91	\$	-
	WTL WET CONNECTION 2IN X 8IN	EA	\$	2,339.72		\$	-	2	\$	4,679.43	\$	-
	WTL WET CONNECTION 6IN X 8IN	EA	\$	2,456.70	3	\$	7,370.11	1	\$	2,456.70	\$	-
	WTL WATER VALVE	EA	\$	2,105.75	3	\$	6,317.24	3	\$	6,317.24	\$	-
	WTL FIRE HYDRANT	EA	\$	5,615.32	2	\$	11,230.64	2	\$	11,230.64	\$	-
	WTL DUCTILE IRON FITTINGS	TON	\$	15,208.16	0.5	\$	7,604.08	0.5	\$	7,604.08	\$	-
	WWL WASTEWATER MAIN (8 IN)	LF	\$	76.49	1000	\$	76,490.75	940	\$	71,901.31	\$	-
	WWL WASTEWATER SERVICE	EA	\$	2,474.70	19	\$	47,019.32	9	\$	22,272.31	\$	-
	WWL WASTEWATER MANHOLE	EA	\$	6,524.21	5	\$	32,621.06	6	\$	39,145.27	\$	-
UTILITY SUBTOTAL					\$	256,212.52		\$	217,958.15		\$	-
SUM OF QUANTIFIED UTILITY COSTS					\$	256,212.52		\$	217,958.15		\$	-



EDMOND AND MILLS - PHASE 2 AND 3 COST ESTIMATE

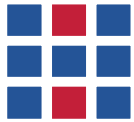
			UNIT PRICE ¹		PHASE 2: EDMOND - 6TH TO CECELIA		PHASE 3: CECELIA - EDMOND TO MILLS MILLS - CECELIA TO MCLAIN		MCLAIN - SLOAN TO MILLS		PROJECT TOTALS	
ITEM	DESCRIPTION	UNIT	QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE	QTY	PRICE
UNQUANTIFIED UTILITY COSTS ²												
	Mobilization & Demobilization	10%	1	\$ 25,621.25	1	\$ 21,795.81		\$ -	1	\$ 47,417.07		
	Contingency ³	20%	1	\$ 51,242.50	1	\$ 43,591.63		\$ -	1	\$ 94,834.13		
SUM OF UNQUANTIFIED UTILITY COSTS				\$ 76,863.76		\$ 65,387.44		\$ -		\$ 142,251.20		
UTILITY CONSTRUCTION SUBTOTAL				\$ 333,100.00		\$ 283,400.00		\$ -		\$ 616,500.00		
RELATED UTILITY PROJECT COSTS ⁴												
	Engineering and Design	17%	1	\$ 56,700.00	1	\$ 48,200.00		\$ -	1	\$ 104,900.00		
	CE&I (Construction Engineering & Inspection)	8%	1	\$ 26,700.00	1	\$ 22,700.00		\$ -	1	\$ 49,400.00		
TOTAL UTILITY COST (PROJECTED YEAR)				2021	\$ 416,500.00		\$ 354,300.00		\$ -		\$ 770,800.00	
TOTAL COST - ROADWAY + DRAINAGE + UTILITY (PROJECTED YEAR)		2021	\$	1,591,400.00	\$	1,626,500.00	\$	245,000.00	\$	3,462,900.00		

ASSUMPTIONS:

Used Edmond Street - Phase 1 typical Section: 2" Asphalt, Prime Coat, 9" Flex Base, Geogrid, 8" Lime Stabilized Subgrade (8%)

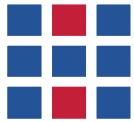
1. Based on average bid prices for Edmond Street - Phase 1 (2017). Items not in Edmond Street - Phase 1 bid were based on TxDOT Unit prices and engineering judgement.
2. Percentage Calculated from SUM OF QUANTIFIED COSTS.
3. Contingency is included to account for conceptual level of detail.
4. Percentage calculated from CONSTRUCTION SUBTOTAL.

*This estimate represents our engineering judgement as professionals knowledgeable with the construction of similar projects.
This estimate is for planning and programming purposes only and does not guarantee what actual construction costs will be.*



1st/Royale/Walnut and Turkey Creek - COST ESTIMATE

			UNIT PRICE ¹	1ST AVE / ROYAL ST / WALNUT		TURKEY CREEK		PROJECT TOTALS	
ITEM	DESCRIPTION	UNIT		QTY	PRICE	QTY	PRICE	QTY	PRICE
DRAINAGE FUNDING									
REMOVAL									
100	PREPARING ROW	AC	\$ 5,408.00	1.7	\$ 9,193.60	1.5	\$ 8,112.00	3.2	\$ 17,305.60
110	EXCAVATION	CY	\$ 8.65	10300	\$ 89,123.84	4650	\$ 40,235.52	14950	\$ 129,359.36
REMOVAL SUBTOTAL					\$ 98,317.44	\$ 48,347.52		\$ 146,664.96	
DRAINAGE									
132	EMBANKMENT	CY	\$ 17.55	1440	\$ 25,268.94		\$ -	1440	\$ 25,268.94
462	POND OUTLET STRUCTURE	EA	\$ 18,249.79	1	\$ 18,249.79		\$ -	1	\$ 18,249.79
DRAINAGE SUBTOTAL					\$ 43,518.74	\$ -		\$ 43,518.74	
EROSION CONTROL									
160	FURNISHING AND PLACING TOPSOIL (6")	SY	\$ 2.34	8,300	\$ 19,419.65	8,600	\$ 20,121.57	16900	\$ 39,541.22
164	NATIVE GRASS SEEDING	SY	\$ 3.04	8,300	\$ 25,245.55	8,600	\$ 26,158.04	16900	\$ 51,403.59
169	SOIL RETENTION BLANKETS (CL 1)(TY A)	SY	\$ 2.34	8,300	\$ 19,419.65	8,600	\$ 20,121.57	16900	\$ 39,541.22
	TEMPORARY EROSION AND SEDIMENT CONTROL (5%)	LS	5%	1	\$ 10,296.05	1	\$ 5,737.43	2	\$ 16,033.49
EROSION CONTROL SUBTOTAL					\$ 74,380.90	\$ 72,138.61		\$ 146,519.51	
SUM OF QUANTIFIED DRAINAGE COSTS					\$ 216,217.08	\$ 120,486.13		\$ 336,703.21	
UNQUANTIFIED DRAINAGE COSTS ²									
	Construction Traffic Control	MO	\$ 2,163.20	3	\$ 6,489.60	3	\$ 6,489.60	6	\$ 12,979.20
	Mobilization & Demobilization		10%	1	\$ 21,621.71	1	\$ 12,048.61	1	\$ 33,670.32
	Contingency ³		20%	1	\$ 43,243.42	1	\$ 24,097.23	1	\$ 67,340.64
SUM OF UNQUANTIFIED DRAINAGE COSTS					\$ 71,354.72	\$ 42,635.44		\$ 113,990.16	
DRAINAGE CONSTRUCTION SUBTOTAL					\$ 287,600.00	\$ 163,200.00		\$ 450,800.00	



1st/Royale/Walnut and Turkey Creek - COST ESTIMATE

			UNIT PRICE ¹	1ST AVE / ROYAL ST / WALNUT		TURKEY CREEK		PROJECT TOTALS								
ITEM	DESCRIPTION	UNIT		QTY	PRICE	QTY	PRICE	QTY	PRICE							
RELATED DRAINAGE PROJECT COSTS ⁴																
	Engineering and Design	17%	1	\$	48,900.00	1	\$	27,800.00	1	\$	76,700.00					
	CE&I (Construction Engineering & Inspection)	8%	1	\$	23,100.00	1	\$	13,100.00	1	\$	36,200.00					
	Easement/Land Acquisition ⁵	LS	1	\$	99,000.00	1	\$	48,000.00	2	\$	147,000.00					
TOTAL DRAINAGE COST (PROJECTED YEAR)			2021		\$	458,600.00		\$	252,100.00		\$	710,700.00				
TOTAL COST - DRAINAGE (PROJECTED YEAR)										2021	\$	458,600.00	\$	252,100.00	\$	710,700.00

1. Based on average bid prices for Edmond Street - Phase 1 (2017). Items not in Edmond Street - Phase 1 bid were based on TxDOT Unit prices and engineering judgement.
2. Percentage Calculated from SUM OF QUANTIFIED COSTS.
3. Contingency is included to account for conceptual level of detail.
4. Percentage calculated from CONSTRUCTION SUBTOTAL.
5. Estimated based on land value obtained from Williamson County Appraisal District - Dec 2018 with a 1.5 multiplier.

*This estimate represents our engineering judgement as professionals knowledgeable with the construction of similar projects.
This estimate is for planning and programming purposes only and does not guarantee what actual construction costs will be.*



City Council Meeting March 14, 2019

STRATEGIC PILLAR

☒ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 13

Agenda Title: **Consider amending contract with Westar Construction through Change Order to the 2018 Skate Park Project to include reconstruction of ½ block of 3rd Street near the Skate Park**

Council Action to be taken: Amend Contract

Department Submitted: Public Works

Staff Contact: Jim Gray, Director of Public Works
Kelly Kaatz, HDR
Jacob Walker, HDR

1. PURPOSE/DESCRIPTION

The item is related to the Downtown Streets Project aiming to reconstruct the ½ block segment of 3rd Street from Porter Street to 210 feet east, beyond the Skate Park.

2. STAFF ANALYSIS (Why and How)

The segment of 3rd Street adjacent to the Skate Park is in very poor condition. This is due to multiple utility relocations in the last year (electric, gas, water) using open trenching as well as general age and condition of the pavement. This segment of 3rd Street has been closed to traffic and utilized as a lay-down ground for construction for over a year. Through the analysis associated with the Downtown Streets Project, this segment of 3rd Street has consistently ranked as a priority due to proximity to civic and commercial uses, proximity to the Fire Station, and drivability associated with the pavement condition.

HDR has created the attached exhibit demonstrating the proposed reconstruction limits and geometry. HDR provided the proposed geometry to Westar Construction for pricing as a Change Order to their current contract. Utilizing Westar to construct this portion of 3rd Street provides construction cost savings since Westar is still mobilized and on-site. The proposed change order consists of full reconstruction of the pavement section per geotechnical design, new curb and gutter, sidewalks, driveways, parking spaces, signs & striping, and traffic calming bump-out islands to be consistent with the Downtown Master Plan.

The cost from Westar for this work is \$118,052.00, which HDR recommends adding into the current contract. Full reconstruction on this block has been estimated at \$330,000.00

through the Downtown Streets analysis, so constructing ½ of the block, including a portion along Porter Street, for \$118,052.00 provides significant savings. This construction would add 8 total parking spaces, including one van-accessible handicapped parking space. Adding this construction adds 60 days to the total construction timeline.

If approved, HDR will produce final design details necessary for Westar to construct.

3. RECOMMENDATION

Recommend amending contract with Westar Construction through Change Order to the 2018 Skate Park Project to include reconstruction of ½ block of 3rd Street near the Skate Park for \$118,052.00.

4. FUNDING SOURCE

Downtown Streets Funding - Bond Funds remaining from 2013 Bond Issuance.

5. TIMELINE

3/15/2019 – NTP to Westar for Change Order
3/18/2019 – Begin additional work
3/25/2019 – Original Substantial Completion
5/24/2019 – New Substantial Completion
6/23/2019 – Final Completion

6. PRIOR COUNCIL ACTION TAKEN

N/A

7. OTHER OPTIONS (In order of preference)

Do not amend contract with Westar Construction, and consider this portion of 3rd Street in a separate contract associated with Downtown Streets.

8. ATTACHMENTS

13a – [Change Order No. 1](#)



Project Name: 2018 Taylor Skate Park Project	HDR Project No.: 10111496
Project Owner: City of Taylor	Owner's Project No.:
	Date of Issuance: 3-5-2019
Project Contractor: Westar Construction	Date of Contract: 9-7-2018

It is agreed to modify the Contract referred to above as follows:

ITEM	DESCRIPTION	QTY.	UNIT	UNIT \$	TOTAL
340 6014	D-GR HMA (SQ) TY-B PG70-22	-69	TON	300	\$(20,700.00)
104 6015	REMOVING CONC (SIDEWALKS)	74	SY	\$17.00	\$ 1,258.00
104 6017	REMOVING CONC (DRIVEWAYS)	129	SY	\$25.00	\$ 3,225.00
104 6022	REMOVING CONC (CURB AND GUTTER)	233	LF	\$4.00	\$ 932.00
105 6026	REMOVE STAB BASE & ASPH PAV (13"-18")	1,022	SY	\$8.00	\$ 8,176.00
161 6017	COMPOST MANUF TOPSOIL (4")	84	SY	\$10.00	\$ 840.00
162 6002	BLOCK SODDING	84	SY	\$10.00	\$ 840.00
247 6366	FL BS (CMP IN PLC)(TY A GR 5)(FNAL POS)	338	CY	\$52.00	\$ 17,576.00
260 6001	LIME (HYDRATED LIME (DRY))	27	TON	\$230.00	\$ 6,210.00
260 6073	LIME TRT (SUBGRADE)(8")	892	SY	\$18.00	\$ 16,056.00
310 6027	PRIME COAT(MC-30 OR AE-P)	160	GAL	\$6.00	\$ 960.00
340 6120	D-GR HMA(SQ) TY-D SAC-B PG70-22	117	TON	\$165.00	\$ 19,305.00
529 6008	CONC CURB & GUTTER (TY II)	279	LF	\$19.00	\$ 5,301.00
530 6004	DRIVEWAYS (CONC)	34	SY	\$72.00	\$ 2,448.00
530 8001	CONC VALLEY GUTTER (60")	18	SY	\$90.00	\$ 1,620.00
531 6001	CONC SIDEWALKS (4")	250	SY	\$49.50	\$ 12,375.00
531 6004	CURB RAMPS (TY 1)	4	EA	\$1,100.00	\$ 4,400.00
531 8002	CONC SIDEWALK (FLUME) (GRATE)	51	LF	\$200.00	\$ 10,200.00
531 8003	CONC DRIVEWAY (FLUME) (GRATE)	12	LF	\$155.00	\$ 1,860.00
531 8004	CONC CURB (FLUME) (OPEN)	61	LF	\$75.00	\$ 4,575.00
644 6001	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	1	EA	\$750.00	\$ 750.00
644 6068	RELOCATE SM RD SN SUP&AM TY 10BWG	2	EA	\$450.00	\$ 900.00
666 6041	REFL PAV MRK TY I (W)12"(SLD)(090MIL)	192	LF	\$8.00	\$ 1,536.00
666 6047	REFL PAV MRK TY I (W)24"(SLD)(090MIL)	52	LF	\$9.00	\$ 468.00
666 6170	REFL PAV MRK TY II (W) 4" (SLD)	313	LF	\$3.00	\$ 939.00
666 6180	REFL PAV MRK TY II (W) 12" (SLD)	192	LF	\$8.00	\$ 1,536.00
666 6182	REFL PAV MRK TY II (W) 24" (SLD)	52	LF	\$9.00	\$ 468.00
666 6302	RE PM W/RET REQ TY I (W)4"(SLD)(090MIL)	313	LF	\$5.00	\$ 1,565.00
666 8001	HANDICAP SYMBOL	1	EA	\$750.00	\$ 750.00
5001 6002	GEOGRID BASE REINFORCEMENT (TY II)	892	SY	\$5.25	\$ 4,683.00
	TRAFFIC CONTROL	1	LS	\$3,000.00	\$ 3,000.00
	MOBILIZATION	1	LS	\$4,000.00	\$ 4,000.00
				TOTAL	\$118,052.00

TYPICAL SECTION:

2.5" TY D

PRIME COAT 14" FLEX BASE* GEOGRID*

8" LIME TREATED SUBGRADE*

* INCLUDES 2' EXTENSION FROM PROPOSED BOC

NOTES:

644 6068 SIGN RELOCATE IS FOR NB STOP SIGN AND US 79 SIGN ON PORTER.

644 6001 NEW SIGN IS FOR HANDICAP SPACE.

162 6002 SOD SHALL BE BERMUDA.

531 800X USE DETAIL FROM SITE PLAN SHEET C005. INSTEAD OF METAL PLATE, USE:

8002 METAL GRATES, SUCH AS TRENCH DRAIN GRATES.

8003 TRAFFIC RATED METAL GRATES, SUCH AS TRENCH DRAIN GRATES.

8004 NO COVER, CONCRETE FLUME ONLY.

5001 6002 SHALL BE TENSAR TX-5, TX-140, OR EQUIVALENT.



Summary: It is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order

\$478,812.50

Contract Time prior to this Change Order

20 days to Substantial Completion (March 25, 2019) and 50 days to Final Completion (April 24, 2019)

Net Increase (decrease) of this Change Order

\$118,052.00

Net Increase (decrease) of this Change Order

30 days

Revised Contract Price with all approved Change Orders

\$596,864.50

Revised Contract Time with all approved Change Orders

50 days to Substantial Completion (May /24/2019) and 80 days to Final Completion (June/23/2019)

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Accepted for Contractor by: Westar Construction, Inc.

3-5-2019

Date:

Recommended for Approval by (HDR Engineering, Inc.):

3-5-2019

Date:

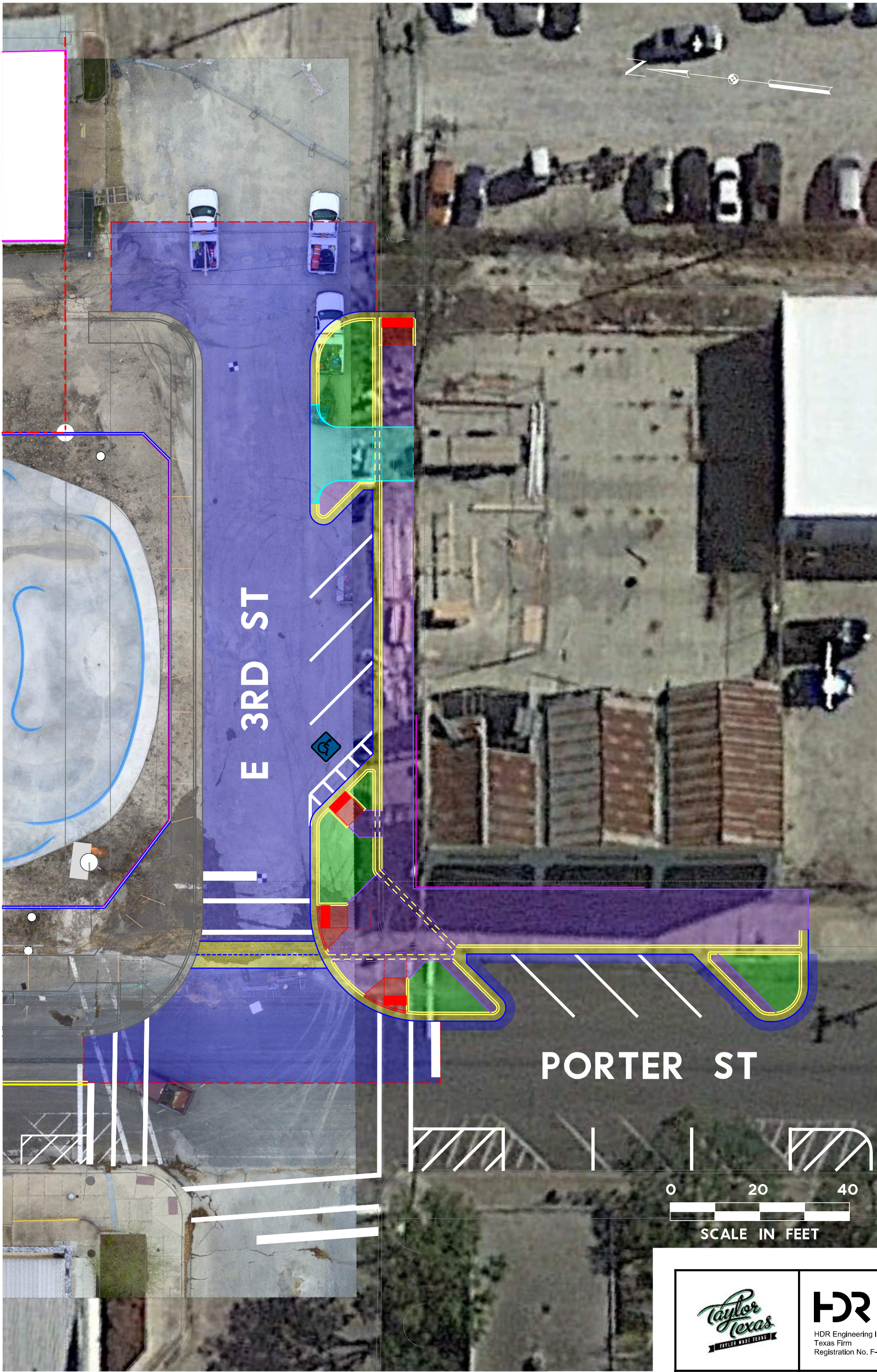
Approved for Owner by:

Attest:

Date:

Distribution: ☒ Owner ☒ Contractor ☐ Office ☐ Field ☐ Other

File Name: \\skatepark\skatepark\street\repair.dgn
User: CARLTON
DATE: 2/27/2019
PLOT TIME: 5:38:08 PM
PLOT DRIVER: TXDOT*PDF*COLOR.plt*cf
PENTABLE: TXDOT.tbl



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| | STREET REPAIR | | SIDEWALK | | CURB AND GUTTER |
| | SIDEWALK FLUME | | DRIVEWAY | | CURB RAMP |
| | SAW CUT | | LANDSCAPING | | VALLEY GUTTER |



HDR Engineering Inc.
Texas Firm
Registration No. F-754

E 3RD ST RECONSTRUCTON
EXHIBIT



City Council Meeting March 14, 2019

STRATEGIC PILLAR

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

Agenda Item #: 14

Agenda Title: **Receive Comprehensive Annual
Financial Report for the 2017-18 Fiscal Year.**

Council Action to be taken: Accept the Annual Report

Department Submitted: Finance

Staff Contact: **Rosemarie Dennis, Director**

1. PURPOSE/DESCRIPTION

The purpose of this item on the agenda is to receive and accept the FY2017-18 Comprehensive Annual Finance Report (CAFR).

2. STAFF ANALYSIS AND RECOMMENDATION (Why and How)

This is a report to Council about the results of the independent financial audit conducted by Brook Watson & Company on the City's Comprehensive Annual Financial Report for the fiscal year ended September 30, 2018.

Mike Brooks will present the results of the audit and respond to any questions the Council may have in reference to the audit process and the financial information in the CAFR.

In accordance with the City Charter 10.3, the City shall be audited annually by an independent certified public accountant. This will be Brooks Watson's sixth consecutive year in conducting the City's annual audit.

Based on the independent Auditor's report, the audit was conducted in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

As management, we assert that, to the best of our knowledge and belief, this financial information reported to the Auditors was compete and reliable in all material respects.

Staff recommends that the Council receive and accept the report as presented by Mike Brooks.

3. FUNDING SOURCE

Fund/Account No.: 100-512-513

Budgeted Amount: \$32,500

4. TIMELINE CONSIDERATIONS

Immediate consideration.

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

6. ATTACHMENTS

- 14a. [Comprehensive Financial Annual Report FY2017-18](#)
- 14b. [SAS 114 Communication with Governance](#)
- 14c. [SAS 115 Communication on Findings](#)
- 14b. [Audit Power Point by Mike Brooks \(to be presented at the meeting\)](#)

***COMPREHENSIVE
ANNUAL FINANCIAL REPORT***

of the

City of Taylor, Texas

**For the Year Ended
September 30, 2018**

Prepared by:
Finance Department

Rosemarie Dennis
Director of Finance



City of Taylor, Texas

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September 30, 2018

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INTRODUCTORY SECTION





March 8, 2019

To the Honorable Mayor, Members of the City Council and Citizens of the City of Taylor:

The Comprehensive Annual Financial Report (CAFR) of the City of Taylor, Texas, for the fiscal year ended September 30, 2018, including the independent auditor's report, is hereby submitted in accordance with the provisions of Section 10.3 of the City Charter. Also, state law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with the generally accepted accounting principles (GAAP), and audited in accordance with generally accepted audited standards by an independent firm of licensed public accountants. This report is published to fulfill those requirements for the fiscal year ended September 30, 2018.

This report is published to provide the Mayor and City Council, city staff, our Citizens, representatives of financial institutions, our bondholders and other interested parties with detailed information concerning the financial condition and activities of the City. Responsibility for the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds of the City. Because the cost of internal controls should not outweigh their benefits, the City of Taylor's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute assurance, that the financial statements will be free from material misstatement.

The City of Taylor's financial statements have been audited by BrooksWatson & Company, PLLC a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2018, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor's report is presented as the first component of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis to accompany the basic

financial statements. This letter of transmittal is designed to compliment MD&A and should be read in conjunction with it.

Profile of the Government

The City of Taylor, incorporated in 1876, is located in eastern Williamson County in the central region of the State of Texas. It is located approximately 29 miles northeast of Austin and 7 miles east of State Highway 130 and 17 miles east of Interstate Highway 35. State Highway 95 and U.S. Highway 79 intersect in downtown Taylor. The City currently occupies a land area of 19.13 square miles and services approximately 16,982 residents. The City of Taylor is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the governing body.

The City of Taylor operated under a Commission-Manager form of government from 1926 to 2001. In an election held on May 5, 2001, a charter amendment was approved changing the designation to a Council-Manager form of government. Policy-making and legislative authority are vested in the City Council consisting of the Mayor and four Council members. The City Council is responsible for, among other things, passing ordinances, adopting the budget, appointing committees and hiring the City Manager, City Attorney and Municipal Court Judge. The City Manager is responsible for carrying out the policies and ordinances of the City Council, for overseeing the day-to-day operations of the government and appointing the heads of the various departments. The Council is elected on a non-partisan basis. Council members serve three year staggered terms. The three-year election cycle consists of two members being elected in consecutive years and a single member being elected in the third year of the cycle. Four of the Council members are elected by district with the remaining council member being elected at-large. After each election, the five members of the Council select one of the members to serve as Mayor until the next election.

The City of Taylor provides a full range of services, including police and fire protection; the construction and maintenance of streets and other infrastructure; recreational activities and cultural events. Solid waste collection/disposal and water treatment are outsourced to Waste Connection of Texas and Brazos River Authority (BRA), respectively. Wastewater collection and treatment are provided by the City. In addition, the City of Taylor is also financially accountable for a legally separate economic development corporation, which is reported separately with the City of Taylor's financial statements. Additional information on this legally separate entity can be found in the Notes to the Financial Statements.

The annual budget serves as the foundation for the City of Taylor's financial planning and control. All units and departments of the City of Taylor are required to submit requests for appropriations to the City Manager. The City Manager uses these requests as the starting point for developing a proposed budget. The City Manager then presents a proposed budget to Council for review in June. The Council is required to hold public hearings on the proposed budget and to adopt the final budget no later than September 15th.

The appropriated budget is prepared by fund, function (e.g., public safety), and department (e.g., police). The City Manager may authorize transfers of appropriations within a department and between departments within a fund and within major line item categories. Increases or decreases of appropriations to a fund; however, require special approval of the City Council in the form of an Ordinance formally amending the adopted budget.

Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the General Fund, this comparison is presented as part of the basic financial statement for the governmental funds. For other governmental funds with appropriated annual budgets, this comparison is presented in the governmental fund subsection of the report.

Local Economy

The City of Taylor's economic outlook continues to improve due to the overall improvement in the economy. This is evidenced by local economic indicators such as an increase in tax appraisal values and the increase in residential building permits. In 2018, the City issued a total of 670 in residential, commercial building permits and all other permits with a total valuation of 50,004,725. This is an increase in valuation by \$12,676,000 from the previous year. For many years, the City's economy has been largely based in agriculture and manufacturing. These industries are still with the City today, however, the Taylor Economic Development Corporation actively recruits companies that add to the diversity of the City's local industry while providing residents with good employment. A major industry that is located within the City of Taylor is the Electric Reliability Council of Texas (ERCOT), which manages the flow of electric power to approximately 25 million Texas customers. This represents 90 percent of the state's electric load and has its operations center located in Taylor. ERCOT employs over 734 employees and is the City's largest employer. The Taylor Independent School District (TISD) is the second largest employer in the City with over 535 employees and over 3,200 students.

Anticipated growth is expected for the east Williamson County region, especially along Chandler Road. This has improved the overall connectivity and mobility to and within Taylor, but also will bring growth and new development.

The average rate for unemployment in Williamson County for 2018 was 3.4%, this is lower than the national average unemployment rate of 4%. The job growth is 3.1% with future job growth over the next ten years is predicted to be 42.70%. The City of Taylor's location is in a region with a varied economic base. Williamson County remains among the fastest growing counties in Texas.

Long –Term Financial Planning

During the 2017-18 fiscal year, the City issued Combination Tax & Revenue Certificate of Obligations, Series 2018 to fund the construction work at Heritage Park and to purchase radios and its components, records management system and an engine pumper apparatus for Fire.

The City of Taylor utilizes long-term revenue and expenditure forecasts and a Capital Improvements Schedule to plan for projects and initiatives that promote the city's strategic pillars. These planning tools are utilized to focus on improvements in the following areas: Neighborhoods/Diversity & Population Size, Public Safety, Infrastructure/Transportation/City Facilities, Economic Vitality/Financial Health, Community Engagement, Customer Service, Arts, and Parks, Trails, & Open Spaces.

The City's fund balance/operating position concept continues to be an important factor in policy decisions. The policy notes that the City's target unassigned fund balance is an amount equal or greater than 25% of annual general fund operating expenditures. These resources allow the City to avoid disruptions in services during economic downturns and to ensure that there will adequate liquid resources to serve as a financial cushion against the potential shock of unanticipated events.

Major Initiatives

In 2018 the City of Taylor was approved and received a Non-Urban Outdoor Grant \$500,000 on a 50/50 reimbursement match basis. The funds are earmarked for the Taylor Regional Park and Sports Complex Phase II and Doak Street Park enhancement projects. Proposed developments for TRPSC include:

- ❖ Installation of lighted soccer field
- ❖ Walking trails bordered with native plants and educational signage
- ❖ A fishing pier
- ❖ Shaded picnic structures
- ❖ Batting cages
- ❖ Renovation of an existing football field into a multi-purpose sports field

The Doak Street Park improvements will include building a new playground.

The information presented in the financial statements is perhaps best understood when it is considered from a broader perspective of the specific environment within which the City of Taylor operates.

- ❖ Quality of Life
- ❖ Economic Vitality
- ❖ Streets and Infrastructure

The City Council and City staff continue to work to ensure completion of ongoing projects that will provide infrastructure improvements to the City's Roadways, Downtown, Drainage Systems, Water/Wastewater systems, Municipal Airport and Parks and Recreation.

Other Information

Fund Accounting: The City's accounting system is organized and operated on a "fund basis." Each fund is a distinct, self-balancing entity. A description of the various major funds and fund types is contained in the Notes of the financial statements. A description of each individual non-major fund is contained at the beginning of its related combined financial statement.

Basis of Accounting: The City's accounting records for all governmental funds are maintained on the modified accrual basis of accounting. This method recognizes revenue when it is measurable and available and expenditures when goods or services are received. All proprietary funds are accounted for using the accrual basis of accounting; revenue is recognized when it is earned, and expenses are recognized when they are incurred.

Internal Control: Management of the City is responsible for establishing and maintaining an internal control structure. This structure is designed to provide reasonable, but not absolute, assurance that: (1) City assets are protected from loss, theft or misuse; and (2) City financial records and data are accurate and reliable. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived from it, and that the evaluation of cost and benefits requires estimates and judgments by management.

Budgetary Control: Each year, on or before September 15th, the City Council adopts an annual operating budget for the ensuing fiscal year. The operating budget includes anticipated revenues and expenditures for the General Fund, Special Revenue Funds, the Debt Service Fund, and Proprietary Funds. The budget is a planning device that defines the type, quality, and quantity of City goods and services that will be provided to our citizens. The budget is also a control device that serves as a system of "checks and balances" between levels of City government. The budgetary system ensures that individual departments contain their expenditures within limitations set by the City management, and that City management contains expenditures for the entire City within limitations set by the City Council. After adoption, changes to a departmental budget may be made through the use of line item transfers, initiated by a department head, and approved by the City Manager and Finance Director. Any changes to the budget outside of an individual department can only be made by a City Council ordinance. Any revisions that alter the total expenditures of any fund must be adopted by the City Council.

Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Taylor for its comprehensive annual financial report (CAFR) for the fiscal year ended September 30, 2017. This was the tenth

consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the government published an easily readable and efficiently organized CAFR. This report satisfied both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the requirements of the Certificate of Achievement Program to submit to GFOA to determine its eligibility for another certificate.

The presentation of this report could not have been accomplished without the efficient and dedicated services of the entire staff of the finance department and all department head directors. We would like to express our appreciation to all members of the departments who assisted and contributed to the preparation of this report. We would also like to thank the Mayor and the City Council for their continued interest and support for maintaining the highest standards of professionalism in the management of the City of Taylor financial operations.

Furthermore, the work of the independent auditors from BrooksWatson & Company, PLLC, is greatly appreciated.

Respectfully submitted,

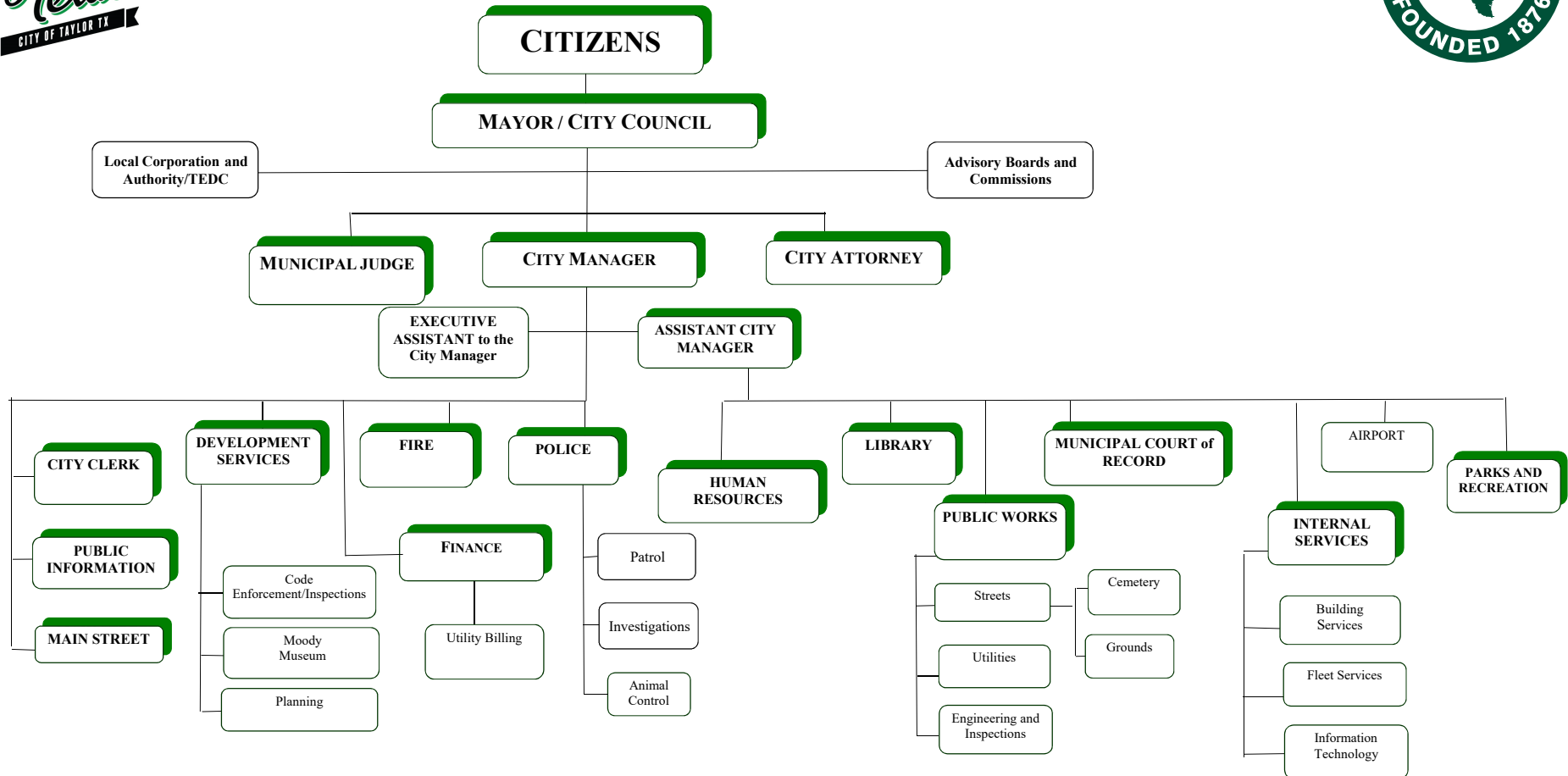
A handwritten signature in blue ink that reads "Rosemarie Dennis". The signature is written in a cursive, flowing style.

Rosemarie Dennis
Finance Director

City of Taylor, Texas

ORGANIZATIONAL CHART

September 30, 2018



City of Taylor, Texas

PRINCIPAL OFFICIALS

September 30, 2018

City Council

Brandt Rydell.....	Mayor	Term Expires May 2021
Christine Lopez.....	Mayor Pro Tem	Term Expires May 2019
Robert Garcia.....	Council Member	Term Expires May 2019
Dwayne Ariola.....	Council Member	Term Expires May 2020
Mitchell Drummond.....	Council Member	Term Expires May 2021

City Staff

Isaac D. Turner.....	City Manager
Jeffery Jenkins.....	Assistant City Manager
Rocio Lopez	Executive Assistant to the City Manager
Jeffery Jenkins.....	Assistant City Manager
Ted Hejl.....	City Attorney
Dianna Barker.....	City Clerk
Rosemarie Dennis.....	Director of Finance
Pat Ekiss.....	Fire Chief
Karen Ellis.....	Library Director
Tom Yantis.....	Asst. City Mgr/Director of Development Services
Kim Peterson.....	Director of Human Resources
James Gray.....	Director of Public Works
Lisa Thompson.....	Director of Internal Services
Vacant.....	Public Information Officer
Henry Fluck.....	Police Chief
Deborah Lannen.....	Main Street Manager



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Taylor
Texas**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2017

Christopher P. Morill

Executive Director/CEO



FINANCIAL SECTION





INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of Taylor, Texas:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Taylor, Texas (the "City") as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The City's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2018, and the respective changes in financial position and, where applicable, cash flows thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note V.H to the financial statements, the City restated the beginning net position of governmental activities, business-type activities, and the proprietary funds due the implementation of a new accounting standard. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion, general fund budgetary comparison, schedule of changes in net pension liability and related ratios, schedule of employer contributions to pension plan, and schedule of changes in the other postemployment benefits liability and related ratios, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

This accompanying supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

A handwritten signature in black ink that reads "Brooks Watson & Co." in a cursive, flowing script.

Brooks Watson & Co., PLLC
Certified Public Accountants
Houston, Texas
March 8, 2019



***MANAGEMENT'S DISCUSSION
AND ANALYSIS***

City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2018

As management of the City of Taylor, Texas (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2018. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i-vi of this report.

Financial Highlights

- The assets of the City exceeded its liabilities (net position) at September 30, 2018 by \$67,874,030.
- The City's total net position increased by \$7,065,426. The majority of the City's net position is invested in capital assets and restricted for specific purposes.
- The City's governmental funds reported combined ending fund balances of \$11,971,144 at September 30, 2018, an increase of \$1,394,444 from the prior fiscal year; this includes an increase of \$874,736 in the general fund, an increase of \$856,225 in the capital improvements fund, and an increase of \$185,967 in the I&S fund.
- At the end of the fiscal year, unassigned fund balance for the general fund was \$3,481,297 or 27% of total general fund expenditures.
- The City's outstanding bonds and certificates of obligation payable increased by \$2,390,000 from the prior year. The total bonds and certificates of obligation payable at the close of the fiscal year were \$49,460,000.
- The City's net pension liability totaled \$4,263,124 as of year end.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-Wide Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (*Continued*)

September 30, 2018

The *statement of net position* presents information on all of the City's assets and liabilities. The difference between the two is reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. Other non-financial factors, such as the City's property tax base and the condition of the City's infrastructure, need to be considered in order to assess the overall health of the City.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, culture and recreation, community development, public safety, and public works. The business-type activities of the City include water and sewer, airport, and cemetery operations.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also the legally separate Taylor Economic Development Corporation for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 20-23 of this report.

FUND FINANCIAL STATEMENTS

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (*Continued*)

September 30, 2018

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental* activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains eleven individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, capital improvements fund, and the I&S for CO bonds fund, which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in a separate section of the report.

The City adopts an annual appropriated budget for its general, I&S for CO bonds, and special revenue funds. A budgetary comparison statement has been provided for each fund to demonstrate compliance with their respective budget.

The basic governmental fund financial statements can be found on pages 24-31 of this report.

Proprietary Funds

The City maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses an enterprise fund to account for its public utilities, airport and cemetery operations. All activities associated with providing such services are accounted for in these funds, including administration, operation, maintenance, debt service, capital improvements, meter maintenance, billing and collection. The City's intent is that costs of providing the services to the general public on a continuing basis is financed through user charges in a manner similar to a private enterprise. *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.

Proprietary financial statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water and sewer fund since it is considered a major fund of the City.

The basic proprietary fund financial statements can be found on pages 32-39 of this report.

City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2018

Component Units

The City maintains the accounting and financial statements for two component units. The Taylor Economic Development Corporation and the Tax Increment Financing Funds are discretely presented component units displayed on the government-wide financial statements.

Notes to Financial Statements

The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 41-86 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents *required supplementary information* concerning the City's changes in net pension liability and employer contributions to the plan.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted previously, net position may serve over time as a useful indicator of the City's financial position. For the City of Taylor, Texas, assets exceed liabilities by \$67,874,030 as of September 30, 2018, in the primary government.

The largest portion of the City's net position, \$61,548,305, reflects its investments in capital assets (e.g., land, city hall, police station, streets, and drainage systems, as well as the public works facilities), less any debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

City of Taylor, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2018

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

	2018			2017		
	Governmental Activities	Business-Type Activities	Total	Governmental Activities	Business-Type Activities	Total
Current and						
other assets	\$ 15,684,375	\$ 6,472,813	\$ 22,157,188	\$ 11,868,969	\$ 5,321,260	\$ 17,190,229
Capital assets, net	67,052,969	39,914,537	106,967,506	63,452,375	38,241,420	101,693,795
Total Assets	82,737,344	46,387,350	129,124,694	75,321,344	43,562,680	118,884,024
 Deferred Outflows of						
Resources	989,991	766,116	1,756,107	1,839,348	854,747	2,694,095
 Other liabilities	4,535,815	2,587,899	7,123,714	3,725,738	2,491,985	6,217,723
Long-term liabilities	30,973,980	23,978,143	54,952,123	28,463,452	25,689,009	54,152,461
Total Liabilities	35,509,795	26,566,042	62,075,837	32,189,190	28,180,994	60,370,184
 Deferred Inflows of						
Resources	797,816	133,118	930,934	346,127	53,204	399,331
 Net Position:						
Net investment						
in capital assets	45,342,543	16,205,762	61,548,305	42,810,269	13,463,393	56,273,662
Restricted	3,580,816	-	3,580,816	2,627,354	-	2,627,354
Unrestricted	(1,503,635)	4,248,544	2,744,909	(812,248)	2,719,836	1,907,588
Total Net Position	\$ 47,419,724	\$ 20,454,306	\$ 67,874,030	\$ 44,625,375	\$ 16,183,229	\$ 60,808,604

Governmental activities current assets increased by \$3,815,406 due to a significant increase in cash reserves, which is attributable to the issuance of \$3,390,000 Tax and Revenue Certificates of Obligation bonds. Governmental activities capital assets also increased \$3,600,594 due to significant capital project activity.

City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2018

Statement of Activities:

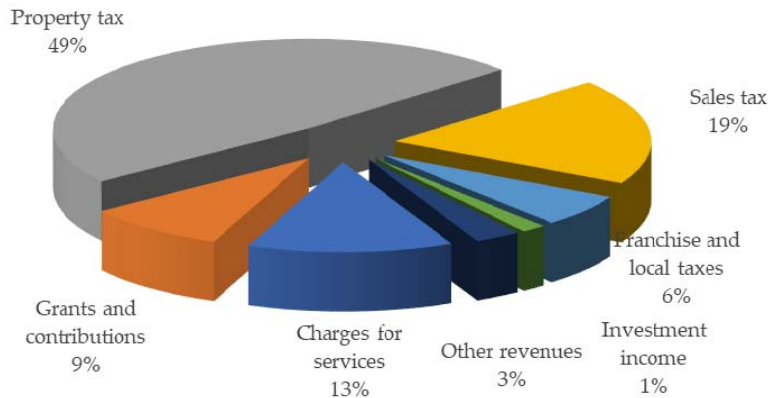
The following table provides a summary of the City's changes in net position:

	For the Year Ended September 30, 2018			For the Year Ended September 30, 2017		
	Governmental Activities	Business-Type Activities	Total Primary Government	Governmental Activities	Business-Type Activities	Total Primary Government
Revenues						
Program revenues:						
Charges for services	\$ 2,207,755	\$ 11,936,977	\$ 14,144,732	\$ 2,045,599	\$ 11,175,375	\$ 13,220,974
Operating grants	204,610	-	204,610	126,478	-	126,478
Capital grants	1,319,107	2,263,131	3,582,238	2,166,109	-	2,166,109
General revenues:						
Property tax	8,270,706	-	8,270,706	7,655,907	-	7,655,907
Sales tax	3,244,108	-	3,244,108	2,989,454	-	2,989,454
Franchise and local taxes	1,001,000	-	1,001,000	938,187	-	938,187
Investment income	259,866	48,199	308,065	110,551	24,796	135,347
Other revenues	495,695	139,829	635,524	603,343	174,389	777,732
Total Revenues	17,002,847	14,388,136	31,390,983	16,635,628	11,374,560	28,010,188
Expenses						
General government	3,379,283	-	3,379,283	3,967,197	-	3,967,197
Culture and recreation	1,252,029	-	1,252,029	1,291,120	-	1,291,120
Community development	833,796	-	833,796	874,222	-	874,222
Public safety	6,404,119	-	6,404,119	6,173,169	-	6,173,169
Public works	3,230,070	-	3,230,070	3,037,032	-	3,037,032
Interest and fiscal charges	983,114	891,073	1,874,187	931,650	932,866	1,864,516
Public utility	-	5,418,007	5,418,007	-	5,085,476	5,085,476
Airport	-	369,772	369,772	-	382,357	382,357
Cemetery operating	-	160,970	160,970	-	175,374	175,374
Sanitation	-	1,403,324	1,403,324	-	1,378,240	1,378,240
Total Expenses	16,082,411	8,243,146	24,325,557	16,274,390	7,954,313	24,228,703
Change in Net Position						
Before Transfers	920,436	6,144,990	7,065,426	361,238	3,420,247	3,781,485
Transfers	1,873,913	(1,873,913)	-	1,493,201	(1,493,201)	-
Total	1,873,913	(1,873,913)	-	1,493,201	(1,493,201)	-
Change in Net Position	2,794,349	4,271,077	7,065,426	1,854,439	1,927,046	3,781,485
Beginning Net Position	44,625,375	16,183,229	60,808,604	42,770,936	14,256,183	57,027,119
Ending Net Position	\$ 47,419,724	\$ 20,454,306	\$ 67,874,030	\$ 44,625,375	\$ 16,183,229	\$ 60,808,604

City of Taylor, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2018

Graphic presentations of selected data from the summary tables are displayed below to assist in the analysis of the City's activities.

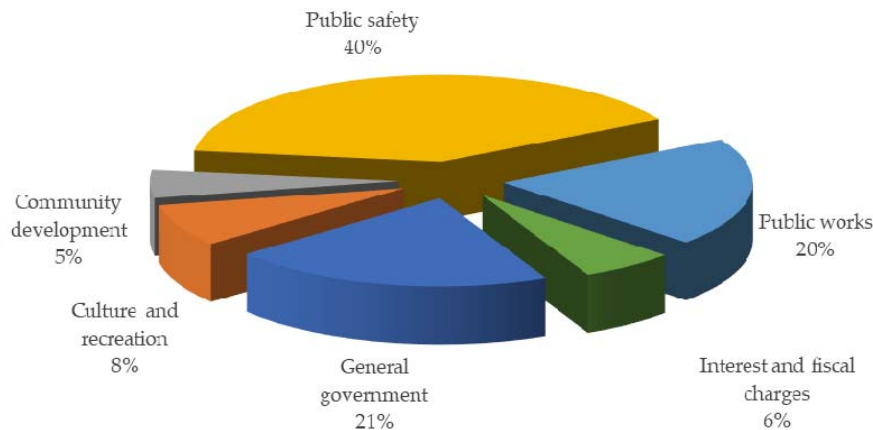
Governmental Activities - Revenues



For the year ended September 30, 2018, revenues from governmental activities totaled \$17,002,847. Property tax, charges for services and sales tax are the City's largest general revenue sources. Overall revenue increased \$367,219 or 2% from the prior year. Property tax revenue increased \$614,799 due to an increase in property values and a growing tax base. Charges for services increased \$162,156 due to an increase in fines and fees. Grants and contributions decreased \$768,870 primarily as a result of two large nonrecurring grants occurring in the prior year. All other revenues remained relatively stable when compared to the previous year.

This graph shows the governmental function expenses of the City:

Governmental Activities - Expenses



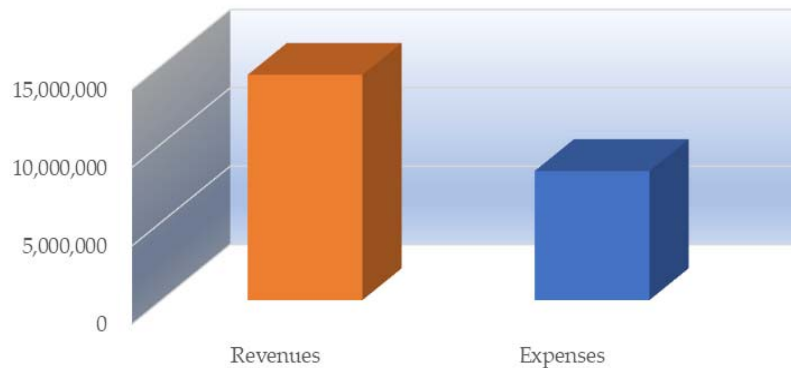
For the year ended September 30, 2018, expenses for governmental activities totaled \$16,082,411. This represents a decrease of \$191,979 or 1% from the prior year. The City's largest functional expense is

City of Taylor, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2018

public safety totaling \$6,404,119. Public safety increased \$230,950 or 4% when compared to the prior year due to salaries and benefits and vehicle rental expenses. General government decreased by \$587,914 or 15% due to nonrecurring grant expenditures in the prior year. All remaining expenses remained relatively consistent with the previous year.

Business-type activities are shown comparing operating costs to revenues generated by related services.

**Business-Type Activities - Revenues
and Expenses**



For the year ended September 30, 2018, charges for services by business-type activities totaled \$11,936,977. This is an increase of \$761,602, or 7%, from the previous year. This increase directly relates to an increase in the utility billing rates charged to customers. The City completed a utility rate study in November of 2015 which examined the future operating and capital financing requirements of the utility system and determine the adequacy of existing rates to meet the related requirements. The study recommended increases in both water and sewer rates which are to be phased in through 2019.

The estimated increased revenues are noted in the following excerpt from the study:

YEAR	WATER	SEWER	COMBINED
2016	9.0%	34.0%	19.0%
2017	11.0%	18.0%	14.1%
2018	8.0%	12.0%	9.9%
2019	3.0%	3.0%	3.0%
2020	0.0%	0.0%	0.0%

Grants and contributions increased \$2,263,131 due to a significant capital contribution of airport assets from TXDOT. All remaining revenues remained relatively consistent with the previous year.

City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2018

Total expenses increased \$288,833 or 4% to a total of \$8,243,146. Public utility expenses totaled \$6,263,402 while airport, cemetery operations, and sanitation totaled \$415,450, \$160,970, and \$1,403,324, respectively. The largest increase in expenses was seen in public utility expenses. This increase was mainly attributed to water cost and a growing customer base.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Funds - The focus of the City's governmental funds is to provide information of near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the year.

At September 30, 2018, the City's governmental funds reported combined fund balances of \$11,971,144, an increase of \$1,394,444 in comparison with the prior year. Approximately 29% of this amount, \$3,481,297, constitutes *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of the fund balance is either *nonspendable*, *restricted* or *committed* to indicate that it is 1) not in spendable form \$679,385, 2) committed \$930,855 or 3) restricted for particular purposes \$6,879,607.

As of the end of the year the general fund reflected a total fund balance of \$5,447,340. Of this, \$1,955,258 is considered restricted and \$3,481,297 is unassigned. General fund balance increased by \$874,736. This increase can be attributed to a budgeted surplus as well as positive budget variances in overall revenue.

As a measure of the general fund's liquidity, it may be useful to compare total unassigned fund balance to total fund expenditures. The unassigned (the amount available for spending) fund balance of the general fund of \$3,481,297 is 27% of total general fund operating expenditures.

The capital improvements fund had an ending fund balance of \$3,978,176 as of yearend. Total fund balance increased by \$856,225 from the prior year due to capital funding exceeding total capital outlay. During the year, the City expended \$5,536,464 on various capital improvement projects recorded in this fund.

The I&S for CO bonds fund had an ending fund balance of \$576,086 at September 30, 2018, an increase of \$185,967 when compared to the previous year. During the year, the fund recorded total principal and interest payments of \$2,144,374 and property tax revenue of \$2,079,214.

Proprietary Funds - The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Net position in the City's largest proprietary

City of Taylor, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2018

fund, the public utility fund, totaled \$14,926,870. Unrestricted net position at the close of the fiscal year amounted to \$2,905,904, a total increase of \$1,948,096 from the previous year. Total investment in capital assets, net of related debt of was \$12,020,966, and capital assets, net of depreciation totaled \$34,180,163.

GENERAL FUND BUDGETARY HIGHLIGHTS

Supplemental budget amendments were approved during the fiscal year decreasing total budgeted expenditures by \$41,070 and increasing total revenues by \$659,934 resulting in a net increase in budgeted fund balance of \$764,604. The primary reasons for the budget revision were due to higher than expected revenue from sales and property taxes and other revenue. Total budgeted revenues of \$12,130,487 were less than actual revenues of \$12,232,071, resulting in a total positive revenue variance of \$101,584. Total budgeted expenditures of \$12,926,838 were more than actual expenditures of \$12,849,816, resulting in a total positive expenditure variance of \$77,022. No department was significantly over budget for the year.

CAPITAL ASSETS

As of the end of the year, the City's governmental activities funds had invested \$67,052,969 in a variety of capital assets and infrastructure, net of accumulated depreciation including assets recorded in the internal service funds of \$2,070,441. The City's business-type activities funds had invested \$39,914,537 in a variety of capital assets and infrastructure, net of accumulated depreciation. This investment in capital assets includes land, buildings, vehicles, equipment, park improvements, and infrastructure.

Major capital asset additions during the current year include the following:

- Heritage Park Improvements of \$3,164,969.
- Taylor Skate Park Improvements of \$590,421
- Robinson Park Improvements of \$178,811.
- 2017 Freightliner Vacuum Truck of \$321,185
- Airport Hanger and Runway additions of \$2,315,516

More detailed information about the City's capital assets is presented in note IV. C to the financial statements.

City of Taylor, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2018

LONG-TERM DEBT

The City's outstanding bonds and certificates of obligation payable net of all premiums and discounts increased by \$2,715,844 or 5.57% from the prior year. The total bonds and certificates of obligation payable at the close of the fiscal year were \$51,452,254, net of all premiums and discounts.

All of the City's debt is backed by a full-faith credit pledge of property taxes with a limited pledge of revenues of the enterprise/utility system. The City monitors its debt obligations and callable bonds for refinancing opportunities with market conditions.

More detailed information about the City's long-term liabilities is presented in note IV. D to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The local economy has remained stable and is showing signs of growth as evidenced by new construction activity. The City continues to make infrastructure improvements throughout the City.

City of Taylor has seen some growth and has made adjustments to meet the new challenges. The City's Strategic Plan provides a framework for the future. Meeting these challenges takes financial resources, a Council vision directing the Strategic Plan, and management team to implement it.

The City Council goal is that the General Fund maintains three months of operating expenditures as a minimum of undesignated reserves, which currently equates to \$3,212,454. At the end of fiscal year 2018, unassigned fund balance in the General Fund is \$3,481,297. It is intended that the available fund balance beyond the minimum be used for capital outlay and personnel. For the fiscal year 2019, fund balance in all budgeted funds is projected to remain at adequate levels to provide for unexpected decreases in revenue plus extraordinary unbudgeted expenditures.

The property tax rate for fiscal year 2018-19 is \$0.788 per \$ 100 valuation. Of this tax rate 75 percent or \$0.595998 is utilized for General Fund activities. The remaining 25 percent or \$0.192002 is used for debt service. The General Fund's portion of property tax revenue for fiscal year 2018-19 is estimated to be \$6,462,729. Sales tax revenue for fiscal year 2018-19 is budgeted at \$3,227,952.

The largest revenue source for the Utility Fund is water sales at \$4,913,414. A water and sewer rate study was completed and adopted by Council during fiscal year 2014-2015 and rate increase were implemented beginning in the fiscal year 2015-16 with rate increases for the next four years ending in 2019. The water and sewer rate increases are to fund future projects and built up reserves in the Utility Fund. The new rate system, which focuses on water conservation, implements an increasing tier rate which charges a higher price for water at higher levels of consumption. The second largest revenue source is sewer charges at \$4,483,340 based on the fiscal year 2018-19 base rate of \$28.84 plus \$6.91 per 1,000 gallons.

City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2018

The City Council approved an ordinance establishing a Transportation User Fee (TUF) that applied to businesses and residents within the City of Taylor city limits. The new rate took effect in June of 2016. A flat fee of \$8.00 per residential unit was assessed with commercial being assessed a tier rates that ranged from tier 1 to tier 6 (\$25-\$133 per month). The total annual revenue generated from the TUF is projected to be \$793,698 for the fiscal year 2018-19. The TUF was designed to address a portion of the street repair and maintenance for Taylor's aged infrastructure but is not enough to meet the demands of all the poor rated streets.

The sanitation fee for residential garbage is a base charge of \$ 12.04 per month with change in rates in the budget for the fiscal year 2018-19.

The drainage fee for a single-family dwelling is \$3.00 per month in fiscal year 2018-19.

The City Council approved a residential curbside recycling program in December of 2017. The program initial cost was \$3.25 per month per resident. Council approved a one-time cost sharing program with the City paying \$.75 a month per resident. The resident cost to add recycling was \$2.50 for the first year of service and then increase to \$3.25 per month in fiscal year 2018-2019.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the City's finances. If you have questions about this report or need any additional information, contact the Department of Finance at 400 Porter St., Taylor Texas 76574 or call (512) 352-5997.



FINANCIAL STATEMENTS

City of Taylor, Texas
STATEMENT OF NET POSITION
September 30, 2018

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
<u>Assets</u>			
Cash and cash equivalents	\$ 9,942,936	\$ 4,422,935	\$ 14,365,871
Investments	4,299,604	495,108	4,794,712
Restricted cash-customer deposits	-	430,706	430,706
Receivables, net	1,226,550	1,199,401	2,425,951
Due from primary government	-	-	-
Internal balances	215,285	(215,285)	-
Inventories	-	139,948	139,948
	<u>15,684,375</u>	<u>6,472,813</u>	<u>22,157,188</u>
Land held for investment	-	-	-
Capital assets:			
Non-depreciable	9,793,548	6,578,916	16,372,464
Net depreciable capital assets	<u>57,259,421</u>	<u>33,335,621</u>	<u>90,595,042</u>
	<u>67,052,969</u>	<u>39,914,537</u>	<u>106,967,506</u>
Total Assets	<u>82,737,344</u>	<u>46,387,350</u>	<u>129,124,694</u>
<u>Deferred Outflows of Resources</u>			
Deferred charge on refunding	356,785	660,463	1,017,248
Pension contributions	592,083	98,790	690,873
OPEB contributions	3,485	582	4,067
OPEB (gains) losses	23,566	3,933	27,499
Pension assumption changes	14,072	2,348	16,420
Total Deferred Outflows of Resources	<u>989,991</u>	<u>766,116</u>	<u>1,756,107</u>
<u>Liabilities</u>			
Accounts payable and accrued liabilities	1,250,931	444,341	1,695,272
Customer deposits	-	430,706	430,706
Accrued interest payable	105,210	110,996	216,206
Long-term debt due within one year	3,174,899	1,601,856	4,776,755
Due to component unit	4,775	-	4,775
	<u>4,535,815</u>	<u>2,587,899</u>	<u>7,123,714</u>
Noncurrent liabilities:			
Net pension liability	3,653,526	609,598	4,263,124
OPEB liability	1,009,868	62,415	1,072,283
Due in more than one year	26,310,586	23,306,130	49,616,716
	<u>30,973,980</u>	<u>23,978,143</u>	<u>54,952,123</u>
Total Liabilities	<u>35,509,795</u>	<u>26,566,042</u>	<u>62,075,837</u>
<u>Deferred Inflows of Resources</u>			
Pension investment earnings	569,307	94,990	664,297
Pension (gains) losses	228,509	38,128	266,637
Total Deferred Inflows of Resources	<u>797,816</u>	<u>133,118</u>	<u>930,934</u>
<u>Net Position</u>			
Net investment in capital assets	45,342,543	16,205,762	61,548,305
Restricted for:			
Debt service	576,086	-	576,086
Capital projects	650,000	-	650,000
Community development	-	-	-
Cemetery land purchase	100,910	-	100,910
Moody museum	301,210	-	301,210
Library bequest funds	283,337	-	283,337
Cemetery - nonexpendable	679,385	-	679,385
Municipal court	115,234	-	115,234
Other purposes	874,654	-	874,654
Unrestricted	<u>(1,503,635)</u>	<u>4,248,544</u>	<u>2,744,909</u>
Total Net Position	<u>\$ 47,419,724</u>	<u>\$ 20,454,306</u>	<u>\$ 67,874,030</u>

See Notes to Financial Statements.

Component Units			
	Taylor EDC		Tax Increment Financing
\$	1,225,216	\$	269,924
	-		495,571
	-		-
	192,958		-
	4,775		-
	-		-
	-		-
	1,422,949		765,495
	384,512		-
	-		-
	2,390,169		-
	2,774,681		-
	4,197,630		765,495
	-		-
	-		-
	-		-
	-		-
	-		-
	-		-
	4,531		9,910
	-		-
	4,126		-
	187,657		-
	-		-
	196,314		9,910
	-		-
	1,868,720		-
	1,868,720		-
	2,065,034		9,910
	-		-
	345,532		-
	-		-
	-		-
	1,787,064		755,585
	-		-
	-		-
	-		-
	-		-
	-		-
	-		-
\$	2,132,596	\$	755,585

City of Taylor, Texas

STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2018

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government				
Governmental Activities				
General government	\$ 3,379,283	\$ 1,348,310	\$ 204,610	\$ -
Culture and recreation	1,252,029	-	-	-
Community development	833,796	-	-	1,319,107
Public safety	6,404,119	373,280	-	-
Public works	3,230,070	486,165	-	-
Interest and fiscal charges	983,114	-	-	-
Total Governmental Activities	<u>16,082,411</u>	<u>2,207,755</u>	<u>204,610</u>	<u>1,319,107</u>
Business-Type Activities				
Public Utility	6,263,402	9,756,417	-	-
Airport	415,450	413,634	-	2,263,131
Cemetery Operating	160,970	158,910	-	-
Sanitation	1,403,324	1,608,016	-	-
Total Business-Type Activities	<u>8,243,146</u>	<u>11,936,977</u>	<u>-</u>	<u>2,263,131</u>
Total Primary Government	<u>\$ 24,325,557</u>	<u>\$ 14,144,732</u>	<u>\$ 204,610</u>	<u>\$ 3,582,238</u>
Component Units				
Taylor Economic Development Corporation	\$ 993,376	\$ -	\$ -	\$ -
Tax Increment Financing	269,171	-	-	-
Total Component Units	<u>\$ 1,262,547</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

General Revenues:

Taxes
 Property tax
 Sales tax
 Franchise and local taxes
 Investment income
 Other revenues

Transfers

Total General Revenues and Transfers

Change in Net Position

Beginning Net Position

Ending Net Position

See Notes to Financial Statements.

Net (Expense) Revenue and Changes in Net Position

Primary Government			Component Units	
Governmental Activities	Business-Type Activities	Total	Taylor EDC	Tax Increment Financing
\$ (1,826,363)	\$ -	\$ (1,826,363)	\$ -	\$ -
(1,252,029)	-	(1,252,029)	-	-
485,311	-	485,311	-	-
(6,030,839)	-	(6,030,839)	-	-
(2,743,905)	-	(2,743,905)	-	-
(983,114)	-	(983,114)	-	-
(12,350,939)	-	(12,350,939)	-	-
-	3,493,015	3,493,015	-	-
-	2,261,315	2,261,315	-	-
-	(2,060)	(2,060)	-	-
-	204,692	204,692	-	-
-	5,956,962	5,956,962	-	-
(12,350,939)	5,956,962	(6,393,977)	-	-
			(993,376)	-
			-	(269,171)
			(993,376)	(269,171)
8,270,706	-	8,270,706	-	176,962
3,244,108	-	3,244,108	-	-
1,001,000	-	1,001,000	-	-
259,866	48,199	308,065	1,079,462	10,311
495,695	139,829	635,524	355	103,456
1,873,913	(1,873,913)	-	45	-
15,145,288	(1,685,885)	13,459,403	1,079,862	290,729
2,794,349	4,271,077	7,065,426	86,486	21,558
44,625,375	16,183,229	60,808,604	2,046,110	734,027
\$ 47,419,724	\$ 20,454,306	\$ 67,874,030	\$ 2,132,596	\$ 755,585

City of Taylor, Texas

BALANCE SHEET GOVERNMENTAL FUNDS September 30, 2018

	General	Capital Improvements	I & S For CO Bonds
<u>Assets</u>			
Cash and cash equivalents	\$ 1,444,481	\$ 4,536,355	\$ 573,932
Investments	3,541,921	-	-
Receivables, net	1,020,126	22,000	49,094
Due from other funds	207,652	-	2,154
Total Assets	\$ 6,214,180	\$ 4,558,355	\$ 625,180
<u>Liabilities</u>			
Accounts payable and accrued liabilities	\$ 609,343	\$ 580,179	\$ -
Due to other funds	2,154	-	-
Due to component unit	4,775	-	-
Total Liabilities	616,272	580,179	-
<u>Deferred Inflows of Resources</u>			
Unavailable revenue - property taxes	150,568	-	49,094
Total Deferred Inflows of Resources	150,568	-	49,094
<u>Fund Balances</u>			
Nonspendable:			
Permanent fund	-	-	-
Restricted for:			
Debt service	-	-	576,086
Capital projects	650,000	3,978,176	-
Library donation fund	283,337	-	-
Roadway impact fund	188,710	-	-
Special revenue	-	-	-
Other purposes	833,211	-	-
Committed for:			
Drainage	10,785	-	-
Road maintenance	-	-	-
Unassigned reported in:			
General fund	3,481,297	-	-
Total Fund Balances	5,447,340	3,978,176	576,086
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 6,214,180	\$ 4,558,355	\$ 625,180

See Notes to Financial Statements.

Nonmajor Governmental Funds	Total Governmental Funds
\$ 1,090,425	\$ 7,645,193
757,683	4,299,604
135,330	1,226,550
203,945	413,751
<u>\$ 2,187,383</u>	<u>\$ 13,585,098</u>

\$ 22,889	\$ 1,212,411
194,952	197,106
-	4,775
<u>217,841</u>	<u>1,414,292</u>

-	199,662
<u>-</u>	<u>199,662</u>

679,385	679,385
-	576,086
-	4,628,176
-	283,337
-	188,710
370,087	370,087
-	833,211
35,510	46,295
884,560	884,560
-	3,481,297
<u>1,969,542</u>	<u>11,971,144</u>
<u>\$ 2,187,383</u>	<u>\$ 13,585,098</u>

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City of Taylor, Texas

RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION GOVERNMENTAL FUNDS

September 30, 2018

Fund Balances - Total Governmental Funds	\$ 11,971,144
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Adjustments for the Statement of Net Position:

Capital assets used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.

Capital assets - non-depreciable	9,793,548
Capital assets - net depreciable	55,188,980

Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the governmental funds.	199,662
---	---------

Deferred outflows of resources, represent a consumption of net position that applies to a future period(s) and is not recognized as an outflow of resources (expenditure) until then.

Deferred charge on refunding	356,785
Pension contributions	580,977
OPEB contributions	3,420
Pension assumption changes	13,808
OPEB (gains) losses	23,124

Internal service funds are used by management to charge the cost of equipment services and replacement to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.

Net position - governmental activities	327,203
--	---------

Deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Pension (gains) losses	(224,223)
Pension investment earnings	(558,628)

Some liabilities, including bonds payable and compensated absences, are not reported as liabilities in the governmental funds.

Net pension liability	(3,584,994)
OPEB liability-Supplemental Death Fund	(367,058)
OPEB liability-Retiree Healthcare	(635,793)
Accrued interest	(105,210)
Bond premium	(881,062)
Bond discount	4,622
Non-current liabilities due in one year	(2,637,422)
Non-current liabilities due in more than one year	(22,049,159)

Net Position of Governmental Activities	\$ 47,419,724
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See Notes to Financial Statements.

City of Taylor, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE GOVERNMENTAL FUNDS

For the Year Ended September 30, 2018

	General	Capital Improvements	I & S For CO Bonds
<u>Revenues</u>			
Property tax	\$ 6,160,461	\$ -	\$ 2,079,214
Sales tax	3,244,108	-	-
Franchise and local taxes	921,771	-	-
License and permits	280,039	-	-
Charges for services	279,208	-	-
Fines and forfeitures	349,049	-	-
Intergovernmental	174,610	1,319,107	-
Investment income	132,355	66,879	25,171
Other revenues	690,470	80,288	-
Total Revenues	12,232,071	1,466,274	2,104,385
<u>Expenditures</u>			
Current:			
General government	2,974,391	-	-
Culture and recreation	1,308,251	-	-
Community development	829,836	-	-
Public safety	6,333,181	-	-
Public works	1,404,157	-	-
Debt service:			
Principal retirement	-	-	1,455,000
Interest and fiscal charges	-	-	689,374
Bond issuance costs	-	70,444	41,772
Capital outlay	-	5,536,464	-
Unrealized loss on investments	-	-	-
Total Expenditures	12,849,816	5,606,908	2,186,146
Excess of Revenues Over (Under) Expenditures	(617,745)	(4,140,634)	(81,761)
<u>Other Financing Sources (Uses)</u>			
Transfers in	1,609,200	1,724,976	222,638
Transfers (out)	(116,719)	(205,216)	(7,447)
Bond issuance	-	3,390,000	1,435,000
Premium	-	87,099	162,303
Payment to refunding bond escrow agent	-	-	(1,544,766)
Total Other Financing Sources (Uses)	1,492,481	4,996,859	267,728
Net Change in Fund Balances	874,736	856,225	185,967
Beginning fund balances	4,572,604	3,121,951	390,119
Ending Fund Balances	\$ 5,447,340	\$ 3,978,176	\$ 576,086

See Notes to Financial Statements.

Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ 8,239,675
-	3,244,108
79,229	1,001,000
-	280,039
1,275,228	1,554,436
24,231	373,280
30,000	1,523,717
29,437	253,842
27,403	798,161
<u>1,465,528</u>	<u>17,268,258</u>
145,350	3,119,741
-	1,308,251
-	829,836
-	6,333,181
90,571	1,494,728
-	1,455,000
-	689,374
-	112,216
1,766	5,538,230
557	557
<u>238,244</u>	<u>20,881,114</u>
1,227,284	(3,612,856)
19,600	3,576,414
(1,769,368)	(2,098,750)
-	4,825,000
-	249,402
-	(1,544,766)
<u>(1,749,768)</u>	<u>5,007,300</u>
(522,484)	1,394,444
2,492,026	10,576,700
<u>\$ 1,969,542</u>	<u>\$ 11,971,144</u>

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City of Taylor, Texas

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2018

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances - total governmental funds	\$ 1,394,444
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Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	5,637,262
Depreciation expense	(2,052,184)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	(324,578)
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Pension expense	218,474
OPEB expense	(29,150)
Compensated absences	(142,705)
Other post employment benefits	(53,771)
Accrued interest	(14,530)
Amortization of deferred charges on refunding	(153,477)
Amortization of bond premium and discounts	83,211

The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when they are first issued; whereas, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Principal payments	1,455,000
Bonds issued	(4,825,000)
Bonds refunded	1,470,000
Premiums on debt issued	(249,402)
Deferred charge on refunding	74,766

Internal service funds are used by management to charge the cost of equipment services and replacement to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.

305,989

Change in Net Position of Governmental Activities	\$ 2,794,349
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See Notes to Financial Statements.

City of Taylor, Texas
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
September 30, 2018

	Business-Type Activities Enterprise Funds		
	Public Utilities	Airport	Cemetery Operating
<u>Assets</u>			
<u>Current Assets</u>			
Cash and cash equivalents	\$ 2,858,674	\$ 1,155,360	\$ 212,164
Investments	495,108	-	-
Restricted cash:			
Customer deposits	430,706	-	-
Receivables, net	990,409	10,536	3,840
Due from other funds	-	1,360	-
Inventories	139,948	-	-
Total Current Assets	4,914,845	1,167,256	216,004
<u>Noncurrent Assets</u>			
Capital assets:			
Non-depreciable	2,871,390	3,707,526	-
Net depreciable capital assets	31,308,773	2,018,822	8,026
Total Noncurrent Assets	34,180,163	5,726,348	8,026
Total Assets	39,095,008	6,893,604	224,030
<u>Deferred Outflows of Resources</u>			
Deferred charge on refunding	656,620	3,843	-
Pension contributions	90,637	3,311	4,842
OPEB contributions	534	19	29
OPEB (gains) losses	3,608	132	193
Pension assumption changes	2,154	79	115
Total Deferred Outflows of Resources	753,553	7,384	5,179
<u>Liabilities</u>			
<u>Current Liabilities</u>			
Accounts payable	292,790	9,239	3,482
Customer deposits	430,706	-	-
Current maturities of long-term liabilities	1,571,856	30,000	-
Due to other funds	-	12,700	203,945
Accrued interest	104,945	6,051	-
Total Current Liabilities	2,400,297	57,990	207,427
<u>Noncurrent Liabilities</u>			
Long-term liabilities	21,782,709	1,523,421	-
OPEB liability	57,264	2,092	3,059
Net pension liability	559,289	20,429	29,880
Total Liabilities	24,799,559	1,603,932	240,366
<u>Deferred Inflows of Resources</u>			
Pension investment earnings	87,151	3,183	4,656
Pension (gains) losses	34,981	1,278	1,869
Total Deferred Inflows of Resources	122,132	4,461	6,525
<u>Net Position</u>			
Net investment in capital assets	12,020,966	4,176,770	8,026
Unrestricted	2,905,904	1,115,825	(25,708)
Total Net Position	\$ 14,926,870	\$ 5,292,595	\$ (17,682)

See Notes to Financial Statements.

Business-Type Activities Enterprise Funds		Governmental Activities
Sanitation	Total	Internal Service
\$ 196,737	\$ 4,422,935	\$ 2,297,743
-	495,108	-
-	430,706	-
194,616	1,199,401	-
-	1,360	8,213
-	139,948	-
391,353	6,689,458	2,305,956
-	6,578,916	-
-	33,335,621	2,070,441
-	39,914,537	2,070,441
391,353	46,603,995	4,376,397
-	660,463	-
-	98,790	11,106
-	582	65
-	3,933	442
-	2,348	264
-	766,116	11,877
138,830	444,341	38,520
-	430,706	-
-	1,601,856	537,477
-	216,645	9,573
-	110,996	-
138,830	2,804,544	585,570
-	23,306,130	3,384,987
-	62,415	7,017
-	609,598	68,532
138,830	26,782,687	4,046,106
-	94,990	10,679
-	38,128	4,286
-	133,118	14,965
-	16,205,762	1,051,521
252,523	4,248,544	(724,318)
\$ 252,523	\$ 20,454,306	\$ 327,203

City of Taylor, Texas

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION PROPRIETARY FUNDS

For the Year Ended September 30, 2018

	Business-Type Activities Enterprise Funds		
	Public Utilities	Airport	Cemetery Operating
<u>Operating Revenues</u>			
Water revenue	\$ 5,281,106	\$ -	\$ -
Sewer revenue	4,475,311	-	-
Airport services	-	413,634	-
Cemetery services	-	-	158,910
Sanitation	-	-	-
Other income	53,751	-	3,285
Charges for services	-	-	-
Rents and royalties	82,793	-	-
Total Operating Revenues	9,892,961	413,634	162,195
<u>Operating Expenses</u>			
Personnel services	1,405,443	75,777	89,367
Contractual services	2,352,352	201,454	69,886
Material and supplies	348,144	3,344	1,215
Depreciation	1,263,765	89,197	502
Total Operating Expenses	5,369,704	369,772	160,970
Operating Income (Loss)	4,523,257	43,862	1,225
<u>Nonoperating Revenues (Expenses)</u>			
Investment income	32,845	15,354	-
Interest expense	(845,395)	(45,678)	-
Bond issuance costs	(48,303)	-	-
Total Nonoperating Revenues (Expenses)	(860,853)	(30,324)	-
Income Before Transfers & Capital Contributions	3,662,404	13,538	1,225
<u>Transfers and Capital Contributions</u>			
Capital grants and contributions	-	2,263,131	-
Transfers in	212,663	-	25,627
Transfers (out)	(1,926,971)	(21,032)	-
Change in Net Position	1,948,096	2,255,637	26,852
Beginning net position	12,978,774	3,036,958	(44,534)
Ending Net Position	\$ 14,926,870	\$ 5,292,595	\$ (17,682)

See Notes to Financial Statements.

Business-Type Activities Enterprise Funds		Governmental Activities
Sanitation	Total	Internal Service
\$ -	\$ 5,281,106	\$ -
-	4,475,311	-
-	413,634	-
-	158,910	-
1,608,016	1,608,016	-
-	57,036	53,143
-	-	1,202,454
-	82,793	-
1,608,016	12,076,806	1,255,597
-	1,570,587	157,316
1,403,324	4,027,016	524,866
-	352,703	-
-	1,353,464	573,528
1,403,324	7,303,770	1,255,710
204,692	4,773,036	(113)
-	48,199	6,024
-	(891,073)	(53,572)
-	(48,303)	(42,599)
-	(891,177)	(90,147)
204,692	3,881,859	(90,260)
-	2,263,131	-
-	238,290	396,249
(164,200)	(2,112,203)	-
40,492	4,271,077	305,989
212,031	16,183,229	21,214
\$ 252,523	\$ 20,454,306	\$ 327,203

City of Taylor, Texas
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS (Page 1 of 2)
For the Year Ended September 30, 2018

	Business-Type Activities		
	Enterprise Funds		
	Public Utilities	Airport	Cemetery Operating
<u>Cash Flows from Operating Activities</u>			
Receipts from customers	\$ 9,810,672	\$ 422,709	\$ 161,715
Payments to suppliers and contractors	(2,731,108)	(230,267)	(73,260)
Payments to employees for salaries and benefits	(1,367,759)	(74,807)	(96,846)
Net Cash Provided (Used) by Operating Activities	5,711,805	117,635	(8,391)
<u>Cash Flows from Noncapital Financing Activities</u>			
Transfer in	205,216	-	25,627
Transfer (out)	(1,926,971)	(21,032)	-
Net Cash Provided (Used) by Noncapital Financing Activities	(1,721,755)	(21,032)	25,627
<u>Cash Flows from Capital and Related Financing Activities</u>			
Purchases of capital assets	(711,066)	(52,384)	-
Proceeds from capital debt	-	-	-
Principal paid on capital debt	(1,445,000)	(60,000)	-
Bond issuance costs	-	-	-
Interest paid on capital debt	(854,136)	(47,354)	-
Net Cash (Used) by Capital and Related Financing Activities	(3,010,202)	(159,738)	-
<u>Cash Flows from Investing Activities</u>			
Purchase of investments	(495,108)	-	-
Interest on investments	32,845	15,354	-
Net Cash Provided by Investing Activities	(462,263)	15,354	-
Net Increase (Decrease) in Cash and Cash Equivalents	517,585	(47,781)	17,236
Beginning cash and cash equivalents	2,771,795	1,203,141	194,928
Ending Cash and Cash Equivalents	\$ 3,289,380	\$ 1,155,360	\$ 212,164

See Notes to Financial Statements.

Business-Type Activities Enterprise Funds		Governmental Activities
Sanitation	Total	Internal Service
\$ 1,589,041	\$ 11,984,137	\$ 1,255,597
(1,385,716)	(4,420,351)	(722,477)
-	(1,539,412)	(159,072)
203,325	6,024,374	374,048
-	230,843	396,249
(164,200)	(2,112,203)	-
(164,200)	(1,881,360)	396,249
-	(763,450)	(382,358)
-	-	2,456,670
-	(1,505,000)	(481,013)
-	-	(42,599)
-	(901,490)	(53,572)
-	(3,169,940)	1,497,128
-	(495,108)	-
-	48,199	6,024
-	(446,909)	6,024
39,125	526,165	2,273,449
157,612	4,327,476	24,294
\$ 196,737	\$ 4,853,641	\$ 2,297,743

City of Taylor, Texas
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS (Page 2 of 2)
For the Year Ended September 30, 2018

	Business-Type Activities		
	Enterprise Funds		
	Public Utilities	Airport	Cemetery Operating
<u>Reconciliation of Operating Income (Loss)</u>			
<u>to Net Cash Provided (Used) by Operating Activities</u>			
Operating Income (Loss)	\$ 4,523,257	\$ 43,862	\$ 1,225
Adjustments to reconcile operating income to net cash provided (used):			
Depreciation	1,263,765	89,197	502
Changes in Operating Assets and Liabilities:			
(Increase) Decrease in:			
Accounts receivable	(107,200)	9,075	(480)
Due from other funds	-	(12,700)	-
Deferred Outflows of Resources:			
Pension contributions	(16,362)	(592)	303
OPEB contributions	(127)	(4)	(7)
OPEB gains/losses	(3,608)	(132)	(193)
Investment experience	203,622	7,446	12,724
Assumption changes	1,864	68	163
Increase (Decrease) in:			
Accounts payable	(30,612)	(12,769)	(2,159)
Customer deposits	24,911	-	-
Compensated absences	9,928	-	-
Net pension liability	(152,785)	(5,636)	(19,447)
OPEB liability	8,281	303	442
Deferred Inflows of Resources:			
Actual experience vs. assumption	(13,129)	(483)	(1,464)
Net Cash Provided (Used) by Operating Activities	\$ 5,711,805	\$ 117,635	\$ (8,391)
<u>Schedule of Non-Cash Capital and Related</u>			
<u>Financing Activities</u>			
Issuance of capital lease	\$ -	\$ -	\$ -
Capital contributions	-	2,263,131	-
Debt refunding	1,640,000	-	-
Total	\$ 1,640,000	\$ 2,263,131	\$ -

See Notes to Financial Statements.

Business-Type Activities Enterprise Funds		Governmental Activities
Sanitation	Total	Internal Service
\$ 204,692	\$ 4,773,036	\$ (113)
-	1,353,464	573,528
(18,975)	(117,580)	-
-	(12,700)	(182,073)
-	(16,651)	(1,070)
-	(138)	(15)
-	(3,933)	(442)
-	223,792	26,417
-	2,095	279
17,608	(27,932)	(15,538)
-	24,911	-
-	9,928	1,960
-	(177,868)	(27,685)
	9,026	1,015
-	(15,076)	(2,215)
<u>\$ 203,325</u>	<u>\$ 6,024,374</u>	<u>\$ 374,048</u>
\$ -	\$ -	\$ 206,686
-	2,263,131	-
-	1,640,000	-
<u>\$ -</u>	<u>\$ 3,903,131</u>	<u>\$ 206,686</u>

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City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS

September 30, 2018

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate component units for which the primary government is financially accountable.

B. Reporting Entity

The City of Taylor, Texas is a municipal corporation incorporated under *Article XI, Section 5* of the *Constitution of the State of Texas (Home Rule Amendment)* in 1914. The City operates under a Council-Manager form of government. The City provides such services as are authorized by its charter to advance the welfare, health, comfort, safety and convenience of the City and its inhabitants.

The City is an independent political subdivision of the State of Texas governed by an elected council and a mayor and is considered a primary government. As required by generally accepted accounting principles, these basic financial statements have been prepared based on considerations regarding the potential for inclusion of other entities, organizations, or functions as part of the City's financial reporting entity. The Taylor Economic Development Corporation (the "TEDC") and the Tax Increment Financing Fund (the "TIF"), although legally separate, are considered part of the reporting entity. No other entities have been included in the City's reporting entity. Additionally, as the City is considered a primary government for financial reporting purposes, its activities are not considered a part of any other governmental or other type of reporting entity.

Considerations regarding the potential for inclusion of other entities, organizations or functions in the City's financial reporting entity are based on criteria prescribed by generally accepted accounting principles. These same criteria are evaluated in considering whether the City is a part of any other governmental or other type of reporting entity. The overriding elements associated with prescribed criteria considered in determining that the City's financial reporting entity status is that of a primary government are that it has a separately elected governing body; it is legally separate; and is fiscally independent of other state and local governments. Additionally prescribed criteria under generally accepted accounting principles include considerations pertaining to organizations for which the primary government is financially accountable, and considerations pertaining to organizations for which the nature and significance of their relationship with the primary government are

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

Discretely Presented Component Units

Taylor Economic Development Corporation

The Taylor Economic Development Corporation (the "TEDC") serves all citizens of the City and is governed by a five member board of directors appointed by the Taylor City Council. An Executive Director is appointed by the TEDC board to carry out the Board's administrative and policy initiatives. The TEDC is a 4A Corporation and is supported by a half-cent sales tax voted by referendum in 1994. The scope of public service of the TEDC benefits the government and its citizens and is operated primarily within geographic boundaries of the City.

Separately issued audited financial statements are available from TEDC, 316 North Main, Taylor, TX 76574.

Tax Increment Financing Fund

The Tax Increment Financing fund was created to encourage and accelerate planned development within the City limits. The fund accounts for all tax and expenditure activity associated with the fund's primary purpose. Separately issued audited financial statements are not available.

C. Basis of Presentation - Government-Wide and Fund Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds and the proprietary funds.

As discussed earlier, the government has one discretely presented component unit and is shown in separate columns in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the government's water and transit functions and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2018

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units. Separate statements for each fund category; governmental and proprietary are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The government reports the following major governmental funds:

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.

Capital Improvements Fund

The capital improvements fund accounts for the acquisition and construction of the government's major capital facilities, other than those financed by proprietary funds.

I&S for CO Bonds Fund

The City accounts for the accumulation of financial resources for the payments of principal, interest and related costs on general long-term debt paid primarily from taxes levied by the City. The fund balance of the I & S for CO Bonds fund is restricted exclusively for debt service expenditures.

The government reports the following major enterprise funds:

Public Utilities Fund

Water and wastewater services provided by the City are accounted for in the public utilities fund. Activities of the fund include administration, operation and maintenance of the water and wastewater system, and billing and collection activities. The fund also accounts for the accumulation of resources for, and the payment of, long-term debt principal and interest for water and wastewater debt. All costs are financed through charges to utility customers with rates reviewed regularly and adjusted if necessary to ensure the integrity of the funds.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

Airport

The Airport fund accounts for the administration, operation and maintenance of the municipal airport.

Cemetery Operating Fund

The Cemetery operating fund accounts for the administration, operation and maintenance of the cemetery.

Sanitation Fund

The Sanitation fund accounts for the operation and maintenance of the sanitation department.

Additionally, the government reports the following fund types:

Special Revenue Funds

The City accounts for resources restricted to, or designated for, specific purposes in a special revenue fund. These funds consist of the hotel/motel tax, Texas capital, main street revenue, cemetery land purchases, municipal court special fee, tax increment, drainage and transportation user fee funds.

Internal Service Funds

Revenues and expenses related to services provided to organizations inside the City on a cost reimbursement basis are accounted for in an internal service fund. The City's internal service funds include the equipment services and equipment replacement funds.

Permanent Fund

Chapter 6 Section 6-8 of the City Code establishes a cemetery trust fund subject to control of the City Council. Interest income from the investment of the permanent fund is to be used for beautification and upkeep of the cemetery. The City's only permanent fund is the cemetery permanent fund.

During the course of operations the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances

City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

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between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

D. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary, pension and other postemployment benefit trust, and private-purpose trust funds are reported using the *economic resources measurement focus* and the *accrual basis of accounting*.

E. Assets, Liabilities, Deferred Outflows / Inflows, and Fund Equity or Net Position

1. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short term investments with original maturities of three months or less from the date of acquisition. For the purpose of the statement of cash flows, the proprietary fund types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

In accordance with GASB Statement No. 31, *Accounting and Reporting for Certain Investments and External Investment Pools*, the City reports all investments at fair value, except for "money market investments" and "2a7-like pools." Money market investments, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations, are reported at amortized costs. Investment positions in external investment pools that are operated in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940, such as TexPool, are reported using the pools' share price.

The City has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, of the Texas Governmental Code. In summary, the City is authorized to invest in the following:

- Direct obligations of the U.S. Government
- Fully collateralized certificates of deposit and money market accounts
- Statewide investment pools

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

2. Fair Value

The City has applied Governmental Accounting Standards Board ("GASB") Statement No. 72, Fair Value Measurement and Application. GASB Statement No. 72 provides guidance for determining a fair value measurement for reporting purposes and applying fair value to certain investments and disclosures related to all fair value measurements.

3. Receivables and Interfund Transactions

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either "interfund receivables/payables" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds" in the fund financial statements. If the transactions are between the primary government and its component unit, these receivables and payables are classified as "due to/from component unit/primary government." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds are offset by a nonspendable fund balance account in the applicable governmental fund to indicate they are not available for appropriation and are not expendable available financial resources.

All trade receivables are shown net of any allowance for uncollectible amounts.

4. Inventories and Prepaid Items

The costs of governmental fund type inventories are recorded as expenditures when the related liability is incurred, (i.e., the purchase method). Inventories of supplies are reported at cost, whereas inventories held for resale are reported at lower of cost or market. Certain payments to vendors reflect costs applicable to future accounting periods (prepaid expenditures) are recognized as expenditures when utilized.

5. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government, as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, donated works of art, and capital items received in a service concession arrangement are reported at acquisition value. Major outlays for capital assets and improvements are capitalized as projects are constructed.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

Interest costs incurred in connection with construction of enterprise fund capital assets are capitalized when the effects of capitalization materially impact the financial statements.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property, plant, and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful years.

Asset Description	Estimated Useful Life
Vehicles	5 to 10 years
Machinery and equipment	5 to 10 years
Infrastructure	5 to 30 years
Buildings and improvements	25 years

6. Deferred Outflows / Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/ expenditure) until then. The government only has one item that qualifies for reporting in this category. It is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from two sources: property taxes and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

7. Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government’s policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

8. Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government’s policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

9. Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government’s highest level of decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The governing body (council) has by resolution authorized the finance director to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year’s appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

The government has adopted a policy to maintain a minimum reserve of unassigned fund balance in the general fund at an amount equal to or greater than 25% of operating expenditures of that fund.

10. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. The long-term debt consists primarily of bonds payable and accrued compensated absences.

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements until due. The debt proceeds are reported as other financing sources, net of the applicable premium or discount and payments of principal and interest reported as expenditures. In the governmental fund types, issuance costs, even if withheld from the actual net proceeds received, are reported as debt service expenditures. However, claims and judgments paid from governmental funds are reported as a liability in the fund financial statements only for the portion expected to be financed from expendable available financial resources.

Long-term debt and other obligations, financed by proprietary funds, are reported as liabilities in the appropriate funds. For proprietary fund types, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method, if material. Bonds payable are reported net of the applicable bond premium or discount. Issuance costs are expensed when incurred.

Assets acquired under the terms of capital leases are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, capital lease transactions are recorded as other financing sources and as capital outlay expenditures in the general fund. Lease payments representing both principal and interest are recorded as expenditures in the general fund upon payment with an appropriate reduction of principal recorded in the government-wide financial statements.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

11. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

12. Other Postemployment Benefits ("OPEB")

The City has implemented GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions. This statement applies to the individual employers (TMRS cities) in the TMRS Supplemental Death Benefits (SDB) plan, with retiree coverage. The TMRS SDBF covers both active and retiree benefits with no segregation of assets, and therefore doesn't meet the definition of a trust under GASB No. 75 (i.e., no assets are accumulated for OPEB) and as such the SDBF is considered to be an unfunded OPEB plan. For purposes of reporting under GASB 75, the retiree portion of the SDBF is not considered a cost sharing plan and is instead considered a single employer, defined benefit OPEB plan. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary, calculated based on the employee's actual earnings on which TMRS deposits are made, for the 12-month period preceding the month of death. The death benefit amount for retirees is \$7,500. GASB No. 75 requires the liability of employers and nonemployer contributing entities to employees for defined benefit OPEB (net OPEB liability) to be measured as the portion of the present value of projected benefit payments to be provided to current active and inactive employees that is attributed to those employees' past periods of service (total OPEB liability), less the amount of the OPEB plan's fiduciary net position.

In addition to the contributions made to TMRS, the City provides certain other post-employment benefits to its retirees and dependents. Full time City of Taylor employees who retire from the City under the Texas Municipal Retirement System on or after January 1, 2000, and who are covered by the City of Taylor group hospitalization and medical insurance at the time of retirement, will be eligible to receive the current health plan which is an 80/20 HMO insurance plan that includes a \$500 deductible for individual and a \$1,000 deductible for family medical insurance provided by the City to its employees, from the date of retirement until the 5th anniversary date after retirement.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

13. Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

F. Revenues and Expenditures/Expenses

1. Program Revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

2. Property Taxes

Property taxes are levied by October 1 on the assessed value listed as of the prior January 1 for all real and business personal property in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. Under state law, property taxes levied on real property constitute a lien on the real property which cannot be forgiven without specific approval of the State Legislature. The lien expires at the end of twenty years. Taxes levied on personal property can be deemed uncollectible by the City.

Property taxes at the fund level are recorded as receivables and deferred revenues at the time the taxes are assessed. Revenues are recognized as the related ad valorem taxes are collected. Additional amounts estimated to be collectible in time to be a resource for payment of obligations incurred during the fiscal year and therefore susceptible to accrual in accordance with Generally Accepted Accounting Principles have been recognized as revenue.

Legislation was passed in 1979 and amended in 1981 by the Texas Legislature which affects the method of property assessment and tax collection in the City. This legislation, with certain exceptions, exempts intangible personal property and household goods. In addition, this legislature creates a "Property Tax Code" and provides, among other things, for the establishment of county-wide appraisal districts and for a State Property Tax Board which commenced operation in January 1980. The appraisal of property within the City is the responsibility of the Williamson County Tax Appraisal District. The Appraisal District is required under the Property Tax Code to assess all property within the appraisal district on

City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2018

the basis of 100 percent of its appraised value and is prohibited from applying any assessment ratios. The value of real property within the Appraisal District must be reviewed at least every four years. The City, at its own expense, may challenge appraised values established by the Appraisal District through various appeals and, if necessary, legal action. Under this legislation, the City continues to set tax rates on property within the City limits. However, if the effective tax rate, excluding tax rates for bonds and other contractual obligations, adjusted for new improvements and revaluation, exceeds the rate of the previous year by more than eight percent, qualified voters of the City may petition for an election to determine whether to limit the tax rate to no more than eight percent above the rate of the previous year.

3. Compensated Absences

City employees earn vacation and sick leave, which may either be taken or accumulated, up to certain amounts, until retirement or termination. In the event of termination, resignation or retirement, all full-time employees, other than policeman and firemen, will be reimbursed for accrued vacation time up to 120 hours. Policeman and firemen, upon termination, resignation or retirement, will be reimbursed for accrued sick and vacation time according to civil service regulations. For all other employees, sick leave is not paid at termination or retirement.

All vacation and qualifying sick leave is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they are expected to be liquidated with expendable available financial resources, for example, as a result of employee resignations and retirements. Vested or accumulated vacation leave and compensated leave of government-wide and proprietary funds are recognized as an expense and liability of those funds as the benefits accrue to employees.

It is the City's policy to liquidate compensated absences with future revenues rather than with currently available expendable resources. Accordingly, the City's governmental funds recognize accrued compensated absences when it is paid.

4. Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the public utility fund, airport fund, cemetery operating, and sanitation funds are charges to customers for sales and services. The public utility fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

II. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

The governmental fund balance sheet includes reconciliation between *fund balance-total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that long-term liabilities, including bonds, are not due and payable in the current period and, therefore, are not reported in the funds.

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities.

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net position of governmental states that, “the issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.”

III. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) for the general, I&S for CO bonds, hotel/motel tax, main street revenue, municipal court security and technology, tax increment fund, drainage, transportation user fee, cemetery permanent, and enterprise funds. Capital project funds have no binding annual budget. Project-length financial plans are adopted for all capital projects; accordingly, no comparison of budget to actual is presented in the financial statements. The original budget is adopted by the City Council prior to the beginning of the year. The legal level of control as defined by the City Charter is the fund level. No funds can be transferred or added which affect the total fund expenditures without City Council approval. Appropriations lapse at the end of the year. Several supplemental budget appropriations were made during the year.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

A. Expenditures Over Appropriations

For the year ended September 30, 2018, expenditures exceeded appropriations at the legal level of control as follows:

General Fund Transfers Out	\$116,719
I&S for Bonds	\$264,410
Cemetery Permanent	\$14,249

B. Deficit Fund Balance

At September 30, 2018, the cemetery operating fund, has a deficit fund balance of \$17,682. The deficit will be eliminated in the future with cemetery revenue or through reimbursements from other funds.

C. Restricted/Committed Fund Equity

The City records fund balance restrictions on the fund level to indicate that a portion of the fund balance is legally restricted for a specific future use or to indicate that a portion of the fund balance is not available for expenditures.

The following is a list of fund balances restricted/committed by the City:

	<u>Restricted</u>	<u>Committed</u>
Debt service	\$ 576,086	\$ -
Capital projects	4,628,176	-
Cemetery land purchase	100,910	-
Municipal court	* 115,234	-
Moody museum	301,210	-
Library bequest funds	283,337	-
Roadway impact fees	188,710	-
PEG Fees	184,877	-
Public safety	245,345	-
Other purposes	255,722	-
Drainage	-	46,295
Road maintenance	-	884,560
Total	<u>\$ 6,879,607</u>	<u>\$ 930,855</u>

* Restricted by enabling legislation

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

IV. DETAILED NOTES ON ALL FUNDS

A. Deposits and Investments

As of September 30, 2018, the primary government had the following investments:

Investment Type	Value	Weighted Average Maturity (Years)	Credit Rating
Municipal bonds	\$ 760,227	1.41	AAA
Federal Coupon Securities	533,405	0.09	AAA
Commercial paper	3,501,080	0.07	A-1
External investment pools	14,023,946	0.09	AAAm
Total fair value	<u>\$ 18,818,658</u>		
Portfolio weighted average maturity		0.14	

As of September 30, 2018, the component units had the following investments:

Investment Type	Value	Weighted Average Maturity (Years)	Credit Rating
Commercial paper	\$ 495,571	0.16	A-1
External investment pools	452,220	0.08	AAAm
Total fair value	<u>\$ 947,791</u>		
Portfolio weighted average maturity		0.12	

Interest rate risk In accordance with its investment policy, the City manages its exposure to declines in fair values by limiting the weighted average of maturity not to exceed five years; structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations; monitoring credit ratings of portfolio position to assure compliance with rating requirements imposed by the Public Funds Investment Act; and invest operating funds primarily in short-term securities or similar government investment pools.

Credit risk: The City's investment policy limits investments to obligations of the United States, State of Texas, or their agencies and instrumentalities with an investment quality rating of not less than "A" or its equivalent, by a nationally recognized investment rating firm. Other obligations must be unconditionally guaranteed (either express or implied) by the full faith and credit of the United States Government or the issuing U.S. agency and investment pools with an investment quality not less than AAA or AAA-m, or equivalent, by at least one nationally recognized rating service. As of September 30, 2018, the City's investment in investment pools were rated AAAm by Standard & Poor's.

City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2018

Custodial credit risk – deposits: In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. State statutes require that all deposits in financial institutions be insured or fully collateralized by U.S. government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a market value of not less than the principal amount of the deposits. As of September 30, 2018, the market values of pledged securities and FDIC exceeded bank balances.

Custodial credit risk – investments: For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment policy requires that it will seek to safekeeping securities at financial institutions, avoiding physical possession. Further, all trades, where applicable, are executed by delivery versus payment to ensure that securities are deposited in the City's safekeeping account prior to the release of funds.

TexPool

TexPool was established as a trust company with the Treasurer of the State of Texas as trustee, segregated from all other trustees, investments, and activities of the trust company. The State Comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The advisory board members review the investment policy and management fee structure. Finally, Standard & Poor's rate TexPool AAAM. As a requirement to maintain the rating, weekly portfolio information must be submitted to Standard & Poor's, as well as to the office of the Comptroller of Public Accounts for review. At September 30, 2018, the fair value of the portion in TexPool approximates fair value of the shares. There were no limitations or restrictions on withdrawals.

TexSTAR

TexSTAR has been established for governmental entities pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and the Public Funds Investment Act, Chapter 2256 of the Texas Government Code and operates in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. TexSTAR's governing body is a five-member Board consisting of three representatives of participants and one member designated by each of the co-administrators. The Board holds legal title to all money, investments, and assets and has the authority to employ personnel, contract for services, and engage in other administrative activities necessary or convenient to accomplish the objectives of TexSTAR. Board oversight of TexSTAR is maintained through daily, weekly, and monthly reporting requirements. TexSTAR is rated AAAM by Standard &

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

Poor's. The City's fair value position is stated at the value of the position upon withdrawal. There were no limitations or restrictions on withdrawals.

Texas CLASS

MBIA is a participant of the Texas CLASS program. Texas CLASS has been established for governmental entities pursuant to the Public Funds Investment Act, Chapter 2256 of the Texas Government Code and operates in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. Texas CLASS is supervised by a Board of Trustees who are elected by the Participants. The Board of Trustees supervises the Trust and its affairs and acts as the liaison between the Participants, the Custodian and the Program Administrator. The Board administers the affairs of the Trust and enters into contracts and agreements on behalf of the Trust in order to effectuate the terms of the Trust Agreement. It also selects consultants for Texas CLASS, including the Program Administrator and the Custodian. MBIA's Texas CLASS is rated AAA by Fitch. There were no limitations or restrictions on withdrawals.

B. Fair Value Measurement

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments that are remeasured at fair value using the net asset value per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy below.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The City's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

The City's financial instruments consist of cash and cash equivalents, investments in certificates of deposits maturing in greater than three months, and accounts receivable. The estimated fair value of cash, cash equivalents, investments, and accounts receivable approximate their carrying amounts due to the short-term nature of these instruments.

The following table sets forth by level, within the fair value hierarchy, the City's fair value measurements at September 30, 2018.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

	Fair Value	Level 1 Inputs	Level 2 Inputs	Level 3 Inputs
Municipal Bonds	\$ 533,405	\$ 533,405	\$ -	\$ -
Federal Coupon Securities	760,227	760,227	-	-
Commercial Paper	3,996,651	3,996,651	-	-
Total Assets at fair value	<u>\$ 5,290,283</u>	<u>\$ 5,290,283</u>	<u>\$ -</u>	<u>\$ -</u>

C. Receivables

The following comprise receivable balances of the primary government at year end:

Governmental Activities					
	General	I&S for CO Bonds	Capital Improvements	Nonmajor Governmental	Total
Property taxes	\$ 150,568	\$ 49,094	\$ -	\$ -	\$ 199,662
Sales tax	576,034	-	-	-	576,034
Franchise taxes	239,832	-	-	-	239,832
Accounts	-	-	-	139,194	139,194
Other	53,692	-	22,000	-	75,692
Allowance	-	-	-	(3,864)	(3,864)
	<u>\$ 1,020,126</u>	<u>\$ 49,094</u>	<u>\$ 22,000</u>	<u>\$ 135,330</u>	<u>\$ 1,226,550</u>

Business-Type Activities					
	Public Utilities	Airport	Cemetery Operating	Sanitation	Total
Accounts	\$ 996,761	\$ 10,536	\$ 3,840	\$ 197,307	\$ 1,208,444
Allowance	(6,352)	-	-	(2,691)	(9,043)
	<u>\$ 990,409</u>	<u>\$ 10,536</u>	<u>\$ 3,840</u>	<u>\$ 194,616</u>	<u>\$ 1,199,401</u>

The Taylor Economic Development Corporation receivables consisted entirely of sales tax.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

D. Capital Assets

A summary of changes in governmental activities capital assets for the year end was as follows:

	Beginning Balances	Additions	Retirements/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	\$ 2,555,924	\$ -	\$ 1,100	\$ 2,557,024
Construction in progress	4,102,778	5,478,317	(2,344,571)	7,236,524
Total capital assets not being depreciated	<u>6,658,702</u>	<u>5,478,317</u>	<u>(2,343,471)</u>	<u>9,793,548</u>
Capital assets, being depreciated:				
Streets and bridges	52,782,547	-	2,283	52,784,830
Parks and dams	13,116,338	17,609	12,000	13,145,947
Sidewalks, curbs and gutters	1,622,626	-	2,166,897	3,789,523
Buildings and improvements	9,547,828	59,265	98,230	9,705,323
Operating equipment	3,276,187	82,071	(311,888)	3,046,370
Equipment in internal service funds	4,482,230	589,044	(23,380)	5,047,894
Total capital assets being depreciated	<u>84,827,756</u>	<u>747,989</u>	<u>1,944,142</u>	<u>87,519,887</u>
Less accumulated depreciation				
Streets and bridges	15,848,029	1,327,876	-	17,175,905
Parks and dams	2,875,589	329,796	-	3,205,385
Sidewalks, curbs and gutters	490,401	93,833	-	584,234
Buildings and improvements	3,320,772	234,565	(64,061)	3,491,276
Operating equipment	3,071,987	66,114	(311,888)	2,826,213
Equipment in internal service funds	2,427,305	573,528	(23,380)	2,977,453
Total accumulated depreciation	<u>28,034,083</u>	<u>2,625,712</u>	<u>(399,329)</u>	<u>30,260,466</u>
Net capital assets being depreciated	56,793,673	(1,877,723)	2,343,471	57,259,421
Total Capital Assets	<u><u>\$ 63,452,375</u></u>	<u><u>\$ 3,600,594</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 67,052,969</u></u>

Depreciation was charged to governmental functions as follows:

General government	\$ 173,005
Public safety	124,583
Public works	1,754,596
Internal service funds	573,528
Total Governmental Activities Depreciation Expense	<u><u>\$ 2,625,712</u></u>

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

A summary of changes in business-type activities capital assets for the year end was as follows:

	Beginning Balances	Additions	Retirements/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	\$ 1,317,035	\$ -	\$ -	\$ 1,317,035
Construction in progress	2,289,394	2,972,487	-	5,261,881
Total capital assets not being depreciated	<u>3,606,429</u>	<u>2,972,487</u>	<u>-</u>	<u>6,578,916</u>
Capital assets, being depreciated:				
Plant distribution and collection	46,919,999	12,097	-	46,932,096
Buildings	7,638,503	-	-	7,638,503
Runway	2,238,416	-	-	2,238,416
Equipment	880,026	41,997	(113,194)	808,829
Total capital assets being depreciated	<u>57,676,944</u>	<u>54,094</u>	<u>(113,194)</u>	<u>57,617,844</u>
Less accumulated depreciation				
Plant distribution and collection	18,438,527	1,098,077	-	19,536,604
Buildings	2,999,066	187,701	-	3,186,767
Runway	745,013	55,960	-	800,973
Equipment	859,347	11,726	(113,194)	757,879
Total accumulated depreciation	<u>23,041,953</u>	<u>1,353,464</u>	<u>(113,194)</u>	<u>24,282,223</u>
Net capital assets being depreciated	<u>34,634,991</u>	<u>(1,299,370)</u>	<u>-</u>	<u>33,335,621</u>
Total Capital Assets	<u><u>\$ 38,241,420</u></u>	<u><u>\$ 1,673,117</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 39,914,537</u></u>

Depreciation was charged to business-type activities as follows:

Depreciation was charged to business-type functions as follows:

Public Utilities	\$ 1,263,765
Airport	89,197
Cemetery	502
Total Business-type Activities Depreciation Expense	<u><u>\$ 1,353,464</u></u>

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

A summary of changes in discretely presented component unit capital assets for the year end was as follows:

	Beginning Balances	Increases	Decreases/ Reclassifications	Ending Balances
Capital assets being depreciated				
Industrial building	\$ 2,553,506	\$ -	\$ -	\$ 2,553,506
Commercial sign	17,244	-	-	17,244
Office Equipment	25,937	9,785	-	35,722
Total capital assets being depreciated	<u>2,596,687</u>	<u>9,785</u>	<u>-</u>	<u>2,606,472</u>
Less accumulated depreciation				
Industrial building	122,355	63,837	-	186,192
Commercial sign	1,868	1,724	-	3,592
Office Equipment	25,115	1,404	-	26,519
Total Accumulated Depreciation	<u>149,338</u>	<u>66,965</u>	<u>-</u>	<u>216,303</u>
Total Capital Assets, Net	<u><u>\$ 2,447,349</u></u>	<u><u>\$ (57,180)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,390,169</u></u>

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

E. Long-term Debt

The following is a summary of changes in the City's total long-term liabilities for the year ended September 30, 2018. In general, the City uses the debt service fund and general fund to liquidate governmental long-term liabilities and pension liabilities, respectively.

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Payments/ Refunding</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Governmental Activities:					
Bonds, notes and other payables:					
General Obligation Bonds	\$ 10,205,000	\$ 1,435,000	\$ (1,005,000)	\$ 10,635,000	\$ 955,000
Combination Tax and Revenue Certificates of Obligation	11,490,000	5,440,000	(1,920,000)	15,010,000	840,000
Less deferred amounts:					
For discounts	(6,934)	-	2,312	(4,622)	-
For premiums	717,183	302,072	(85,523)	933,732	-
Total Bonds Payable	<u>22,405,249</u>	<u>7,177,072</u>	<u>(3,008,211)</u>	<u>26,574,110</u>	<u>1,795,000</u>
Note Payable - internal service fund	424,225	354,000	(195,568)	582,657	191,368
Capital Lease - internal service fund	1,310,951	206,686	(285,445)	1,232,192	201,658
Compensated Absences	948,876	470,551	(327,846)	1,091,581	982,423
Compensated Absences - internal service fund	2,985	5,657	(3,697)	4,945	4,451
Total Governmental Activities	<u>\$ 25,092,286</u>	<u>\$ 8,213,966</u>	<u>\$ (3,820,767)</u>	<u>\$ 29,485,485</u>	<u>\$ 3,174,899</u>
Long-term liabilities due in more than one year				<u>\$ 26,310,586</u>	
Business-Type Activities:					
General Obligation Bonds	\$ 8,685,000	\$ 1,585,000	\$ (480,000)	\$ 9,790,000	\$ 685,000
Combination Tax and Revenue Certificates of Obligation	16,690,000	-	(2,665,000)	14,025,000	890,000
Less deferred amounts:					
For discounts	(6,401)	-	2,134	(4,267)	-
For premiums	962,563	179,268	(74,418)	1,067,413	-
Total Bonds Payable	<u>26,331,162</u>	<u>1,764,268</u>	<u>(3,217,284)</u>	<u>24,878,146</u>	<u>1,575,000</u>
Compensated Absences	19,912	45,330	(35,402)	29,840	26,856
Total Business-Type Activities	<u>\$ 26,351,074</u>	<u>\$ 1,809,598</u>	<u>\$ (3,252,686)</u>	<u>\$ 24,907,986</u>	<u>\$ 1,601,856</u>
Long-term liabilities due in more than one year				<u>\$ 23,306,130</u>	
Component Unit Activities:					
Line of Credit	\$ 2,212,451	\$ -	\$ (167,814)	\$ 2,044,637	\$ 177,091
Compensated Absences	6,003	5,737	-	11,740	10,566
Total Component Unit Activities	<u>\$ 2,218,454</u>	<u>\$ 5,737</u>	<u>\$ (167,814)</u>	<u>\$ 2,056,377</u>	<u>\$ 187,657</u>
Long-term liabilities due in more than one year				<u>\$ 1,868,720</u>	

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly, are not reported as fund liabilities in the governmental funds. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. The City intends to retire all of its general long-term liabilities, plus accrued interest, from property taxes and other current revenues from the debt service fund as has been done in prior years. The proprietary fund type long-term debt will be repaid, plus accrued interest, from operating revenues of the respective fund. The general fund has typically been used to liquidate the liability for compensated absences for governmental activities.

Long-term debt at year end was comprised of the following debt issues:

	Governmental Activities	Business - Type Activities	Total
General Obligation Bonds:			
\$8,995,000 General Obligation Refunding Bonds, Series 2009, due in installments through 2029, interest at 2% to 4%	\$ 335,000	\$ 520,000	\$ 855,000
\$3,945,000 General Obligation Refunding Bonds, Series 2010, due in installments through 2022, interest at 1.5% to 4%	380,000	105,000	485,000
\$5,450,000 General Obligation Refunding Bonds, Series 2012, due in installments through 2025, interest at 1% to 2.5%	3,360,000	915,000	4,275,000
\$4,595,000 General Obligation Refunding Bonds, Series 2015, due in installments through 2025, interest at 2.9%	2,210,000	1,620,000	3,830,000
\$8,010,000 General Obligation Refunding Bonds, Series 2016, due in installments through 2034, interest at 4%	2,945,000	5,065,000	8,010,000
\$3,020,000 General Obligation Refunding Bonds, Series 2017, due in installments through 2029, interest at 2% to 4%	1,405,000	1,565,000	2,970,000
Total General Obligation Bonds	\$ 10,635,000	\$ 9,790,000	\$ 20,425,000
Combination Tax and Revenue Certificates of Obligation:			
\$4,200,000 Combination Tax and Revenue Certificates of Obligation, Series 2006, due in annual installments through 2026, interest at 4.45%	\$ -	\$ 3,780,000	\$ 3,780,000
\$10,000,000 Combination Tax and Revenue Certificates of Obligation, Series 2007, due in annual installments through 2027, interest at 3.83%	2,685,000	6,375,000	9,060,000
\$8,780,000 Combination Tax and Revenue Certificates of Obligation, Series 2010, due in annual installments through 2034, interest at 4.25% to 5%	190,000	180,000	370,000
\$3,000,000 Combination Tax and Revenue Certificates of Obligation, Series 2012, due in annual installments through 2032, interest at 4.25% to 5%	2,260,000	-	2,260,000
\$3,000,000 Combination Tax and Revenue Certificates of Obligation, Series 2013, due in annual installments through 2033, interest at 4%	2,900,000	-	2,900,000
\$5,340,000 Combination Tax and Revenue Certificates of Obligation, Series 2017, due in annual installments through 2037, interest at 2.9-3.25%	1,535,000	3,690,000	5,225,000
\$5,440,000 Combination Tax and Revenue Certificates of Obligation, Series 2018, due in annual installments through 2030, interest at 3%	5,440,000	-	5,440,000
Total Combination Tax and Revenue/Certificates of Obligation	\$ 15,010,000	\$ 14,025,000	\$ 29,035,000

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

	Governmental Activities	Business - Type Activities	Total
Less deferred amounts:			
Discounts and premiums	\$ 929,110	\$ 1,063,144	\$ 1,992,254
Notes Payable			
\$300,000 Note Payable to Citizens Bank, due in monthly installments of \$5,329 through June 2020, interest at 2.5%	109,357	-	109,357
\$320,000 Note Payable to Citizens Bank, due in annual installments of \$68,626 through August 2021, interest at 3.05%	193,763	-	193,763
\$354,000 Note Payable to Signature Bank, due in annual installments of \$75,167 through August 2022, interest at 2.98%	279,537	-	279,537
Capital Leases Payable:			
\$53,931 Capital lease payable to John Deere, due in monthly installments of \$4,733 through 2017, interest at 3.25%	45,539	-	45,539
\$27,372 Capital lease payable to John Deere, due in monthly installments of \$229 through 2018, interest at 3.25%	23,113	-	23,113
\$72,633 Capital lease payable to Wells Fargo, due in monthly installments of \$28,815 through 2017, interest at 3.25%	58,268	-	58,268
\$52,750 Capital lease payable to Wells Fargo, due in monthly installments of \$28,815 through 2017, interest at 3.25%	45,373	-	45,373
\$1,030,100 Capital lease payable to Community Leasing, due in annually installments of \$91,322 through 2030, interest at 3.79%	867,601	-	867,601
\$496,000 Capital lease payable to JP Morgan Chase, due in quarterly installments of \$103,218 through 2020, interest at 1.79%	192,298	-	192,298
Total Notes and Capital Leases Payable	1,814,849	-	1,814,849
Compensated Absences	1,096,526	29,840	1,126,366
Total Debt	\$ 29,485,485	\$ 24,907,984	\$ 54,393,469

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

The annual requirements to amortize the City's long-term activities debt issues outstanding at year ending were as follows:

General Obligation Bonds

	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2019	\$ 955,000	\$ 321,492	\$ 685,000	\$ 340,415
2020	975,000	297,690	695,000	321,237
2021	1,135,000	273,485	505,000	301,537
2022	1,160,000	244,473	520,000	288,621
2023	1,205,000	214,856	515,000	275,276
2024	880,000	184,997	375,000	262,283
2025	735,000	162,842	535,000	252,060
2026	460,000	143,600	530,000	238,400
2027	150,000	125,200	1,255,000	217,200
2028	355,000	119,200	1,950,000	167,000
2029	400,000	105,000	330,000	89,000
2030	410,000	89,000	355,000	75,800
2031	430,000	72,600	360,000	61,600
2032	440,000	55,400	380,000	47,200
2033	465,000	37,800	395,000	32,000
2034	480,000	19,200	405,000	16,200
Total	\$ 10,635,000	\$ 2,466,835	\$ 9,790,000	\$ 2,985,829

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

Combination Tax and Revenue Certificates of Obligations

	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2019	\$ 840,000	\$ 247,771	\$ 890,000	\$ 529,106
2020	920,000	234,527	945,000	493,497
2021	815,000	220,133	1,185,000	456,058
2022	830,000	208,093	1,230,000	408,381
2023	850,000	195,803	1,300,000	358,857
2024	1,215,000	182,888	1,540,000	306,735
2025	1,410,000	163,065	1,455,000	243,684
2026	1,745,000	139,393	1,530,000	186,193
2027	1,790,000	109,034	885,000	123,308
2028	1,115,000	77,965	270,000	90,110
2029	910,000	59,898	275,000	82,280
2030	940,000	44,833	285,000	74,305
2031	630,000	29,270	290,000	66,040
2032	655,000	18,310	300,000	57,630
2033	345,000	6,900	310,000	48,930
2034	-	-	320,000	39,940
2035	-	-	325,000	30,660
2036	-	-	340,000	21,235
2037	-	-	350,000	11,375
Total	<u><u>\$ 15,010,000</u></u>	<u><u>\$ 1,937,878</u></u>	<u><u>\$ 14,025,000</u></u>	<u><u>\$ 3,628,323</u></u>

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

The annual requirements to amortize capital leases outstanding at year ending were as follows:

Year ending September 30,	Governmental Activities		Total
	Principal	Interest	
2019	\$ 201,658	\$ 41,355	\$ 243,013
2020	198,206	35,961	234,167
2021	109,390	30,405	139,795
2022	96,952	26,686	123,637
2023	73,590	23,533	97,123
2024	70,386	20,936	91,322
2025	73,054	18,268	91,322
2026	75,822	15,500	91,322
2027	78,696	12,626	91,322
2028	81,679	9,643	91,322
2029	84,774	6,548	91,322
2030	87,987	3,335	91,322
Total	\$ 1,232,192	\$ 244,795	\$ 1,476,987

The annual requirements to amortize notes and other obligations payable outstanding at year ending were as follows:

Year ending September 30,	Governmental Activities		Total
	Principal	Interest	
2019	\$ 191,368	\$ 16,376	\$ 207,744
2020	180,849	10,907	191,757
2021	137,447	6,346	143,793
2022	72,992	2,175	75,167
Total	\$ 582,657	\$ 35,804	\$ 618,461

F. Advance Refunding

On December 14, 2017, the City issued \$3,020,000 in general obligation refunding bonds with interests rates ranging from 2-4%. The proceeds were used to advance refund \$455,000 of outstanding 2008 combination tax and revenue bonds which had an interest rate of 4% and \$2,655,000 worth of 2010 combination tax and revenue bonds which had an interest rate of 4.25%. The net proceeds of \$3,268,179 (after payment of \$92,034 in underwriting fees and other issuance costs and premium of \$341,572) were deposited in an irrevocable trust with an escrow agent to provide funds for the future debt service payment on the refunded bonds. As a result, the obligations are considered defeased and the liability for those bonds has been removed from the statement of net position.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

The reacquisition price exceeded the net carrying amount of the old debt by \$158,179. This amount is being amortized over the remaining life of the refunding debt. This advance refunding reduced its total debt service payments over 12 years by \$251,439 and resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$213,180.

G. Deferred Charges on Refunding

Deferred charges resulting from the issuance of series 2009, 2010, 2012, 2015, 2016 and 2017 general obligation refunding bonds have been recorded as deferred outflows of resources and are being amortized to interest expense over the shorter of either the remaining term of the refunded debt or the refunding bonds. Current year balances for governmental and business-type activities totaled \$356,785 and \$660,463, respectively. Current year amortization expense for governmental and business-type activities totaled \$153,477 and \$61,867, respectively.

H. Interfund Transactions

Transfers between the primary government funds during the 2018 year were as follows:

Transfer out:	Transfer In:							Total
	General	Capital Improvements	I&S for CO Bonds	Public Utilities	Nonmajor Governmental	Cemetery Operating	Equipment Replacement	
General	\$ -	\$ 102,119	\$ -	\$ -	\$ 14,600	\$ -	\$ -	\$ 116,719
Nonmajor								
Governmental	180,000	1,427,216	131,525	-	5,000	25,627	-	1,769,368
Public Utilities	1,250,000	195,641	91,113	-	-	-	390,217	1,926,971
Airport	15,000	-	-	-	-	-	6,032	21,032
Sanitation	164,200	-	-	-	-	-	-	164,200
Capital								
Improvements	-	-	-	205,216	-	-	-	205,216
I&S for CO								
Bonds	-	-	-	7,447	-	-	-	7,447
Total	\$ 1,609,200	\$ 1,724,976	\$ 222,638	\$ 212,663	\$ 19,600	\$ 25,627	\$ 396,249	\$ 4,210,953

Transfers between funds were primarily to support capital projects and operation of funds.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

The compositions of interfund balances as of the year ended September 30, 2018 were as follows:

Payable Fund:	Receivable Fund:					Total
	General	I&S For CO	Nonmajor	Aiport	Equipment	
General	\$ -	\$ 2,154	\$ -	\$ -	\$ -	2,154
Airport	12,700	-	-	-	-	12,700
Cemetary operating	-	-	203,945	-	-	203,945
Nonmajor governmental	194,952	-	-	-	-	194,952
Equipment replacement	-	-	-	1,360	8,213	9,573
Total	\$ 207,652	\$ 2,154	\$ 203,945	\$ 1,360	\$ 8,213	\$ 423,324

Interfund receivables and payables related to negative cash positions in pooled cash equity and various amounts used to cover operational and capital expenditures. All balances are expected to be resolved in the subsequent year.

V. OTHER INFORMATION

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets, errors and omissions; and natural disasters for which the City participates along with over 2,800 other entities in the Texas Municipal League's Intergovernmental Risk Pools. The Pool purchases commercial insurance at group rates for participants in the Pool. The City has no additional risk or responsibility to the Pool outside of the payment of insurance premiums. The City has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts for the past three years.

B. Commitments and Contingent Liabilities

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amounts of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends, including frequency and amount of payouts, and other economic and social factors.

City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2018

The City was sued by a neighboring water supply corporation alleging that the City inversely condemned part of their property. The City denies any such claim and continues to defend itself. The possible outcome or range of losses associated with this claim could not be estimated at the time this financial report was prepared.

The City has a commitment to The Brazos River Authority to pay the Authority annually for the water made available to the City not to exceed 8,525 acre-feet of water per fiscal year. The current base floor is 850.28 at \$1.88 per 1,000 gallons.

C. Construction Commitments

In March 2017, The City of Taylor was notified of their award for a matching grant for \$500,000 from Texas Parks and Wildlife to make enhancements to Heritage Square Park and to build a Skatepark in downtown Taylor. The City entered into a contract for the construction improvements for the Heritage Square Park. The construction cost of the project is \$3,814,242 with a partially state grant funding of \$125,000. As of September 30, 2018 the City had an outstanding commitment of \$858,038. The features in this park includes amphitheater, splash pad, rest rooms, public art and seating in a plaza area. The City has hired a grant administrator for this project in the amount of \$24,000 which remains outstanding as of September 30, 2018. The City has a contract with an engineering firm that will provide oversight on this project in the amount of which the City pays on an hourly rate.

The City as a contract for drainage improvements for nine miscellaneous projects in the amount of \$610,964 with \$77,431 remaining at September 30, 2018.

The City has a contract with for landscaping and street work at the Skate Park in the amount of \$478,813 with \$428,574 remaining at September 30, 2018.

The City has a contract with an engineering firm for the Taylor Municipal Airport AWOS construction administration in the amount of \$50,000 with \$49,138 remaining at September 30, 2018.

The City has active construction project at the Wastewater Treatment Plant as of September 30, 2018. The remaining commitment with contractor at September 30, 2018 totaled \$265,407.

D. Defined Benefit Pension Plans

1. Plan Description

The City of Taylor, Texas participates as one of 883 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code

City of Taylor, Texas

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(the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.tmr.com.

All eligible employees of the city are required to participate in TMRS.

2. Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the city, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Plan provisions for the City were as follows:

	<u>Plan Year 2017</u>	<u>Plan Year 2016</u>
Employee deposit rate	7%	7%
Matching ratio (city to employee)	1.5 to 1	1.5 to 1
Years required for vesting	5	5
Service retirement eligibility (expressed as age / years of service)	60/5, 0/20	60/5, 0/20
Updated service credit	100% Repeating Transfers	100% Repeating Transfers
Annuity increase (to retirees)	70% of CPI	70% of CPI
Active Employees	Yes	Yes
Supplemental Death Benefit to Retirees	Yes	Yes

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September 30, 2018

Employees covered by benefit terms

At the December 31, 2017 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	90
Inactive employees entitled to but not yet receiving benefits	131
Active employees	<u>148</u>
Total	<u>369</u>

3. Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City of Taylor, Texas were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City of Taylor, Texas were 11.90% and 11.89% in calendar years 2017 and 2018, respectively. The City's contributions to TMRS for the year ended September 30, 2018, were \$939,559, and were equal to the required contributions.

4. Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2017, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions

The Total Pension Liability in the December 31, 2017 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.0%
Investment Rate of Return	6.75% net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment, with male rates multiplied by 109% and

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
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female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with males' rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females. In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor.

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment, with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with males' rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females. In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four year period from December 31, 2010 to December 31, 2014. They were adopted in 2015 and first used in the December 31, 2015 actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013 valuation, the System adopted the Entry Age Normal actuarial cost method and a one-time change to the amortization policy. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2018 are summarized in the following table:

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
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<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return (Arithmetic)</u>
Domestic Equity	17.5%	4.55%
International Equity	17.5%	6.35%
Core Fixed Income	10.0%	1.00%
Non-Core Fixed Income	20.0%	3.90%
Real Return	10.0%	3.80%
Real Estate	10.0%	4.50%
Absolute Return	10.0%	3.75%
Private Equity	<u>5.0%</u>	7.50%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Changes in the Net Pension Liability

	<u>Total Pension Liability (a)</u>	<u>Plan Fiduciary Net Position (b)</u>	<u>Net Pension Liability (a) – (b)</u>
Balance at 12/31/16	\$ 28,609,228	\$ 22,698,716	\$ 5,910,512
Changes for the year:			
Service cost	1,041,311	-	1,041,311
Interest	1,924,860	-	1,924,860
Difference between expected and actual experience	(109,310)	-	(109,310)
Changes of assumptions	-	-	-
Contributions – employer	-	865,382	(865,382)
Contributions – employee	-	508,931	(508,931)
Net investment income	-	3,147,066	(3,147,066)
Benefit payments, including refunds of emp. contributions	(1,226,886)	(1,226,886)	-
Administrative expense	-	(16,304)	16,304
Other changes	-	(826)	826
Net changes	1,629,975	3,277,363	(1,647,388)
Balance at 12/31/17	\$ 30,239,203	\$ 25,976,079	\$ 4,263,124

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Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

1% Decrease 5.75%	Current Single Rate Assumption 6.75%	1% Increase 7.75%
\$ 8,889,721	\$ 4,263,124	\$ 529,207

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the internet at www.tmrs.com.

5. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2018, the City recognized pension expense of \$733,282.

At September 30, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between projected and investment earnings	\$ -	\$ 664,297
Changes in actuarial assumptions	16,420	-
Differences between expected and actual economic experience	-	266,637
Contributions subsequent to the measurement date	690,873	-
Total	\$ 707,293	\$ 930,934

The City reported \$690,873 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability for the year ending September 30, 2019. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

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NOTES TO FINANCIAL STATEMENTS, Continued
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Year ended December 31:

2018	\$	(155,752)
2019		(88,392)
2020		(347,388)
2021		(322,982)
2022		-
Thereafter		-
	<u>\$</u>	<u>(914,514)</u>

Supplemental Death Benefits Fund

The City also participates in the cost sharing multiple-employer defined benefit group-term life insurance plan operated by the Texas Municipal Retirement System (TMRS) known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for \$7,500; this coverage is an "other postemployment benefit," or OPEB.

The City offers supplemental death to:	Plan Year 2017	Plan Year 2016
Active employees (yes or no)	Yes	Yes
Retirees (yes or no)	Yes	Yes

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees' entire careers.

Employees covered by benefit terms

At the December 31, 2017 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	67
Inactive employees entitled to but not yet receiving benefits	22
Active employees	148
Total	237

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
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The City's contributions to the TMRS SDBF for the years ended 2018, 2017 and 2016 were \$5,321, \$4,664 and \$5,282, respectively, which equaled the required contributions each year.

Schedule of Contribution Rates
(RETIREE-only portion of the rate)

Plan/ Calendar Year	Annual Required Contribution (Rate)	Actual Contribution Made (Rate)	Percentage of ARC Contributed
2016	0.08%	0.08%	100.0%
2017	0.06%	0.06%	100.0%
2018	0.07%	0.07%	100.0%

Total OPEB Liability

The City's Postemployment Benefits Other Than Pensions Liability (OPEB) was measured as of December 31, 2017, and the Total OPEB Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total OPEB Liability in the December 31, 2017 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.5% to 10.5%, including inflation per year
Discount rate	3.31%
Retirees' share of benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment, with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with males rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females. In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor.

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NOTES TO FINANCIAL STATEMENTS, Continued
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Discount Rate:

The discount rate used to measure the Total OPEB Liability was 3.31%. The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2017.

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 3.31%, as well as what the City's net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (2.31%) or 1-percentage-point higher (4.31%) than the current rate:

1% Decrease (2.31%)	Current Single Rate Assumption 3.31%	1% Increase (4.31%)
\$ 522,923	\$ 436,490	\$ 369,783

Changes in the Total OPEB Liability:

	Total OPEB Liability
Balance at 12/31/16	\$ 373,370
Changes for the year:	
Service Cost	19,565
Interest	14,401
Changes of assumptions	33,502
Benefit payments	(4,348)
Net changes	63,120
Balance at 12/31/17	\$ 436,490

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2018, the City recognized OPEB expense of \$39,970.

At September 30, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to the OPEB liability from the following sources:

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	Deferred Outflows of Resources
Difference between projected and investment earnings	\$ 27,499
Contributions subsequent to measurement date	4,067
Total	\$ 31,566

The City reported \$4,067 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability for the year ending September 30, 2019.

Other amounts reported as deferred outflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	
2018	\$ 6,004
2019	6,004
2020	6,004
2021	6,004
2022	3,483
Thereafter	-
	\$ 27,499

E. Deferred Compensation Plan

The City has established a deferred compensation plan (the 457 plan) in accordance with Internal Revenue Code, Section 457. The 457 plan, available to all employees, permits them to defer a portion of their salaries until future years. The benefits of the plan are not available to employees until termination, retirement, or unforeseeable emergency. Benefits are available to employee's beneficiaries in case of death.

All amounts of compensation deferred under the 457 plan, all property rights purchased with those amounts, and all income attributable to those amounts, property, or rights are (until paid or made available to the employee or other beneficiary) solely the property and rights of the City (without being restricted to the provisions of benefits under the plan) subject only to the claims of the City's general creditors. Participants' rights under the plan are equal to those of the general creditors of the City in an amount equal to the fair market value of the deferred account for each participant.

It is the opinion of the City that the City has no liability for investment losses under the 457 plan, but does have the duty of due care that would be required of an ordinary prudent

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2018

investor. The City believes that it is unlikely that it will use the 457 plan assets to satisfy the claims of general creditors in the future.

The City's deferred compensation plan is administered by a private corporation under contract with the City. Participant and City contributions totaled \$47,624 for the year ended September 30, 2018.

F. Other Post-Employment Benefits

Health Care Benefit Provided by Plan

In addition to the contributions made to TMRS, the City provides certain other post-employment benefits to its retirees and dependents. This plan is considered a single-employer defined benefit plan. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 and the fund is considered to be unfunded. Full time City of Taylor employees who retire from the City under the Texas Municipal Retirement System on or after January 1, 2000, and who are covered by the City of Taylor group hospitalization and medical insurance at the time of retirement, will be eligible to receive current health plan which is an 80/20 HMO insurance plan that includes a \$500 deductible for individual and a \$1,000 deductible for family medical insurance provided by the City to its employees, from the date of retirement until the 5th anniversary date after retirement. The City will pay the full premiums for the HMO insurance coverage for any retiree who retired between January 1, 2000 and August 11, 2005 until the 5th anniversary date after retirement unless anyone of the three events listed below, also pertaining to retirements after August 11, 2005, occurs. Employees retiring after August 11, 2005, shall not receive full premium payment from the City. The City will pay only the premium amount paid by the City for its active employees provided the retiree pays the difference, if any, between the amount paid by the City for active employees and the full premium required for the retiree HMO insurance coverage.

Payments by the City will continue until the 5th anniversary date after retirement unless any one of the following three events occurs:

1. The retiree attains the age of 65 years, or;
2. The retiree becomes eligible for hospitalization and medical insurance coverage by virtue of other employment; or
3. The retiree becomes eligible for disability retirement provided by the Federal Government that is paid for less than a 100% disability of the retiree.

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NOTES TO FINANCIAL STATEMENTS, Continued
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Deferred Retirement Benefits

Employees who terminate their employment but do not formally retire under the Texas Municipal Retirement System are not eligible for retiree health care benefits. An employee must be covered by the City of Taylor's health insurance plan at the time of retirement.

Duty Death in Service Retirement Benefits

With the passage of SM 872, the City of Taylor will be required to do the following:

1. To provide health benefit coverage to the surviving spouse of a peace officer or firefighter killed in the line of duty at the same rate paid by current employees;
2. Allows an eligible survivor up to 180 days to apply for health coverage;
3. To provide an eligible surviving spouse coverage until the surviving spouse becomes eligible for federal Medicare benefits;
4. To provide an eligible minor coverage until the minor turns 18.

Non-duty in Service Retirement Benefits

Survivors of employees who die while actively employed are not eligible for retiree health care benefits.

Duty and Non-duty Disabled Retirement Benefits

Employees who retire under a disability retirement are eligible for retiree health care benefits as long as they are covered on the health insurance plan at the time of retirement and meet the criteria as listed under the normal retirement benefits.

Benefits for Spouses of Retired Employees

Retiree may purchase retiree health care coverage for eligible spouses and dependents at their own expense. Surviving spouses and dependents of deceased retired member's insurance coverage will terminate the end of the month the retiree dies.

Non-Medicare and Medicare-Eligible Provisions

City of Taylor coverage ceases when the retiree becomes eligible for Medicare coverage. Retirees are required to enroll in Medicare once they are eligible. Retiree pays full Medicare premiums.

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Vision Coverage

Vision coverage is part of the health insurance plan at no extra cost.

Dental Coverage

City of Taylor does not offer dental coverage for retirees or their dependents. This is offered as Cobra insurance. If the retiree is interested then the retiree pays the premium.

Life Insurance Coverage

Life insurance coverage is part of the Pension plan at \$7,500 for retirees and one times the annual salary for active employees.

Retiree Opt-Out

Retirees who decide to opt-out of the retiree health care plan will not be eligible to opt back in when coverage from cobra or another entity ceases. There is no additional premium payment provided for those who opt out of the retiree health care plan.

Benefits Paid By the Plan

Retiree medical coverage is the same coverage provided to active City of Taylor employees in accordance with the term and conditions of the current City's health plan. Employees retiring after August 11, 2005 the City of Taylor will pay only the premium amount paid by the City for its active employees provided the retiree pays the difference.

Discount Rate

The discount rate used to measure the Total OPEB Liability was 4.06%. The discount rate was based on the Bond Buyer GO Bond 20 Year Index rate as of September 30, 2018.

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 4.06%, as well as what the City's net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (3.06%) or 1-percentage-point higher (5.06%) than the current rate:

1% Decrease (3.06%)	Current Single Rate Assumption 4.06%	1% Increase (5.06%)
\$ 396,262	\$ 635,793	\$ 582,922

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NOTES TO FINANCIAL STATEMENTS, Continued
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Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at 9/30/2017	\$ 582,022
Changes for the year:	
Service Cost	42,669
Interest	25,079
Benefit payments	(13,977)
Net changes	53,771
Balance at 9/30/2018	\$ 635,793

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2018, the City recognized OPEB expense of \$67,748. There were no deferred inflows or outflows related to this plan.

Employees covered by benefit terms

At the September 30, 2018 valuation and measurement date, the following employees were covered by the benefit terms:

<u>Status</u>	<u>Employee</u>	<u>Employee & Spouse</u>
Inactive employees or beneficiaries currently receiving benefits	2	-
Active employees	111	15
Total	113	15

Funding Status and Funding Progress

Actuarial valuations of an ongoing program involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the Program and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as RSI following the notes to the financial statements, presents multi-year trend information about whether the actuarial value of Program, assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits. The current valuation dated and measured as of September 30, 2018 uses the mortality table: RPG 2014 Total Table with Projection MP-2019 and turnover: rates

City of Taylor, Texas

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varying based on genera, age, and select and ultimate at 9 years. Rates based on the TMRS actuarial assumptions from the 2017 retirement plan valuation report.

Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive program (the program as understood by the employer and the Program members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and Program members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

The following is a summary of the actuarial assumptions:

Actuarial Cost Method	Entry Age Normal Cost
Amortization Method	Level Percent-of-Payroll
Asset Valuation Method	N/A
Discount Rate	4.06%
Inflation Rate	3.00%
Salary Growth	3.5%
Healthcare Cost Trend Rate (Initial/Ultimate)	5.0% for medical

G. Tax Abatement Disclosures

The City of Taylor negotiates property tax abatement agreements on an individual basis. The City has tax abatement agreements with three entities as of September 30, 2018:

<u>Purpose</u>	<u>Percentage of Taxes Abated during the Fiscal Year</u>	<u>Amount of Taxes Abated during the Fiscal Year Property Tax</u>	<u>Amount of Taxes Abated during the Fiscal Year Sales Tax</u>
Cabinet and door manufacturer to conduct business in City limits for creation of employment opportunities and economic activity.	50%	\$ -	\$ 31,997
Construction of a 12,500sf food and entertainment venue to create positive economic benefits through employment and tax revenue.	90%	8,738	-
Construction and operation of a window manufacturing business create positive economic benefits through employment and tax revenue.	50%	4,786	-
Total		\$ 13,524	\$ 31,997

Each agreement was negotiated under Article III, Section 52-a, Texas Constitution, and Chapter 380, Texas Local Gov't Code, stating that the City may establish and provide for the

City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

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administration of a program for making loans and grants of public money to promote state or local economic development and to stimulate business and commercial activity in the municipality. The agreement is in accordance with Section 501.103, Texas Local Gov't Code. Taxes were abated through a rebate of taxes received. Recipients of the sales tax abatements agree to operate within the City limits through the term of their agreement.

The City has not made any commitments as part of the agreements other than to reduce taxes. The City is not subject to any tax abatement agreements entered into by other governmental entities. The City has chosen to disclose information about its tax abatement agreements individually. It established a quantitative threshold of 100% percent of the total dollar amount of taxes abated during the year.

H. Restatement

Due to the implementation of GASB No. 75, the City restated its beginning net position within governmental activities, business-type activities, public utilities, airport, cemetery operating, and equipment services to properly reflect the total OPEB liability and related deferred outflows and inflows of resources, as prescribed by this accounting standard. This adjustment was recorded at the fund level for proprietary funds only and recorded at the government-wide level for both governmental and business-type activities. The restatement of beginning net position/fund balance is as follows:

		<u>Governmental Activities</u>	<u>Equipment Services</u>	
Prior year ending net position/ fund balance as reported		\$ 45,195,384	\$ (72,163)	
Impact of implementation of GASB 75		(569,009)	(5,952)	
Restated beginning net position/fund balance		<u>\$ 44,626,375</u>	<u>\$ (78,115)</u>	

	<u>Business-Type Activities</u>	<u>Public Utilities</u>	<u>Airport</u>	<u>Cemetery Operating</u>
Prior year ending net position/fund balance as reported	\$ 16,236,173	\$ 13,027,349	\$ 3,038,732	\$ (41,939)
Impact of implementation of GASB 75	(52,944)	(48,575)	(1,774)	(2,595)
Restated beginning net position/fund balance	<u>\$ 16,183,229</u>	<u>\$ 12,978,774</u>	<u>\$ 3,036,958</u>	<u>\$ (44,534)</u>

I. Subsequent Events

There were no material subsequent events through March 8, 2019, the date the financial statements were issued.

REQUIRED SUPPLEMENTARY INFORMATION

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND (Page 1 of 2)

For the Year Ended September 30, 2018

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Property tax	\$ 6,097,589	\$ 6,160,461	\$ 6,160,461	\$ -
Sales tax	3,133,934	3,193,887	3,244,108	50,221
Franchise and local taxes	872,755	888,581	921,771	33,190
License and permits	283,220	280,039	280,039	-
Charges for services	299,400	279,208	279,208	-
Fines and forfeitures	465,005	336,665	349,049	12,384
Intergovernmental	156,735	173,490	174,610	1,120
Investment income	26,300	124,368	132,355	7,987
Other revenues	135,615	693,788	690,470	(3,318)
Total Revenues	11,470,553	12,130,487	12,232,071	101,584
Expenditures				
Current:				
General government				
City council	144,012	131,706	141,469	(9,763)
City management	543,753	592,353	593,974	(1,621)
Public information	144,894	136,959	136,960	(1)
Human resources	200,621	218,901	207,362	11,539
Financial services	623,028	547,492	548,696	(1,204)
Municipal court	349,225	377,121	381,057	(3,936)
Building maintenance	421,690	535,077	535,774	(697)
Information technology	144,785	168,009	168,196	(187)
Nondepartmental	575,082	356,429	241,690	114,739
Library grant/donation	14,399	19,212	19,213	(1)
Total general government	3,161,489	3,083,259	2,974,391	108,868
Culture and recreation				
Moody museum	6,691	5,711	5,712	(1)
Public library	470,691	456,223	457,484	(1,261)
Parks and recreation	879,048	848,857	845,055	3,802
Total culture and recreation	1,356,430	1,310,791	1,308,251	2,540

City of Taylor, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND (Page 2 of 2)

For the Year Ended September 30, 2018

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Community development				
Planning and development	\$ 823,085	\$ 728,241	\$ 730,122	\$ (1,881)
Main Street program	82,352	99,510	99,714	(204)
Total community development	905,437	827,751	829,836	(2,085)
Public safety				
Fire department	2,405,448	2,511,377	2,517,979	(6,602)
Police department	3,478,096	3,606,475	3,616,392	(9,917)
Animal control	196,374	198,436	198,810	(374)
Total public safety	6,079,918	6,316,288	6,333,181	(16,893)
Public works				
Maintenance	1,334,863	1,297,975	1,313,383	(15,408)
Engineering and inspection	129,771	90,774	90,774	-
Total public works	1,464,634	1,388,749	1,404,157	(15,408)
Total Expenditures	12,967,908	12,926,838	12,849,816	77,022
Revenues Over (Under) Expenditures	(1,497,355)	(796,351)	(617,745)	178,606
Other Financing Sources (Uses)				
Transfers in	1,609,200	1,609,200	1,609,200	-
Transfers (out)	(64,600)	-	(116,719)	(116,719) *
Total Other Financing Sources (Uses)	1,544,600	1,609,200	1,492,481	(116,719)
Net Change in Fund Balance	\$ 47,245	\$ 812,849	874,736	\$ 61,887
Beginning fund balance			4,572,604	
Ending Fund Balance			\$ 5,447,340	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

* Expenditures exceeded appropriations at the legal level of control.

City of Taylor, Texas

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS

Years Ended:

	12/31/2014	12/31/2015	12/31/2016
Total pension liability			
Service cost	\$ 849,391	\$ 969,566	\$ 968,428
Interest	1,722,971	1,807,443	1,820,956
Changes in benefit terms	-	-	-
Differences between expected and actual experience	(316,854)	(453,575)	(103,381)
Changes of assumptions	-	67,202	-
Benefit payments, including refunds of participant contributions	(889,978)	(1,327,734)	(1,139,378)
Net change in total pension liability	1,365,530	1,062,902	1,546,625
Total pension liability - beginning	24,634,171	25,999,701	27,062,603
Total pension liability - ending (a)	25,999,701	27,062,603	28,609,228
Plan fiduciary net position			
Contributions - employer	\$ 816,847	\$ 856,984	\$ 823,209
Contributions - members	443,939	477,619	472,404
Net investment income	1,123,153	31,157	1,428,482
Benefit payments, including refunds of participant contributions	(889,978)	(1,327,734)	(1,139,378)
Administrative expenses	(11,725)	(18,976)	(16,128)
Other	(964)	(937)	(867)
Net change in plan fiduciary net position	1,481,272	18,113	1,567,722
Plan fiduciary net position - beginning	19,631,609	21,112,881	21,130,994
Plan fiduciary net position - ending (b)	\$ 21,112,881	\$ 21,130,994	\$ 22,698,716
Fund's net pension liability - ending (a) - (b)	\$ 4,886,820	\$ 5,931,609	\$ 5,910,512
 Plan fiduciary net position as a percentage of the total pension liability	 81.20%	 78.08%	 79.34%
Covered payroll	\$ 6,341,992	\$ 6,823,122	\$ 6,748,626
Fund's net pension liability as a percentage of covered payroll	77.05%	86.93%	87.58%

Notes to schedule:

1) This schedule is presented to illustrate the requirement to show information for ten calendar years. However, until a full ten-year trend is compiled, only available information is shown.

	<u>12/31/2017</u>	¹
\$	1,041,311	
	1,924,860	
	-	
	(109,310)	
	-	
	(1,226,886)	
	<u>1,629,975</u>	
	<u>28,609,228</u>	
	<u>30,239,203</u>	
\$	865,382	
	508,931	
	3,147,066	
	(1,226,886)	
	(16,304)	
	(826)	
	<u>3,277,363</u>	
	<u>22,698,716</u>	
\$	<u>25,976,079</u>	
\$	<u><u>4,263,124</u></u>	

	85.90%
\$	7,246,423
	58.83%

City of Taylor, Texas

SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN

Years Ended:

	<u>9/30/2018</u>	<u>9/30/2017</u>	<u>9/30/2016</u>	<u>9/30/2015</u> ¹
Actuarially determined employer contributions	\$ 939,599	\$ 853,691	\$ 812,004	\$ 830,507
Contributions in relation to the actuarially determined contribution	\$ 939,599	\$ 853,691	\$ 812,004	\$ 830,507
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -
Annual covered payroll	\$ 7,900,339	\$ 7,124,866	\$ 6,602,710	\$ 6,572,876
Employer contributions as a percentage of covered payroll	11.89%	11.98%	12.30%	12.64%

1) This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.

NOTES TO SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN

Valuation Date:

Notes

Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	28 years
Asset Valuation Method	10 Year smoothed market; 15% soft corridor
Inflation	2.5%
Salary Increases	3.50% to 10.5% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2015 valuation pursuant to an experience study of the period 2010 - 2014
Mortality	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB

Other Information:

Notes

There were no benefit changes during the year.

City of Taylor, Texas

SCHEDULE OF CHANGES IN POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB) LIABILITY AND RELATED RATIOS

TEXAS MUNICIPAL RETIREMENT SYSTEM

SUPPLEMENTAL DEATH BENEFITS PLAN

Year Ended:

	<u>12/31/2017</u> ¹
Total OPEB liability	
Service cost	\$ 19,565
Interest	14,401
Changes in benefit terms	-
Differences between expected and actual experience	-
Changes of assumptions	33,502
	<u>(4,348)</u>
Net change in total OPEB liability	<u>63,120</u>
Total OPEB liability - beginning	<u>373,370</u>
Total OPEB liability - ending (a)	<u><u>\$ 436,490</u></u> ²
 Covered payroll	 \$ 7,246,423
City's total OPEB liability as a percentage of covered payroll	6.02%

Notes to schedule:

¹ This schedule is presented to illustrate the requirement to show information for ten calendar years. However, until a full ten-year trend is compiled, only available information is shown.

² No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB statement No. 75 to pay related benefits.

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City of Taylor, Texas

SCHEDULE OF CHANGES IN POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB) LIABILITY AND RELATED RATIOS RETIREE HEALTHCARE

Year Ended:

	<u>September 30, 2018</u> ¹
Total OPEB liability	
Service cost	\$ 42,669
Interest	25,079
Changes in benefit terms	-
Differences between expected and actual experience	-
Changes of assumptions	-
Benefit payments, including refunds of participant contributions	(13,977)
Net change in total OPEB liability	<u>53,771</u>
Total OPEB liability - beginning	<u>582,022</u>
Total OPEB liability - ending (a)	<u><u>\$ 635,793</u></u> ²
 Covered payroll	 \$ 6,466,936
City's total OPEB liability as a percentage of covered payroll	9.83%

Notes to schedule:

¹ This schedule is presented to illustrate the requirement to show information for ten calendar years. However, until a full ten-year trend is compiled, only available information is shown.

² No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB statement No. 75 to pay related benefits.

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***COMBINING AND INDIVIDUAL FUND FINANCIAL
STATEMENTS AND SCHEDULES***

City of Taylor, Texas
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2018

	<u>Hotel/ Motel Tax</u>	<u>Texas Capital</u>	<u>Main Street Revenue</u>	<u>Cemetery Land</u>	<u>Municipal Court Security/Tech</u>
<u>Assets</u>					
Cash and cash equivalents	\$ 81,119	\$ 4,252	\$ 68,572	\$ -	\$ 115,234
Investments	-	-	-	-	-
Accounts receivable, net	-	-	-	-	-
Due from other funds	-	-	-	203,945	-
Total Assets	<u>\$ 81,119</u>	<u>\$ 4,252</u>	<u>\$ 68,572</u>	<u>\$ 203,945</u>	<u>\$ 115,234</u>
<u>Liabilities</u>					
Accounts payable	\$ -	\$ -	\$ -	\$ 2	\$ -
Due to other funds	-	-	-	103,033	-
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>103,035</u>	<u>-</u>
<u>Fund Balances</u>					
Nonspendable	-	-	-	-	-
Restricted	81,119	4,252	68,572	100,910	115,234
Committed	-	-	-	-	-
Total Fund Balances	<u>81,119</u>	<u>4,252</u>	<u>68,572</u>	<u>100,910</u>	<u>115,234</u>
Total Liabilities and Fund Balances	<u>\$ 81,119</u>	<u>\$ 4,252</u>	<u>\$ 68,572</u>	<u>\$ 203,945</u>	<u>\$ 115,234</u>

<u>Drainage</u>	<u>Transportation User Fee</u>	<u>Total Nonmajor Special Revenue</u>	<u>Cemetery Permanent Fund</u>	<u>Total Nonmajor Governmental</u>
\$ -	\$ 821,248	\$ 1,090,425	\$ -	\$ 1,090,425
-	-	-	757,683	757,683
49,131	86,199	135,330	-	135,330
-	-	203,945	-	203,945
<u>\$ 49,131</u>	<u>\$ 907,447</u>	<u>\$ 1,429,700</u>	<u>\$ 757,683</u>	<u>\$ 2,187,383</u>
\$ -	\$ 22,887	\$ 22,889	\$ -	\$ 22,889
13,621	-	116,654	78,298	194,952
<u>13,621</u>	<u>22,887</u>	<u>139,543</u>	<u>78,298</u>	<u>217,841</u>
-	-	-	679,385	679,385
-	-	370,087	-	370,087
35,510	884,560	920,070	-	920,070
<u>35,510</u>	<u>884,560</u>	<u>1,290,157</u>	<u>679,385</u>	<u>1,969,542</u>
\$ 49,131	\$ 907,447	\$ 1,429,700	\$ 757,683	\$ 2,187,383

City of Taylor, Texas

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS For the Year Ended September 30, 2018

	Hotel/ Motel Tax	Texas Capital	Main Street Revenue	Cemetery Land	Municipal Court Security/Tech
<u>Revenues</u>					
Hotel occupancy tax	\$ 79,229	\$ -	\$ -	\$ -	\$ -
Charges for services	-	-	-	-	-
Fines and fees	-	-	-	-	24,231
Intergovernmental	-	-	30,000	-	-
Other revenue	-	-	27,403	-	-
Investment income	-	-	-	2,450	-
Total Revenues	79,229	-	57,403	2,450	24,231
<u>Expenditures</u>					
General government	67,724	-	49,564	-	27,329
Public works	-	-	-	-	-
Capital outlay	-	-	-	-	-
Unrealized loss on investments	-	-	-	-	-
Total Expenditures	67,724	-	49,564	-	27,329
Revenues Over (Under) Expenditures	11,505	-	7,839	2,450	(3,098)
<u>Other Financing Sources (Uses)</u>					
Transfers in	-	-	19,600	-	-
Transfers (out)	(5,000)	-	-	(95,716)	-
Total Other Financing Sources (Uses)	(5,000)	-	19,600	(95,716)	-
Net Change in Fund Balances	6,505	-	27,439	(93,266)	(3,098)
Beginning fund balances	74,614	4,252	41,133	194,176	118,332
Ending Fund Balances	\$ 81,119	\$ 4,252	\$ 68,572	\$ 100,910	\$ 115,234

<u>Drainage</u>	<u>Transportation User Fee</u>	<u>Total Nonmajor Special Revenue</u>	<u>Cemetery Permanent Fund</u>	<u>Total Nonmajor Governmental</u>
\$ -	\$ -	\$ 79,229	\$ -	\$ 79,229
486,165	781,258	1,267,423	7,805	1,275,228
-	-	24,231	-	24,231
-	-	30,000	-	30,000
-	-	27,403	-	27,403
-	-	2,450	26,987	29,437
<u>486,165</u>	<u>781,258</u>	<u>1,430,736</u>	<u>34,792</u>	<u>1,465,528</u>
658	-	145,275	75	145,350
-	90,571	90,571	-	90,571
1,766	-	1,766	-	1,766
-	-	-	557	557
<u>2,424</u>	<u>90,571</u>	<u>237,612</u>	<u>632</u>	<u>238,244</u>
483,741	690,687	1,193,124	34,160	1,227,284
-	-	19,600	-	19,600
<u>(927,934)</u>	<u>(715,091)</u>	<u>(1,743,741)</u>	<u>(25,627)</u>	<u>(1,769,368)</u>
<u>(927,934)</u>	<u>(715,091)</u>	<u>(1,724,141)</u>	<u>(25,627)</u>	<u>(1,749,768)</u>
(444,193)	(24,404)	(531,017)	8,533	(522,484)
479,703	908,964	1,821,174	670,852	2,492,026
<u>\$ 35,510</u>	<u>\$ 884,560</u>	<u>\$ 1,290,157</u>	<u>\$ 679,385</u>	<u>\$ 1,969,542</u>

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL I&S FOR CO BONDS

For the Year Ended September 30, 2018

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Property taxes	\$ 1,958,166	\$ 2,082,235	\$ 2,079,214	\$ (3,021)
Investment income	4,700	25,170	25,171	1
Total Revenues	<u>1,962,866</u>	<u>2,107,405</u>	<u>2,104,385</u>	<u>(3,020)</u>
Expenditures				
Debt service:				
Principal retirement	1,425,000	1,273,888	1,455,000	(181,112)
Interest and fiscal charges	713,168	647,848	689,374	(41,526)
Bond issuance costs	-	-	41,772	(41,772)
Total Expenditures	<u>2,138,168</u>	<u>1,921,736</u>	<u>2,186,146</u>	<u>(264,410) *</u>
Excess of Revenues Over (Under) Expenditures	<u>(175,302)</u>	<u>185,669</u>	<u>(81,761)</u>	<u>(267,430)</u>
Other Financing Sources (Uses)				
Transfers in	131,525	-	222,638	222,638
Transfers (out)	-	-	(7,447)	(7,447)
Issuance of bonds	-	-	1,435,000	1,435,000
Premium	-	-	162,303	162,303
Payment to refunding bond escrow agent	-	-	(1,544,766)	(1,544,766)
Total Other Financing Sources (Uses)	<u>131,525</u>	<u>-</u>	<u>267,728</u>	<u>267,728</u>
Net Change in Fund Balance	<u>\$ (43,777)</u>	<u>\$ 185,669</u>	<u>185,967</u>	<u>\$ 298</u>
Beginning fund balance			390,119	
Ending Fund Balance			<u>\$ 576,086</u>	

Notes to Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

* Expenditures exceeded appropriations at the legal level of control.

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL HOTEL/MOTEL TAX

For the Year Ended September 30, 2018

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>				
Hotel occupancy tax	\$ 77,835	\$ 83,574	\$ 79,229	\$ (4,345)
Total Revenues	<u>77,835</u>	<u>83,574</u>	<u>79,229</u>	<u>(4,345)</u>
<u>Expenditures</u>				
General government	<u>50,000</u>	<u>67,724</u>	<u>67,724</u>	<u>-</u>
Total Expenditures	<u>50,000</u>	<u>67,724</u>	<u>67,724</u>	<u>-</u>
Excess of Revenues Over (Under) Expenditures	<u>27,835</u>	<u>15,850</u>	<u>11,505</u>	<u>(4,345)</u>
<u>Other Financing Sources (Uses)</u>				
Transfers (out)	<u>(5,000)</u>	<u>(5,000)</u>	<u>(5,000)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(5,000)</u>	<u>(5,000)</u>	<u>(5,000)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 22,835</u>	<u>\$ 10,850</u>	<u>6,505</u>	<u>\$ (4,345)</u>
Beginning fund balance			<u>74,614</u>	
Ending Fund Balance			<u>\$ 81,119</u>	

Notes to Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL MAIN STREET REVENUE

For the Year Ended September 30, 2018

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>				
Intergovernmental	\$ 30,000	\$ 30,000	\$ 30,000	-
Other revenue	25,000	27,403	27,403	\$ -
Total Revenues	<u>55,000</u>	<u>57,403</u>	<u>57,403</u>	<u>-</u>
<u>Expenditures</u>				
General government	69,900	49,564	49,564	-
Total Expenditures	<u>69,900</u>	<u>49,564</u>	<u>49,564</u>	<u>-</u>
Excess of Revenues Over (Under) Expenditures	<u>(14,900)</u>	<u>7,839</u>	<u>7,839</u>	<u>-</u>
<u>Other Financing Sources (Uses)</u>				
Transfers in	19,600	19,600	19,600	-
Total Other Financing Sources (Uses)	<u>19,600</u>	<u>19,600</u>	<u>19,600</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 4,700</u>	<u>\$ 27,439</u>	<u>27,439</u>	<u>\$ -</u>
Beginning fund balance			41,133	
Ending Fund Balance			<u>\$ 68,572</u>	

Notes to Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL MUNICIPAL COURT SECURITY AND TECHNOLOGY For the Year Ended September 30, 2018

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>				
Charges for services	\$ 14,200	\$ 24,232	\$ 24,231	\$ (1)
Total Revenues	<u>14,200</u>	<u>24,232</u>	<u>24,231</u>	<u>(1)</u>
<u>Expenditures</u>				
General government	10,320	27,330	27,329	1
Total Expenditures	<u>10,320</u>	<u>27,330</u>	<u>27,329</u>	<u>1</u>
Net Change in Fund Balance	<u>\$ 3,880</u>	<u>\$ (3,098)</u>	(3,098)	<u>\$ -</u>
Beginning fund balance			118,332	
Ending Fund Balance			<u>\$ 115,234</u>	

Notes to Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL TAX INCREMENT FINANCING For the Year Ended September 30, 2018

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>				
Charges for services	\$ 182,309	\$ 176,962	\$ 176,962	\$ -
Intergovernmental	108,068	103,456	103,456	-
Investment income	2,650	10,311	10,311	-
Total Revenues	<u>293,027</u>	<u>290,729</u>	<u>290,729</u>	<u>-</u>
<u>Expenditures</u>				
General government	55,000	269,171	269,171	-
Total Expenditures	<u>55,000</u>	<u>269,171</u>	<u>269,171</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 238,027</u>	<u>\$ 21,558</u>	21,558	<u>\$ -</u>
Beginning fund balance			<u>734,027</u>	
Ending Fund Balance			<u>\$ 755,585</u>	

Notes to Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL DRAINAGE

For the Year Ended September 30, 2018

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>				
Charges for services	\$ 498,409	\$ 474,877	\$ 486,165	\$ 11,288
Total Revenues	<u>498,409</u>	<u>474,877</u>	<u>486,165</u>	<u>11,288</u>
<u>Expenditures</u>				
General government	500	657	658	(1)
Capital outlay	-	1,766	1,766	-
Total Expenditures	<u>500</u>	<u>2,423</u>	<u>2,424</u>	<u>(1)</u>
Excess of Revenues Over (Under) Expenditures	<u>497,909</u>	<u>472,454</u>	<u>483,741</u>	<u>11,287</u>
<u>Other Financing Sources (Uses)</u>				
Transfers (out)	(311,525)	(927,934)	(927,934)	-
Total Other Financing Sources (Uses)	<u>(311,525)</u>	<u>(927,934)</u>	<u>(927,934)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 186,384</u>	<u>\$ (455,480)</u>	<u>(444,193)</u>	<u>\$ 11,287</u>
Beginning fund balance			479,703	
Ending Fund Balance			<u>\$ 35,510</u>	

Notes to Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL CEMETERY PERMANENT

For the Year Ended September 30, 2018

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Charges for services	\$ 3,000	\$ 7,805	\$ 4,805
Investment income	12,000	26,987	14,987
Total Revenues	15,000	34,792	19,792
<u>Expenditures</u>			
General government	10	75	(65)
Unrealized loss on investments	-	557	(557)
Total Expenditures	10	632	(622) *
Excess of Revenues Over (Under) Expenditures	14,990	34,160	19,170
<u>Other Financing Sources (Uses)</u>			
Transfers (out)	(12,000)	(25,627)	(13,627)
Total Other Financing Sources (Uses)	(12,000)	(25,627)	(13,627) *
Net Change in Fund Balance	\$ 2,990	8,533	\$ 5,543
Beginning fund balance		670,852	
Ending Fund Balance		\$ 679,385	

Notes to Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

* Expenditures exceeded appropriations at the legal level of control.

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL TRANSPORTATION USER FEE For the Year Ended September 30, 2018

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>				
Charges for services	\$ 792,604	\$ 765,690	\$ 781,258	\$ 15,568
Total Revenues	<u>792,604</u>	<u>765,690</u>	<u>781,258</u>	<u>15,568</u>
<u>Expenditures</u>				
Public works	200,000	90,571	90,571	-
Total Expenditures	<u>200,000</u>	<u>90,571</u>	<u>90,571</u>	<u>-</u>
Excess of Revenues Over (Under) Expenditures	<u>592,604</u>	<u>675,119</u>	<u>690,687</u>	<u>15,568</u>
<u>Other Financing Sources (Uses)</u>				
Transfers (out)	(610,000)	(715,091)	(715,091)	-
Total Other Financing Sources (Uses)	<u>(610,000)</u>	<u>(715,091)</u>	<u>(715,091)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ (17,396)</u>	<u>\$ (39,972)</u>	<u>(24,404)</u>	<u>\$ 15,568</u>
Beginning fund balance			908,964	
Ending Fund Balance			<u>\$ 884,560</u>	

Notes to Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas
STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
September 30, 2018

	Equipment Services	Equipment Replacement	Total
<u>Assets</u>			
<u>Current Assets</u>			
Cash and cash equivalents	\$ 10,015	\$ 2,287,728	\$ 2,297,743
Due from other funds	8,213	-	8,213
Total Current Assets	18,228	2,287,728	2,305,956
<u>Noncurrent Assets</u>			
Capital assets:			
Machinery and equipment	-	2,070,441	2,070,441
Total Noncurrent Assets	-	2,070,441	2,070,441
Total Assets	18,228	4,358,169	4,376,397
<u>Deferred Outflows of Resources</u>			
Pension contributions	11,106	-	11,106
SDB OPEB contributions	65		65
SDB OPEB (gains) losses	442	-	442
Pension assumption changes	264	-	264
Total Deferred Outflows of Resources	11,877	-	11,877
<u>Liabilities</u>			
<u>Current Liabilities</u>			
Accounts payable and accrued liabilities	11,441	27,079	38,520
Current maturities of long-term liabilities	4,451	533,026	537,477
Due to other funds	-	9,573	9,573
Total Current Liabilities	15,892	569,678	585,570
<u>Noncurrent Liabilities</u>			
Long-term liabilities	494	3,384,493	3,384,987
OPEB liability	7,017	-	7,017
Net pension liability	68,532	-	68,532
Total Liabilities	91,935	3,954,171	4,046,106
<u>Deferred Inflows of Resources</u>			
Pension investment earnings	10,679	-	10,679
Pension (gains) losses	4,286	-	4,286
Total Deferred Inflows of Resources	14,965	-	14,965
<u>Net Position</u>			
Net investment in capital assets	-	1,051,521	1,051,521
Unrestricted	(76,795)	(647,523)	(724,318)
Total Net Position	\$ (76,795)	\$ 403,998	\$ 327,203

See Notes to Financial Statements.

City of Taylor, Texas

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION INTERNAL SERVICE FUNDS

For the Year Ended September 30, 2018

	Equipment Services	Equipment Replacement	Total
<u>Operating Revenues</u>			
Charges for services	\$ 676,492	\$ 525,962	\$ 1,202,454
Other revenue	2,084	51,059	53,143
Total Operating Revenues	678,576	577,021	1,255,597
<u>Operating Expenses</u>			
Personnel services	157,316	-	157,316
Contractual services	519,940	4,926	524,866
Depreciation	-	573,528	573,528
Total Operating Expenses	677,256	578,454	1,255,710
Operating Income (Loss)	1,320	(1,433)	(113)
<u>Nonoperating Revenues (Expenses)</u>			
Investment income	-	6,024	6,024
Interest expense	-	(53,572)	(53,572)
Bond issuance costs	-	(42,599)	(42,599)
Total Nonoperating Revenues (Expenses)	-	(90,147)	(90,147)
<u>Transfers</u>			
Transfers in	-	396,249	396,249
Total Transfers	-	396,249	396,249
Change in Net Position	1,320	304,669	305,989
Beginning net position	(78,115)	99,329	21,214
Ending Net Position	\$ (76,795)	\$ 403,998	\$ 327,203

See Notes to Financial Statements.

City of Taylor, Texas
STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS (Page 1 of 2)
For the Year Ended September 30, 2018

	Equipment Services	Equipment Replacement	Total
<u>Cash Flows from Operating Activities</u>			
Receipts from customers	\$ 678,576	\$ 577,021	\$ 1,255,597
Payments to suppliers and contractors	(533,783)	(188,694)	(722,477)
Payments to employees for salaries and benefits	(159,072)	-	(159,072)
Net Cash Provided (Used) by Operating Activities	(14,279)	388,327	374,048
<u>Cash Flows from Noncapital Financing Activities</u>			
Transfer in	-	396,249	396,249
Net Cash Provided (Used) by Noncapital Financing Activities	-	396,249	396,249
<u>Cash Flows from Capital and Related Financing Activities</u>			
Purchases of capital assets	-	(382,358)	(382,358)
Proceeds from capital debt	-	2,456,670	2,456,670
Principal paid on capital debt	-	(481,013)	(481,013)
Bond issuance costs paid	-	(42,599)	(42,599)
Interest paid on capital debt	-	(53,572)	(53,572)
Net Cash Provided (Used) by Capital and Related Financing Activities	-	1,497,128	1,497,128
<u>Cash Flows from Investing Activities</u>			
Interest on investments	-	6,024	6,024
Net Cash Provided by Investing Activities	-	6,024	6,024
Net (Decrease) in Cash and Cash Equivalents	(14,279)	2,287,728	2,273,449
Beginning cash and cash equivalents	24,294	-	24,294
Ending Cash and Cash Equivalents	\$ 10,015	\$ 2,287,728	\$ 2,297,743

See Notes to Financial Statements.

City of Taylor, Texas
STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS (Page 2 of 2)
For the Year Ended September 30, 2018

	<u>Equipment Services</u>	<u>Equipment Replacement</u>	<u>Total</u>
<u>Reconciliation of Operating (Loss)</u>			
<u>to Net Cash Provided by Operating Activities</u>			
Operating Income (Loss)	\$ 1,320	\$ (1,433)	\$ (113)
Adjustments to reconcile operating income to net cash provided (used):			
Depreciation	-	573,528	573,528
Changes in Operating Assets and Liabilities:			
(Increase) Decrease in:			
Due to other funds	-	(182,073)	(182,073)
Deferred Outflows of Resources:			
Pension contributions	(1,070)	-	(1,070)
OPEB contributions	(15)	-	(15)
OPEB gains/losses	(442)	-	(442)
Pension investment experience	26,417	-	26,417
Pension assumption changes	279	-	279
Increase (Decrease) in:			
Accounts payable	(13,843)	(1,695)	(15,538)
Compensated absences	1,960	-	1,960
Net pension liability	(27,685)	-	(27,685)
OPEB liability	1,015	-	1,015
Deferred Inflows of Resources:			
Actual experience vs. assumption	(2,215)	-	(2,215)
Net Cash Provided (Used) by Operating Activities	<u><u>\$ (14,279)</u></u>	<u><u>\$ 388,327</u></u>	<u><u>\$ 374,048</u></u>
<u>Schedule of Non-Cash Capital and Related</u>			
<u>Financing Activities</u>			
Capital lease issuance	\$ -	\$ 206,686	\$ -

See Notes to Financial Statements.

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STATISTICAL SECTION

This part of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	Page
Financial Trends	116
<i>These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.</i>	
Revenue Capacity	126
<i>These schedules contain information to help the reader assess the City's most significant local revenue source, property tax.</i>	
Debt Capacity	132
<i>These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.</i>	
Demographic and Economic Information	139
<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.</i>	
Operating Information	141
<i>These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.</i>	

City of Taylor, Texas
NET POSITION BY COMPONENT
Last Ten Fiscal Years (Unaudited)
(accrual basis of accounting)

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Governmental activities				
Net investment in capital assets	\$ 45,342,543	\$ 42,810,269	\$ 41,563,836	\$ 41,623,407
Restricted	3,580,816	2,627,354	3,248,859	2,787,325
Unrestricted (Deficit)	<u>(1,503,635)</u>	<u>(812,248)</u>	<u>(1,790,067)</u>	<u>(1,155,715)</u>
Total governmental activities net position	<u><u>\$ 47,419,724</u></u>	<u><u>\$ 44,625,375</u></u>	<u><u>\$ 43,022,628</u></u>	<u><u>\$ 43,255,017</u></u>
Business-type activities				
Net investment in capital assets	\$ 16,205,762	\$ 13,463,393	\$ 13,597,654	\$ 13,247,923
Unrestricted (Deficit)	<u>4,248,544</u>	<u>2,719,836</u>	<u>658,527</u>	<u>220,034</u>
Total business-type activities net position	<u><u>\$ 20,454,306</u></u>	<u><u>\$ 16,183,229</u></u>	<u><u>\$ 14,256,181</u></u>	<u><u>\$ 13,467,957</u></u>
Primary government				
Net investment in capital assets	\$ 61,548,305	\$ 56,273,662	\$ 55,161,490	\$ 54,871,330
Restricted	3,580,816	2,627,354	3,248,859	2,787,325
Unrestricted	<u>2,744,909</u>	<u>1,907,588</u>	<u>(1,131,540)</u>	<u>(935,681)</u>
Total primary government net position	<u><u>\$ 67,874,030</u></u>	<u><u>\$ 60,808,604</u></u>	<u><u>\$ 57,278,809</u></u>	<u><u>\$ 56,722,974</u></u>

<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
\$ 41,768,181	\$ 42,658,990	\$ 39,458,232	\$ 42,533,107	\$ 41,533,094	\$ 43,701,642
2,676,573	2,630,586	7,311,640	4,142,402	3,253,125	1,055,079
<u>(1,311,590)</u>	<u>2,842,851</u>	<u>2,436,264</u>	<u>2,753,160</u>	<u>3,916,431</u>	<u>3,369,829</u>
<u><u>\$ 43,133,164</u></u>	<u><u>\$ 48,132,427</u></u>	<u><u>\$ 49,206,136</u></u>	<u><u>\$ 49,428,669</u></u>	<u><u>\$ 48,702,650</u></u>	<u><u>\$ 48,126,550</u></u>
\$ 12,540,010	\$ 9,092,144	\$ 12,109,434	\$ 12,332,757	\$ 12,419,757	\$ 11,782,669
<u>1,146,589</u>	<u>5,339,652</u>	<u>1,967,586</u>	<u>1,533,418</u>	<u>(216,991)</u>	<u>560,831</u>
<u><u>\$ 13,686,599</u></u>	<u><u>\$ 14,431,796</u></u>	<u><u>\$ 14,077,020</u></u>	<u><u>\$ 13,866,175</u></u>	<u><u>\$ 12,202,766</u></u>	<u><u>\$ 12,343,500</u></u>
\$ 54,308,191	\$ 51,751,134	\$ 51,567,666	\$ 54,865,864	\$ 53,952,851	\$ 55,484,311
2,676,573	2,630,586	7,311,640	4,142,402	3,253,125	1,055,079
<u>(165,001)</u>	<u>8,182,503</u>	<u>4,403,850</u>	<u>4,286,578</u>	<u>3,699,440</u>	<u>3,930,660</u>
<u><u>\$ 56,819,763</u></u>	<u><u>\$ 62,564,223</u></u>	<u><u>\$ 63,283,156</u></u>	<u><u>\$ 63,294,844</u></u>	<u><u>\$ 60,905,416</u></u>	<u><u>\$ 60,470,050</u></u>

City of Taylor, Texas

CHANGES IN NET POSITION

Last Ten Fiscal Years (Unaudited)

(accrual basis of accounting)

	2018	2017	2016	2015
Expenses				
Governmental activities:				
General government	\$ 3,379,283	\$ 3,903,456	\$ 3,647,370	\$ 4,860,808
Culture and recreation	1,252,029	1,266,740	1,132,102	1,098,786
Community services	833,796	854,916	866,779	628,159
Public safety	6,404,119	5,987,519	5,292,525	5,233,324
Public works	3,230,070	3,012,792	2,767,401	2,839,114
Interest on long-term debt	983,114	931,650	946,971	911,760
Total governmental activities expenses	16,082,411	15,957,073	14,653,148	15,571,951
Business-type activities:				
Public utilities fund	1,570,587	5,036,902	5,287,437	5,167,958
Airport fund	4,027,016	380,583	386,176	407,521
Cemetery operating fund	352,703	172,778	178,182	146,682
Sanitation fund	1,353,464	1,378,240	1,362,258	-
Interest on long-term debt	939,376	932,864	861,912	1,067,397
Total business-type activities expenses	8,243,146	7,901,367	8,075,965	6,789,558
Total primary government expenses	\$ 24,325,557	\$ 23,858,440	\$ 22,729,113	\$ 22,361,509
Program Revenues				
Governmental activities:				
Charges for services:				
General government	\$ 1,348,310	\$ 1,433,520	\$ 795,794	\$ 1,732,647
Public safety	373,280	279,426	248,042	266,967
Public works	486,165	332,653	326,121	299,593
Community services	-	-	-	-
Operating grants and contributions	204,610	126,478	498,965	141,889
Capital grants and contributions	1,319,107	2,166,109	353,415	470,172
Total governmental activities program revenues	3,731,472	4,338,186	2,222,337	2,911,268
Business-type activities:				
Charges for services:				
Public utilities fund	9,756,417	9,081,323	7,804,655	6,300,263
Airport fund	413,634	364,728	426,245	450,606
Cemetery fund	158,910	86,733	145,705	117,340
Sanitation fund	1,608,016	1,642,591	1,638,338	-
Capital grants and contributions	2,263,131	-	24,580	530,695
Total business-type activities program revenues	14,200,108	11,175,375	10,039,523	7,398,904
Total primary government program revenues	\$ 17,931,580	\$ 15,513,561	\$ 12,261,860	\$ 10,310,172

2014	2013	2012	2011	2010	2009
\$ 4,862,420	\$ 4,770,073	\$ 3,820,796	\$ 4,106,565	\$ 4,274,435	\$ 4,038,624
1,109,876	1,112,269	1,056,650	-	-	-
661,224	655,822	502,428	343,860	-	-
5,135,384	4,654,499	4,501,449	4,937,819	4,986,776	4,799,854
2,919,795	2,905,400	2,778,499	4,334,567	4,159,734	3,797,620
970,486	1,009,285	900,074	826,560	760,678	723,851
15,659,185	15,107,348	13,559,896	14,549,371	14,181,623	13,359,949
4,865,365	4,696,288	4,883,367	6,005,089	5,607,082	5,250,058
473,911	480,214	395,849	426,345	430,473	408,404
163,769	133,354	120,031	88,368	-	-
-	-	-	-	-	-
1,107,014	1,202,405	1,219,817	-	-	-
6,610,059	6,512,261	6,619,064	6,519,802	6,037,555	5,658,462
\$ 22,269,244	\$ 21,619,609	\$ 20,178,960	\$ 21,069,173	\$ 20,219,178	\$ 19,018,411
\$ 1,740,528	\$ 1,631,501	\$ 2,283,280	\$ 2,515,187	\$ 2,378,935	\$ 2,257,670
319,668	323,928	247,130	382,919	287,821	308,439
330,203	325,698	69,481	-	-	-
-	-	-	338,965	-	-
129,182	127,201	-	-	-	-
142,440	184,969	-	707,816	1,813,591	1,230,851
2,662,021	2,593,297	2,599,891	3,944,887	4,480,347	3,796,960
6,875,146	6,929,109	7,150,801	7,568,944	6,227,101	5,897,077
484,048	500,255	426,859	669,510	427,323	466,097
135,458	118,160	120,529	119,721	-	-
-	-	-	-	-	-
79,326	164,979	-	-	-	-
7,573,978	7,712,503	7,698,189	8,358,175	6,654,424	6,363,174
\$ 10,235,999	\$ 10,305,800	\$ 10,298,080	\$ 12,303,062	\$ 11,134,771	\$ 10,160,134

City of Taylor, Texas
CHANGES IN NET POSITION (Continued)
Last Ten Fiscal Years (Unaudited)
(accrual basis of accounting)

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Net (Expenses) Revenue				
Governmental activities	\$ (12,350,939)	\$ (11,618,887)	\$ (12,430,811)	\$ (12,660,683)
Business-type activities	5,956,962	3,274,008	1,963,558	609,346
Total primary government net expense	<u>\$ (6,393,977)</u>	<u>\$ (8,344,879)</u>	<u>\$ (10,467,253)</u>	<u>\$ (12,051,337)</u>
General Revenues and Other Changes in Net Position				
Governmental activities:				
Taxes				
Property taxes	\$ 8,270,706	\$ 7,655,907	\$ 7,247,922	\$ 6,858,118
Sales taxes	3,244,108	2,989,454	2,962,203	2,952,740
Franchise taxes	1,001,000	938,187	939,301	1,087,771
Investment earnings	259,866	110,551	38,666	19,475
Other revenues	495,695	603,343	251,452	626,032
Transfers	1,873,913	1,493,201	1,416,323	1,251,871
Total governmental activities	<u>15,145,288</u>	<u>13,790,643</u>	<u>12,855,867</u>	<u>12,796,007</u>
Business-type activities:				
Investment earnings	48,199	24,796	2,825	465
Miscellaneous	139,829	174,389	208,164	423,418
Transfers	(1,873,913)	(1,493,201)	(1,386,323)	(1,251,871)
Total business-type activities	<u>(1,685,885)</u>	<u>(1,294,016)</u>	<u>(1,175,334)</u>	<u>(827,988)</u>
Total primary government	<u><u>\$ 13,459,403</u></u>	<u><u>\$ 12,496,627</u></u>	<u><u>\$ 11,680,533</u></u>	<u><u>\$ 11,968,019</u></u>
Change in Net Position				
Governmental activities	\$ 2,794,349	\$ 2,171,756	\$ 425,056	\$ 135,324
Business-type activities	4,271,077	1,979,992	788,224	(218,642)
Total primary government	<u><u>\$ 7,065,426</u></u>	<u><u>\$ 4,151,748</u></u>	<u><u>\$ 1,213,280</u></u>	<u><u>\$ (83,318)</u></u>

<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
\$ (12,997,164)	\$ (12,514,051)	\$ (10,960,005)	\$ (10,604,484)	\$ (9,701,276)	\$ (9,562,989)
963,919	1,200,242	1,079,125	1,838,373	616,869	704,712
<u>\$ (12,033,245)</u>	<u>\$ (11,313,809)</u>	<u>\$ (9,880,880)</u>	<u>\$ (8,766,111)</u>	<u>\$ (9,084,407)</u>	<u>\$ (8,858,277)</u>

\$ 6,420,308	\$ 6,374,806	\$ 6,212,695	\$ 6,078,005	\$ 5,811,529	\$ 5,741,878
2,744,362	2,535,174	2,411,533	2,219,629	2,239,952	2,248,042
1,103,835	1,055,651	890,874	816,039	845,234	801,124
31,020	38,322	25,783	38,451	114,902	140,589
212,420	384,719	391,765	1,373,359	435,759	930,977
1,244,003	1,051,670	869,999	805,020	830,000	1,128,168
<u>11,755,948</u>	<u>11,440,342</u>	<u>10,802,649</u>	<u>11,330,503</u>	<u>10,277,376</u>	<u>10,990,778</u>

412	3,149	5,467	10,086	16,284	64,899
161,510	203,055	221,503	619,970	56,113	80,922
(1,244,003)	(1,051,670)	(869,999)	(805,020)	(830,000)	(1,128,168)
<u>(1,082,081)</u>	<u>(845,466)</u>	<u>(643,029)</u>	<u>(174,964)</u>	<u>(757,603)</u>	<u>(982,347)</u>
<u>\$ 10,673,867</u>	<u>\$ 10,594,876</u>	<u>\$ 10,159,620</u>	<u>\$ 11,155,539</u>	<u>\$ 9,519,773</u>	<u>\$ 10,008,431</u>

\$ (1,241,216)	\$ (1,073,709)	\$ (157,356)	\$ 726,019	\$ 576,100	\$ 1,427,789
(118,162)	354,776	436,096	1,663,409	(140,734)	(277,635)
<u>\$ (1,359,378)</u>	<u>\$ (718,933)</u>	<u>\$ 278,740</u>	<u>\$ 2,389,428</u>	<u>\$ 435,366</u>	<u>\$ 1,150,154</u>

City of Taylor, Texas

FUND BALANCES OF GOVERNMENTAL FUNDS

Last Ten Fiscal Years (Unaudited)
(modified accrual basis of accounting)

	2018	2017	2016	2015
General Fund				
Restricted	\$ 1,955,258	\$ 1,133,876	\$ 1,223,913	\$ 865,526
Committed	10,785	10,785	10,785	10,785
Assigned	-	-	-	-
Unassigned	3,481,297	3,427,943	3,285,095	3,216,861
Total general fund	<u>\$ 5,447,340</u>	<u>\$ 4,572,604</u>	<u>\$ 4,519,793</u>	<u>\$ 4,093,172</u>
All Other Governmental Funds				
Reserved	\$ -	\$ -	\$ -	\$ -
Unreserved, reported in:				
Capital project funds	-	-	-	-
Non-spendable	679,385	670,852	703,783	697,882
Restricted	4,959,859	3,944,577	4,422,813	5,058,875
Committed	884,560	1,388,667	697,454	450,768
Total all other governmental funds	<u>\$ 6,523,804</u>	<u>\$ 6,004,096</u>	<u>\$ 5,824,050</u>	<u>\$ 6,207,525</u>

Notes: The City implemented GASB Statement No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions" in fiscal year 2011.

<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
\$ 778,132	\$ 781,021	\$ 612,452	\$ 615,461	\$ -	\$ -
10,785	10,785	10,785	17,739	-	-
-	-	409,969	-	-	-
3,290,862	3,686,745	3,855,829	2,943,662	3,567,124	3,899,851
<u>\$ 4,079,779</u>	<u>\$ 4,478,551</u>	<u>\$ 4,889,035</u>	<u>\$ 3,576,862</u>	<u>\$ 3,567,124</u>	<u>\$ 3,899,851</u>
\$ -	\$ -	\$ -	\$ -	\$ 3,353,764	\$ 1,055,079
-	-	-	-	499,523	392,573
701,766	697,543	729,268	735,606	-	-
7,244,749	7,778,543	6,389,661	2,886,566	-	-
462,996	450,114	327,257	155,415	-	-
<u>\$ 8,409,511</u>	<u>\$ 8,926,200</u>	<u>\$ 7,446,186</u>	<u>\$ 3,777,587</u>	<u>\$ 3,853,287</u>	<u>\$ 1,447,652</u>

City of Taylor, Texas

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS

Last Ten Fiscal Years (Unaudited)

(modified accrual basis of accounting)

	2018	2017	2016	2015
Revenues				
Taxes	\$ 12,484,783	\$ 11,583,548	\$ 11,297,631	\$ 10,880,953
Licenses, permits, and fees	280,039	331,723	282,906	214,560
Charges for services	1,554,436	1,434,450	839,009	1,817,680
Fines and forfeitures	373,280	279,426	248,042	266,967
Intergovernmental	1,523,717	2,292,587	673,865	612,061
Investment earnings	253,842	110,548	40,324	19,256
Other revenues	798,161	227,976	505,598	601,386
Total Revenues	17,268,258	16,260,258	13,887,375	14,412,863
Expenditures				
Current:				
General government	3,119,741	3,620,828	3,031,068	4,132,938
Culture and recreation	1,308,251	1,255,298	1,141,441	1,099,300
Community development	829,836	828,646	841,276	632,021
Public safety	6,333,181	5,705,113	5,134,332	5,174,338
Public works	1,494,728	1,304,925	1,153,524	1,252,245
Debt Service:				
Principal retirement	1,455,000	1,290,000	1,494,972	1,271,180
Interest and fiscal changes	689,374	725,728	692,008	861,304
Bond issuance costs	112,216	34,807	95,074	-
Capital outlay:	5,538,230	4,348,143	794,863	3,253,720
Unrealized loss on investments	557	35,019	-	-
Total Expenditures	20,881,114	19,148,507	14,378,558	17,677,046
Excess of Revenues Over (Under)				
Expenditures	(3,612,856)	(2,888,249)	(491,183)	(3,264,183)
Other financing sources (uses)				
Transfers in	3,576,414	2,441,818	2,029,948	1,822,939
Transfers (out)	(2,098,750)	(987,462)	(1,054,459)	(747,349)
Debt issuance	4,825,000	1,620,000	5,845,000	-
Premium on debt issuance	249,402	46,750	544,267	-
Lease issuance	-	-	-	-
Payments to escrow agent	(1,544,766)	-	(6,152,746)	-
Total Other Financing Sources (Uses)	5,007,300	3,121,106	1,212,010	1,075,590
Net Change in Fund Balances	\$ 1,394,444	\$ 232,857	\$ 720,827	\$ (2,188,593)
Debt service as percentage of noncapital expenditures	14.1%	13.6%	16.1%	14.6%

2014	2013	2012	2011	2010	2009
\$ 10,246,691	\$ 9,940,659	\$ 9,588,691	\$ 9,168,082	\$ 9,074,489	\$ 8,843,496
134,322	101,808	169,159	92,220	113,208	105,591
1,936,409	1,855,391	1,948,547	1,794,596	1,662,049	1,464,667
319,668	323,928	247,130	382,919	287,821	308,439
271,622	312,170	146,780	1,046,781	991,107	1,027,208
31,020	38,322	25,381	38,452	114,902	140,589
174,181	382,384	235,561	1,294,289	351,900	875,655
13,113,913	12,954,662	12,361,249	13,817,339	12,595,476	12,765,645
4,193,947	4,147,828	3,874,060	2,527,926	2,846,860	2,628,035
1,107,678	1,110,059	-	343,860	-	-
660,441	631,422	-	-	-	-
4,915,960	4,441,585	4,051,068	4,214,072	4,330,047	4,214,449
1,316,652	1,374,935	2,465,390	3,823,790	3,681,843	3,380,810
1,207,384	1,213,983	993,484	938,129	891,896	795,792
919,438	823,110	839,966	808,698	733,766	982,337
-	134,800	54,500	-	-	-
775,494	1,883,518	825,405	2,086,699	1,857,267	8,215,648
-	-	-	-	-	-
15,096,994	15,761,240	13,103,873	14,743,174	14,341,679	20,217,071
(1,983,081)	(2,806,578)	(742,624)	(925,835)	(1,746,203)	(7,451,426)
1,633,050	1,126,893	1,595,738	1,648,065	1,005,766	1,287,399
(565,430)	(578,678)	(747,342)	(853,657)	(182,037)	(169,422)
-	6,990,000	4,875,000	1,030,000	2,655,000	7,675,000
-	254,070	-	-	-	33,886
-	-	-	-	-	-
-	(4,132,346)	-	(964,535)	-	(4,662,789)
1,067,620	3,659,939	5,723,396	859,873	3,478,729	4,164,074
\$ (915,461)	\$ 853,361	\$ 4,980,772	\$ (65,962)	\$ 1,732,526	\$ (3,287,352)
14.7%	14.5%	15.0%	13.8%	13.0%	14.8%

City of Taylor, Texas

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

Last Ten Fiscal Years (Unaudited)

(amounts expressed in thousands)

Fiscal Year Ended Sept 30	Real Property			Personal Property		Less Exemptions Real Property
	Residential Assessed Value	Commercial Assessed Value	Agriculture	Personal	Other	
2009	\$ 439,446	\$ 218,102	\$ 36,496	\$ 116,084	\$ -	\$ 39,734
2010	455,517	211,709	39,355	114,305	-	39,031
2011	451,487	197,816	39,566	128,562	-	39,471
2012	444,086	220,153	38,771	144,280	-	26,915
2013	444,424	229,683	39,361	137,607	-	28,839
2014	482,453	238,861	43,761	133,642	-	31,398
2015	526,702	248,870	44,524	148,777	-	30,906
2016	579,978	264,734	48,240	155,488	-	34,349
2017	678,682	275,597	50,185	156,899	-	37,156
2018	737,483	291,010	52,915	154,804	-	43,906

Notes: The appraisal of property within the City is the responsibility of the Williamson County Appraisal District. The Appraisal District is required under the Texas Property Tax Code to appraise all property within the Appraisal District on the basis of 100% of its market value and is prohibited from applying any assessment ratios. In determining the market value of property, different methods of appraisal may be used, including the cost method of appraisal, the income method of appraisal, and the market data comparison basis of appraisal, and the method considered most appropriate by the chief appraiser is to be used. The value placed upon property within the Appraisal District is subject to review by a three member Appraisal Review Board.

Source: Williamson County Appraisal District.

Total Assessed Value	Tax Rate	Estimated Tax Value	Ratio of Total Assessed Value to Total Estimated Actual Value
\$ 770,394	\$ 0.79000	\$ 770,394	100.0%
781,855	0.79000	781,855	100.0%
777,960	0.81389	777,960	100.0%
820,375	0.81389	820,375	100.0%
822,236	0.81389	822,236	100.0%
867,319	0.81390	867,319	100.0%
937,967	0.81389	937,967	100.0%
1,014,091	0.81389	1,014,091	100.0%
1,124,207	0.80389	1,124,207	100.0%
1,192,307	0.79800	1,192,307	100.0%

City of Taylor, Texas
DIRECT AND OVERLAPPING PROPERTY TAX RATES
Last Ten Fiscal Years (Unaudited)

Fiscal Year	CITY OF TAYLOR			WILLIAMSON COUNTY			
	Operating	Debt Service	Total Rate	Operating	Debt Service	RD/FM Operating	Total Rate
2009	\$ 0.59627	\$ 0.19373	\$ 0.79000	\$ 0.29084	\$ 0.17000	\$ 0.03098	\$ 0.49182
2010	0.57796	0.21204	0.79000	0.28990	0.17000	0.03000	0.48990
2011	0.58982	0.22407	0.81389	0.28769	0.17000	0.03000	0.48769
2012	0.57302	0.24087	0.81389	0.28153	0.16750	0.04000	0.48903
2013	0.57302	0.24087	0.81389	0.28153	0.16750	0.04000	0.48903
2014	0.59069	0.22321	0.81390	0.27903	0.16750	0.04000	0.48653
2015	0.59344	0.22045	0.81389	0.27403	0.16750	0.04000	0.48153
2016	0.59344	0.22045	0.81389	0.26903	0.16750	0.04000	0.47653
2017	0.59949	0.20441	0.80389	0.26903	0.16750	0.04000	0.47653
2018	0.60178	0.19622	0.79800	0.25903	0.16750	0.04000	0.46653

Note: The entire City was located in Williamson County and within the Taylor Independent School District.

Source: Williamson County Tax Collector.

TAYLOR SCHOOL DISTRICT

Operating		Debt Service	Total Rate	Total Direct & Overlapping Rates
\$	1.04000	\$ 0.45000	\$ 1.49000	\$ 2.77182
	1.04000	0.43000	1.47000	2.74990
	1.04000	0.41000	1.45000	2.75158
	1.17000	0.28000	1.45000	2.75292
	1.17000	0.28000	1.45000	2.75292
	1.17000	0.28000	1.45000	2.75043
	1.17000	0.28000	1.45000	2.74542
	1.17000	0.40000	1.57000	2.86042
	1.17000	0.40000	1.57000	2.85042
	1.17000	0.40000	1.57000	2.83453

City of Taylor, Texas
PRINCIPAL PROPERTY TAX PAYERS
Current and Nine Years Ago (Unaudited)

Taxpayer	2018			2009		
	Assessed Valuation	Rank	Percentage of Total City Assessed Valuation	Assessed Valuation	Rank	Percentage of Total City Assessed Valuation
Electric Reliability Council of TX	\$ 31,800,000	1	2.67%	\$ -	-	-
Electric Reliability Council of TX	18,652,751	2	1.56%	-	-	-
Corecivic	14,414,050	3	1.21%	-	-	-
HEB Grocery Co LLP	11,522,827	4	0.97%	-	-	-
Durcon Laboratory Tops Inc	11,123,025	5	0.93%	-	-	-
ONCOR Electric Delivery Co	11,097,107	6	0.93%	-	-	-
Wal-Mart Real Estate Trust	9,859,648	7	0.83%	-	-	-
Union Pacific RR CO	9,336,245	8	0.78%	-	-	-
Taylor CPB Property LLC	6,359,478	9	0.53%	-	-	-
Taylor Plaza LLC	5,451,250	10	0.46%	-	-	-
Electric Reliability Council	-	-	-	\$ 22,084,500	1	2.87%
ERCOT	-	-	-	19,750,000	2	2.56%
CCA Properties of Texas LP	-	-	-	13,999,683	3	1.82%
HEB Grocery Co LP	-	-	-	12,072,768	4	1.57%
Wal-Mart Real Estate Trust	-	-	-	10,276,505	5	1.33%
ONCOR Electric Delivery Co	-	-	-	7,660,413	6	0.99%
Texas HWY 95 LP	-	-	-	6,879,346	7	0.89%
Taylor CPB Property LLC	-	-	-	6,422,252	8	0.83%
Wal-Mart Stores East Inc	-	-	-	5,724,771	9	0.74%
Durcon Laboratory Tops Inc	-	-	-	5,494,430	10	0.71%
Total	\$ 129,616,381			\$ 110,364,668		

Source: Williamson County Tax Collector.

City of Taylor, Texas
PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Tax Levy		Amount	Percentage of Tax Levy
2009	\$ 5,820,781	\$ 5,658,597	97.2%	\$ 158,488	\$ 5,817,085	99.9%
2010	5,802,025	5,694,713	98.2%	102,543	5,797,256	99.9%
2011	6,050,622	5,976,895	98.8%	67,484	6,044,379	99.9%
2012	6,195,426	6,119,868	98.8%	70,419	6,190,287	99.9%
2013	6,255,176	6,197,753	99.1%	51,654	6,249,407	99.9%
2014	6,352,505	6,292,672	99.1%	52,738	6,345,410	99.9%
2015	6,797,312	6,723,090	98.9%	59,477	6,782,567	99.8%
2016	7,318,681	7,245,999	99.0%	60,389	7,306,388	99.8%
2017	7,754,442	7,678,073	99.0%	49,116	7,727,189	99.6%
2018	8,377,844	8,274,955	98.8%	-	8,274,955	98.8%

Source: Williamson County Appraisal District Reports.

City of Taylor, Texas
RATIOS OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Governmental Activities					Note Payable
	General Obligation Bonds	Certificates of Obligation	Contractual Obligation	Capital Lease		
2009	\$ 10,582,740	\$ 7,333,955	\$ -	\$ 397,436	\$ -	
2010	9,878,545	9,877,038	-	281,737	-	
2011	9,192,005	9,768,476	145,398	418,071	-	
2012	8,723,764	14,516,902	120,375	351,050	-	
2013	8,739,097	16,479,268	93,267	340,278	-	
2014	7,884,431	16,183,943	68,244	582,143	-	
2015	7,059,764	15,796,861	43,221	379,215	285,899	
2016	11,871,687	10,230,646	-	1,425,252	228,547	
2017	10,205,000	11,490,000	-	1,310,951	424,225	
2018	10,635,000	15,010,000	-	1,232,192	582,657	

Notes: Details regarding the City's outstanding debt can be found in the notes to financial statements.

Business-type Activities					
Combination	General		Total	Percentage	
Tax & Revenue	Obligation		Primary	of Personal	Per
Bonds	Bonds		Government	Income	Capita
\$ 22,711,045	\$ 4,432,260	\$	45,457,436	12.82%	2,574
28,382,962	4,196,455		52,616,737	16.67%	3,464
25,441,524	5,982,995		50,948,469	16.05%	3,228
23,228,602	5,380,070		52,320,763	16.03%	3,254
21,420,022	5,971,060		53,042,992	16.11%	3,320
21,044,132	5,087,051		50,849,944	14.22%	3,085
20,650,000	4,178,042		48,393,002	14.90%	3,103
13,280,000	10,759,095		47,795,227	13.25%	2,900
16,690,000	8,685,000		48,805,176	12.08%	2,757
14,025,000	9,790,000		51,274,849	13.14%	3,019

City of Taylor, Texas
RATIOS OF NET GENERAL BONDED DEBT OUTSTANDING
Last Ten Fiscal Years (Unaudited)

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Total	Percentage of Actual Taxable Value¹ of Property	Per Capita²
2009	\$ 15,015,000	\$ 102,626	\$ 14,912,374	1.94%	844
2010	14,075,000	233,182	13,841,818	1.77%	911
2011	15,175,000	287,894	14,887,106	1.91%	943
2012	14,103,834	145,607	13,958,227	1.70%	868
2013	14,710,158	236,346	14,473,812	1.76%	906
2014	12,971,482	225,505	12,745,977	1.47%	773
2015	11,237,806	185,697	11,052,109	1.18%	709
2016	22,630,782	276,695	22,354,087	2.20%	1,356
2017	18,890,000	387,965	18,502,035	1.65%	1,045
2018	20,425,000	573,932	19,851,068	1.66%	1,169

¹See the Schedule of Assessed and Estimated Actual Value of Taxable Property for property value data.

²Population data can be found in the Schedule of Demographic and Economic Statistics.

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

City of Taylor, Texas
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
As of September 30, 2018 (Unaudited)

	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable¹</u>	<u>Estimated Share of Overlapping Debt</u>
Governmental Unit			
Debt repaid with property taxes:			
Williamson County	\$ 878,234,942	1.79%	\$ 15,720,405
Taylor ISD	66,404,943	100.00%	66,404,943
Subtotal, overlapping debt			<u>82,125,348</u>
 City of Taylor	 \$ 27,459,849	 100%	 <u>27,459,849</u>
 Total direct and overlapping debt			 <u><u>\$ 109,585,197</u></u>

Notes: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping by the residents and businesses of Statistical. This process recognizes that, when considering the city's ability governments that is borne to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply the every taxpayer is a resident--and therefore responsible for repaying the debt--of each overlapping government.

¹ For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the city's boundaries and dividing it by each unit's total taxable assessed value.

City of Taylor, Texas
LEGAL DEBT MARGIN INFORMATION
Last Ten Fiscal Years (Unaudited)
(amounts expressed in thousands)

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Debt limit	\$ 309,053	\$ 290,341	\$ 262,110	\$ 242,218
Total net debt applicable to limit	<u>30,850</u>	<u>29,915</u>	<u>25,164</u>	<u>37,137</u>
Legal debt margin	<u>\$ 278,203</u>	<u>\$ 260,426</u>	<u>\$ 236,946</u>	<u>\$ 205,082</u>

Legal Debt Margin Calculation for Fiscal Year 2018

Assessed value	\$ 1,192,307
Add back: exempt real property	43,906
Total assessed value	<u>1,236,213</u>
Debt limit (10% of total assessed value)	309,053
Debt applicable to limit:	
General obligation Total Debt	51,275
Less: Amount set aside for repayment of general obligation debt	<u>(20,425)</u>
Total net debt applicable to limit	<u>30,850</u>
Legal debt margin	<u>\$ 278,203</u>

Note: There is no direct debt limitation in the City Charter or under state law. The City operates under a Home Rule Charter (Article XI, Section 5, Texas Constitution), that limits the maximum tax rate, for all city purposes, to \$2.50 per \$100 assessed valuation. Administratively, the Attorney General of the State of Texas will permit allocation of \$1.50 of the \$2.50 maximum tax rate for general obligation debt service.

<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
\$ 224,679	\$ 212,769	\$ 211,823	\$ 204,358	\$ 205,222	\$ 202,532
<u>37,205</u>	<u>37,875</u>	<u>37,719</u>	<u>35,210</u>	<u>38,281</u>	<u>30,045</u>
<u><u>\$ 187,474</u></u>	<u><u>\$ 174,894</u></u>	<u><u>\$ 169,148</u></u>	<u><u>\$ 166,941</u></u>	<u><u>\$ 172,487</u></u>	<u><u>\$ 172,382</u></u>

City of Taylor, Texas
PLEDGED-REVENUE COVERAGE
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Water Revenue Bonds						
	Utility	Less:	Net				
	Service	Operating	Available	Debt Service			
	Charges	Expenses	Revenue	Principal	Interest	Coverage	
2009	\$ 5,965,725	\$ 3,250,434	\$ 2,715,291	\$ 2,675,000	\$ 664,190	81.3%	
2010	6,340,142	3,589,878	2,750,264	2,650,000	547,778	86.0%	
2011	8,185,627	3,386,091	4,799,536	-	-	100.0%	
2012	7,259,363	3,704,075	3,555,288	-	-	100.0%	
2013	6,929,109	3,529,757	3,399,352	-	-	100.0%	
2014	6,875,146	3,618,109	3,257,037	-	-	100.0%	
2015	6,300,263	3,824,509	2,475,754	-	-	100.0%	
2016	7,804,655	3,917,205	3,887,450	-	-	100.0%	
2017	9,081,323	3,769,347	5,311,976	-	-	100.0%	
2018	9,756,417	4,105,939	5,650,478	-	-	100.0%	

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.
Operating expenses do not include interest or depreciation.

City of Taylor, Texas

DEMOGRAPHIC AND ECONOMIC STATISTICS

Last Ten Fiscal Years (Unaudited)

Fiscal Year	Population¹	Personal Income³	Per Capita⁵ Personal Income	School Enrollment⁴	Unemployment Rate²
2009	17,663	\$ 371,698	\$ 20,082	3,115	6.7%
2010	15,191	\$ 392,160	20,780	3,086	7.7%
2011	15,783	\$ 305,582	20,116	3,086	7.1%
2012	16,080	\$ 326,360	20,296	3,178	6.8%
2013	15,979	\$ 329,263	20,606	3,239	5.6%
2014	16,483	\$ 337,502	21,691	4,178	4.2%
2015	15,595	\$ 324,891	20,833	4,333	3.4%
2016	16,483	\$ 360,763	21,887	4,547	3.3%
2017	17,701	\$ 404,149	22,832	4,249	2.8%
2018	16,982	\$ 390,263	22,981	4,368	2.8%

Data Sources:

- ¹ Texas State Data Center & Office of the State Demographer
- ² State Department of Labor and City-Data.com
- ³ US Census adjusted by CPI for inflation, expressed in thousands
- ⁴ Taylor Independent School District
- ⁵ U. S. Census Bureau American Fact Finder

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City of Taylor, Texas
PRINCIPAL EMPLOYERS
Current and Nine Years Ago (Unaudited)

Employer	2018		2009	
	No. Employees¹	Rank	No. Employees¹	Rank
ERCOT	600	1	-	
Taylor ISD	500	2	-	
Durcon, Inc	400	3	-	
Baylor Scott & White	180	4	-	
Corrections Corporation of Amer	160	5	-	
HEB Grocery Co	160	6	-	
City of Taylor	150	7	-	
Wal-Mart	125	8	-	
Floydco, Inc	120	9	-	
Burrow Cabinets/TaylorCraft	100	10	-	
ERCOT	-		630	1
Taylor ISD	-		550	2
Corrections Corp of America	-		282	3
Wal-Mart	-		265	4
John's Community Hospital	-		215	5
Durcon Laboratory Tops	-		207	6
Floyds Glass	-		151	7
HEB	-		150	8
City of Taylor	-		150	9
Burrows Cabinets	-		110	10
Total	2,495		2,710	

¹Source: www.mactexas.com.

City of Taylor, Texas

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM

Last Ten Fiscal Years (Unaudited)

Function / Program	2018	2017	2016	2015	2014
General Government					
Management services	5	4	4	4	4
Human resources	2	2	2	2	2
Finance	5	4	4	4	4
Municipal court	5	4	3	4	5
C D - planning	7	7	6	5	6
Main street	1	1	1	1	1
C D - recreation	-	-	-	-	-
Building	3	3	3	3	3
General services	1	1	1	1	1
Information technology	1	1	1	1	1
Other	1	1	1	1	1
Police					
Officers	29	27	27	27	27
Civilians	10	8	9	9	8
Animal control	4	3	2	1	2
Fire					
Firefighters and officers	23	23	23	23	23
Civilians	1	1	1	1	1
Other Public Works					
Engineering/inspection	1	1	1	1	2
Street maintenance	15	14	14	14	14
Grounds	-	-	-	-	-
Other	-	-	-	-	-
Parks and recreation	6	6	6	6	6
Library	8	9	8	7	7
Water	14	14	14	14	14
Wastewater	4	3	3	3	2
Utilities admin.	6	6	6	6	6
Airport	2	2	2	2	2
Cemetery	2	2	2	2	2
Fleet services	2	2	2	2	2
Total all governmental funds	157	149	146	144	146

2013	2012	2011	2010	2009
4	4	4	3	2
2	2	2	3	3
4	4	4	4	4
5	5	5	4	4
6	5	5	5	6
1	1	1	2	2
-	-	-	1	1
3	3	3	1	1
1	1	1	1	1
1	1	1	1	1
1	1	1	-	-
27	25	25	27	27
8	8	8	11	10
2	2	2	1	1
23	23	23	24	25
1	1	1	1	1
2	2	2	2	3
13	13	13	6	9
-	-	-	7	9
1	1	2	2	2
6	6	6	6	6
7	7	7	7	7
14	14	14	13	15
2	2	2	2	1
6	6	6	6	6
2	2	3	3	3
2	1	2	1	2
2	2	2	2	2
146	142	145	146	153

City of Taylor, Texas

OPERATING INDICATORS BY FUNCTIONS/PROGRAM

Last Ten Fiscal Years (Unaudited)

Function/Program	2018	2017	2016	2015
General government				
Building permits issued	70	95	94	63
Building inspections conducted	outsourced	outsourced	outsourced	outsourced
Public Safety				
Police:				
Physical arrests	708	573	813	722
Parking violations	15	37	36	33
Traffic violations	7,436	4,546	3,429	1,543
Fire:				
Emergency responses	2,118	2,281	2,127	2,036
Fires extinguished	80	82	44	64
Inspections	343	329	361	359
Highways and streets				
Street resurfacing (miles)	1	-	15	17
Potholes repaired	240	130	741	777
Recreation				
Athletic field permits issued	41	30	32	33
Library				
Volumes in collection	55,098	54,117	53,011	50,223
Total volumes borrowed	61,669	74,872	78,368	75,581
Water				
New connections	190	137	160	50
Water main breaks	360	353	222	235
Average daily consumption (millions of gallons)	2	2	2	3
Peak daily consumption (millions of gallons)	3	3	3	2
Wastewater				
Average daily treatment (millions of gallons)	1	1	2	2
Airport				
LL fuel (thousand gallon)	43	46	59	48
Jet A fuel (thousand gallon)	11	14	27	29
Landings / Take off (thousand)	17	14	12	9
Cemetery				
Lots sold	144	33	77	66.5
Municipal Court				
Cases processed	3,393	2,675	1,876	2,113
General Services				
Facilities				
Work orders	629	577	645	553
Fleet				
Work orders	870	941	834	903
Information Technology				
Personal computers / laptops	180	171	155	152
Service requests	629	475	415	407

2014	2013	2012	2011	2010	2009
129 outsourced	101 outsourced	82 1,637	33 1,291	35 540	481 410
717	669	653	653	699	730
54	67	86	76	87	63
1,604	3,615	2,660	3,388	2,457	3,489
1,915	1,069	1,813	2,225	1,788	2,302
61	56	45	110	112	121
316	137	194	315	503	427
10	-	-	-	-	-
655	461	771	171	741	1,430
30	37	37	36	24	-
47,952	44,850	45,413	46,099	42,733	40,330
78,186	79,187	87,895	91,408	88,622	81,893
44	96	720	1,246	1,240	872
352	437	445	584	350	515
2	2	2	3	2	2
3	3	4	4	3	3
1	2	1	2	2	2
46	45	35	47	56	67
23	32	23	26	23	26
14	14	11	12	12	11
80	84	75	63	63	40
2,562	4,158	4,852	6,863	7,278	6,419
538	453	450	423	417	-
816	1071	1,270	1,243	877	-
135	135	132	120	114	-
549	555	562	413	300	-

City of Taylor, Texas

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM

Last Ten Fiscal Years (Unaudited)

Function	2018	2017	2016	2015
Police				
Number of stations	1	1	1	1
Zone Officers	29	27	27	27
Number of patrol units	23	15	15	15
Fire				
Number of stations	2	2	2	2
Streets and Grounds				
Streets (miles)	114	106	106	106
Streetlights	1,114	1,114	1,114	1,113
Traffic signals	14	12	12	12
Recreation				
Acreage	463	462	462	462
Playgrounds	8	7	7	7
Baseball/softball diamonds	20	20	20	20
Swimming pools	1	2	2	2
Skate park	1	-	-	-
Tennis courts	8	8	8	8
Water				
Water mains	123	118	125	121
Fire hydrants	619	808	808	604
Storage capacity	5	5	5	5
Wastewater				
Treatment capacity	4	4	4	4
Sanitary sewer (miles)	91	95	95	90
Storm sewers (miles)	6	6	6	5
Airport				
Runway length (ft)	4,000	4,000	4,000	4,000
Hangar spaces	64	52	52	52
Tie-downs	27	27	27	27
Cemetery				
Acreage	135	135	135	135
General Services				
Facilities	19	19	19	19
Fleet vehicles	171	168	165	164
Network servers	7	7	7	7

2014	2013	2012	2011	2010	2009
1	1	1	1	1	1
27	27	25	25	27	21
15	15	15	12	12	12
2	2	2	2	2	2
106	106	93	93	92	87
1,102	1,102	1,102	1,097	1,097	1,097
12	12	13	11	13	11
462	462	387	387	387	387
7	7	7	6	6	6
20	20	20	20	20	20
2	2	2	2	2	2
-	-	-	-	-	-
8	8	8	10	10	10
121	120	119	115	109	109
604	598	598	596	583	450
5	5	5	5	5	
4,000	4,000	4,000	4,000	4,000	4,000
90	89	89	86	86	86
5	4	4	3	3	3
4,000	4,000	4,000	4,000	4,000	4,000
52	52	52	52	52	52
27	27	27	27	27	27
135	135	135	135	114	114
19	19	16	14	14	-
164	162	157	154	150	-
7	4	4	3	3	-





March 8, 2019

To the Honorable Mayor,
Members of the City Council
and management
City of Taylor, Texas

We have audited the financial statements of the City of Taylor, Texas as of and for the year ended September 30, 2018, and have issued our report thereon dated March 8, 2019. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated May 11, 2018, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the City of Taylor, Texas solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our findings regarding significant control deficiencies over financial reporting material weaknesses and material noncompliance, and other matters noted during our audit in a separate letter to you dated March 8, 2019.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, and as appropriate, our firm have complied with all relevant ethical requirements regarding independence.

Our firm and staff do not have any existing relationships, conflicts of interest, or other conditions or circumstances that would impair our independence with the City under U.S. GAAS or [Government Auditing Standards](#)

For any nonattest service provided by our firm, management of the City maintained responsibility for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by City of Taylor, Texas is included in Note 1 to the financial statements. The City has adopted the provision of Governmental Accounting Standard Board Statement No. 75, entitled *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*; The provisions of GASB Statement No. 75 are effective for reporting periods beginning after June 15, 2017. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are.

Management's estimate of the useful lives of capital assets is based on industry standards relating to capital assets. We evaluated the key factors and assumptions used to develop the useful lives of capital assets in determining that they are reasonable in relation to the financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City of Taylor, Texas's financial statements relate to the City's disclosure of capital assets and long-term debt.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management or otherwise, relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit.

In addition, professional standards require us to communicate to you all material, audit adjustments that were brought to the attention of management as a result of our audit procedures. See Exhibit 1 for a list of audit adjustments to report during the year.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the City of Taylor, Texas's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated March 8, 2019.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the City of Taylor, Texas, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the City of Taylor, Texas's auditors.

Other Information in Documents Containing Audited Financial Statements

Pursuant to professional standards, our responsibility as auditors for other information in documents containing the City of Taylor, Texas's audited financial statements does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the governing body and management of the City of Taylor, Texas and is not intended to be and should not be used by anyone other than these specified parties.

Respectfully,

A handwritten signature in black ink that reads "Brooks Watson & Co." in a cursive, flowing script.

BrooksWatson & Co., PLLC
Houston, Texas

Exhibit 1

Audit Adjustments

Adjusting Journal Entries

Adjusting Journal Entries JE # 1

To true up property tax receivable and deferred revenue.

100-120-100	PROPERTY TAXES RECEIVABLE	27,612.76	
140-120-100	PROPERTY TAXES RECEIVABLE	3,418.24	
100-240-100	DEFERRED TAX REVENUE		27,612.76
140-240-100	DEFERRED REVENUES		3,418.24
Total		31,031.00	31,031.00

Adjusting Journal Entries JE # 2

To adjust for Principal and Interest payments and separate notes payable.

384-230-120	CAP LEASE PAYABLE-NONCURRENT	608,518.50	
384-230-125	NOTES PAYABLE	195,568.70	
384-518-910	NOTE PAYABLE INTEREST	12,175.58	
384-230-125	NOTES PAYABLE		608,518.50
384-518-911	CAP LEASE PRINCIPAL		195,568.70
384-518-912	CAP LEASE INTEREST PAYALBE		12,175.58
Total		816,262.78	816,262.78

Adjusting Journal Entries JE # 3

To adjust sales tax revenue and receivable

100-120-120	SALES TAXES RECEIVABLE	50,221.00	
100-310-121	CITY SALES TAX		50,221.00
Total		50,221.00	50,221.00

Adjusting Journal Entries JE # 4

To adjust TMRS Pension liability for the year.

340-200-210	NET PENSION LIABILITY	152,785.21	
340-210-110	DEFERRED OUTFLOW RESORCES TMRS	16,361.69	
340-210-118	DEFERRED INFLOW-ACTUAL VS ASSM	13,128.91	
340-701-124	RETIREMENT TMRS	5,086.78	
340-706-124	RETIREMENT- TMRS	3,990.54	
340-708-124	RETIREMENT- TMRS	14,131.76	
340-210-115	DEFERRED OUTFLOW INVST TMRS		203,621.56
340-210-119	DEFERRED OUTFLOW-CHNG IN ASSUM		1,863.33
Total		205,484.89	205,484.89

Adjusting Journal Entries JE # 5

To adjust TMRS Pension liability for the year.

350-200-210	NET PENSION LIABILITY	5,635.89	
350-210-110	DEFERRED OUTFLOW TMRS CONT	591.90	
350-210-118	DEFERRED INFLOW ACT VS ASSMPT	483.29	
350-732-124	RETIREMENT-TMRS	804.01	
350-210-115	DEFERRED OUTFLOW INVST TMRS		7,446.72
350-210-119	DEFERRED OUTFLOW CNGS IN ASSUM		68.37
Total		7,515.09	7,515.09

Adjusting Journal Entries JE # 6

To adjust TMRS Pension liability for the year.

370-200-210	NET PENSION LIABILITY	19,447.15	
370-210-118	DEFERRED INFLOW ACTUAL VS ASSM	1,463.83	
370-210-110	DEFERRED OUTFLOW CONT TMRS		302.98
370-210-115	DEFERRED OUTFLOW INVST TMRS		12,724.16
370-210-119	DEFERRED OUTFLOW-CHG ASSUMP		163.21
370-761-124	RETIREMENT- TMRS		7,720.63
Total		20,910.98	20,910.98

Adjusting Journal Entries JE # 7

To adjust TMRS Pension liability for the year.

382-200-210	NET PENSION LIABILITY	27,684.29	
382-210-110	DEFERRED OUTFLOW CONTB TMRS	1,069.98	
382-210-118	DEFERRED INFLOW ACTUAL VS ASSM	2,214.30	
382-210-115	DEFERRED OUTFLOW INVST TMRS		26,416.77
382-210-119	DEFERRED OUTFLOW-CHNG IN ASSUMP		278.89
382-517-124	RETIREMENT-TMRS		4,272.91
Total		30,968.57	30,968.57

Adjusting Journal Entries JE # 8

To adjust OPEB liabilities for GASB 75.

340-211-110	Deferred Outflow of Resources-Contributions SDBF	533.61	
340-211-118	Deferred Inflow-Actual Experience vs. Assumption SDBF	3,607.52	
340-270-100	FUND BALANCE	48,575.42	
340-701-124	RETIREMENT TMRS	996.69	
340-706-124	RETIREMENT- TMRS	781.90	
340-708-124	RETIREMENT- TMRS	2,768.95	
340-200-211	Net OPEB-SDB Liability		57,264.09
Total		57,264.09	57,264.09

Adjusting Journal Entries JE # 9

To adjust OPEB liabilities for GASB 75.

350-211-110	Deferred Outflow of Resources-Contributions SDBF	19.49
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350-211-118	Deferred Inflow-Actual Experience vs. Assumption SDBF	131.77	
350-280-100	RETAINED EARNINGS	1,774.32	
350-732-124	RETIREMENT-TMRS	166.11	
350-200-211	Net OPEB-SDB Liability		2,091.69
Total		2,091.69	2,091.69

Adjusting Journal Entries JE # 10

To adjust OPEB liabilities for GASB 75.

370-211-110	Deferred Outflow of Resources-Contributions SDBF	28.51	
370-211-118	Deferred Inflow-Actual Experience vs. Assumption SDBF	192.73	
370-270-100	FUND BALANCE	2,595.12	
370-761-124	RETIREMENT- TMRS	242.94	
370-200-211	Net OPEB-SDB Liability		3,059.30
Total		3,059.30	3,059.30

Adjusting Journal Entries JE # 11

To adjust OPEB liabilities for GASB 75.

382-211-110	Deferred Outflow of Resources-Contributions SDBF	65.39	
382-211-118	Deferred Inflow-Actual Experience vs. Assumption SDBF	442.05	
382-270-100	FUND BALANCE	5,952.19	
382-517-124	RETIREMENT-TMRS	557.22	
382-200-211	Net OPEB-SDB Liability		7,016.85
Total		7,016.85	7,016.85

Adjusting Journal Entries JE # 12

To adjust debt issuance accounts.

384-150-100	BOND ISSUANCE COSTS	42,598.96	
384-470-388	BOND PROCEEDS-SERIES 2018	2,066,726.00	
384-210-100	UNAMORT. BOND PREMIUM		52,670.34
384-230-123	5.44M COMB SERIES 2015(2.66M)		2,050,000.00
384-450-365	INTERFUND TRANSFER IN		6,654.62
Total		2,109,324.96	2,109,324.96

Adjusting Journal Entries JE # 13

To adjust debt issuance accounts.

162-150-100	BOND ISSUANCE COSTS	70,444.14	
162-470-388	SERIES 2018 BONDS	10,000.00	
162-661-815	TRANSFER OUT	6,654.62	
162-210-101	SERIES 2017 BOND PREMIUM		87,098.76
Total		87,098.76	87,098.76

Adjusting Journal Entries JE # 14

To account for py aje's not posted.

162-270-100	FUND BALANCE	355,609.45	
166-210-101	SERIES 2017 BOND PREMIUM	46,750.15	
210-340-296	TRANSPORTATION USER FEE	5,486.00	
300-340-260	DRAINAGE FEES	3,137.00	
320-340-251	REFUSE COLLECTION CHARGES	10,192.00	
340-340-271	WATER SERVICE CHARGES	59,968.58	
350-340-284	SALE OF AV GAS	9,674.00	
162-330-226	TX DOT GRANT		355,609.45
166-150-100	SERIES 2017 BOND COSTS		21,208.68
166-210-100	UNDERWRITERS DISCOUNT		13,598.47
166-270-100	FUND BALANCE		11,943.00
210-270-100	FUND BALANCE		5,486.00
300-270-100	FUND BALANCE		3,137.00
320-270-100	FUND BALANCE		10,192.00
340-270-100	FUND BALANCE		59,968.58
350-280-100	RETAINED EARNINGS		9,674.00
Total		490,817.18	490,817.18

Adjusting Journal Entries JE # 16

To adjust accrued wages as of yearend.

100-500-117	TEMPORARY/SEASONAL	76.82	
100-501-111	REGULAR FULL TIME	1,620.00	
100-504-111	REGULAR FULL-TIME	463.93	
100-512-111	REGULAR FULL TIME	1,202.07	
100-516-111	REGULAR FULL TIME	921.13	
100-522-111	REGULAR FULL TIME	1,883.16	
100-524-111	REGULAR FULL TIME	203.85	
100-532-111	REGULAR FULL TIME	1,261.71	
100-542-111	REGULAR FULL TIME	6,603.72	
100-552-111	REGULAR FULL TIME	9,914.90	
100-558-111	REGULAR FULL TIME	373.94	
100-563-111	REGULAR FULL TIME	2,338.67	
100-565-111	REGULAR FULL TIME	1,205.35	
100-566-111	REGULAR FULL TIME	698.14	
100-575-111	REGULAR FULL TIME	186.68	
100-200-401	WAGES PAYABLE		28,954.07
Total		28,954.07	28,954.07

Adjusting Journal Entries JE # 17

To adjust accrued wages as of yearend.

350-732-111	REGULAR FULL TIME	984.42
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370-761-111	REGULAR FULL TIME	424.53	
382-517-111	REGULAR FULL-TIME	280.94	
350-200-401	WAGES PAYABLE		984.42
370-200-401	WAGES PAYABLE		424.53
382-200-401	WAGES PAYABLE		280.94
Total		<u>1,689.89</u>	<u>1,689.89</u>

Adjusting Journal Entries JE # 18

To adjust the state fees payable liability to account for service fee retained during the year.

100-200-502	DUE TO STATE/COURT FEES	12,341.80	
100-410-311	MUNICIPAL COURT FINES		12,341.80
Total		<u>12,341.80</u>	<u>12,341.80</u>

Adjusting Journal Entries JE # 19

To adjust compensated absences for the year.

340-701-111	REGULAR FULL TIME	9,927.91	
382-517-111	REGULAR FULL-TIME	1,959.54	
340-200-208	ACCRUED VACATION		9,927.91
382-200-208	ACCRUED VACATION		1,959.54
Total		<u>11,887.45</u>	<u>11,887.45</u>

Adjusting Journal Entries JE # 20

To record GO refunding issuance (Utility portion).

340-210-102	DEFERRED AMT ON REFUNDING	83,412.48	
340-230-111	8.745M CO SERIES 2010 (6.11M)	1,435,000.00	
340-230-117	9.615M COMB SERIES 08 (6.615M)	205,000.00	
340-709-955	BOND ISSUANCE COSTS	48,302.53	
340-210-101	BOND PREMIUMS		179,268.49
340-230-124	3.02M GO Refunding SERIES 17 (1.585M)		1,585,000.00
340-709-958	INTERFUND TRANSFERS IN		7,446.52
Total		<u>1,771,715.01</u>	<u>1,771,715.01</u>

Adjusting Journal Entries JE # 21

To record GO refunding issuance (I&S portion)

140-620-540	BOND ISSUANCE COSTS	45,090.43	
140-620-815	INTERFUND TRANSFER OUT	7,446.52	
140-620-980	PAYMENT TO ESCROW AGENT	1,544,766.06	
140-430-340	BOND PREMIUMS		162,303.01
140-430-347	3.02M GO Refunding SERIES 17 (1.435M)		1,435,000.00
Total		<u>1,597,303.01</u>	<u>1,597,303.01</u>

Adjusting Journal Entries JE # 22

To allocate bond refunds/reimbursements.

100-430-335	REIMBURSEMENTS/REPAYMENTS	3,318.63	
140-100-102	CLAIM ON POOLED CASH	298.63	
140-430-335	REIMBURSEMENTS/REFUNDS	3,020.00	
100-100-102	CLAIM ON POOLED CASH		298.63
100-592-511	LEGAL SERVICES		3,020.00
140-620-540	BOND ISSUANCE COSTS		3,318.63
Total		6,637.26	6,637.26

Adjusting Journal Entries JE # 23

To amortize bond premiums, discounts, and deferred charges.

340-210-101	BOND PREMIUMS	71,782.46	
340-709-950	BOND DISCOUNT AMORTIZATION	2,133.90	
340-709-952	DEFERRED REFUNDING AMORTIZATIO	60,906.92	
350-210-100	UNAMORT. BOND DISCOUNT	1,147.00	
350-210-101	BOND PREMIUMS	1,489.00	
350-732-952	AMORTIZATION OF DEFERRED REF	960.00	
340-150-105	DEFERRED AMT ON REFUNDING		16,195.77
340-210-100	UNAMORT. BOND DISCOUNT		2,133.90
340-210-102	DEFERRED AMT ON REFUNDING		44,711.15
340-709-950	BOND DISCOUNT AMORTIZATION		71,782.46
350-150-105	DEFERRED AMT ON REFUNDING		960.00
350-732-902	INTEREST EXPENSE		1,147.00
350-732-902	INTEREST EXPENSE		1,489.00
Total		138,419.28	138,419.28

Adjusting Journal Entries JE # 24

To apply principal payments to debt balances.

340-230-111	8.745M CO SERIES 2010 (6.11M)	60,000.00	
340-230-115	4.2M COMB CO 2006 (4M)	170,000.00	
340-230-116	10M COMB SERIES 2007 (7M)	575,000.00	
340-230-117	9.615M COMB SERIES 08 (6.615M)	190,000.00	
340-230-118	8.995 GO REFUNDING 2009	245,000.00	
340-230-120	5.450M GO REF 2012 (1.460M)	170,000.00	
340-230-121	4.595M 2015 GO REF (1.695M)	15,000.00	
340-230-124	3.02M GO Refunding SERIES 17 (1.585M)	20,000.00	
350-230-102	BOND PAYABLE- 290K REF 2010	60,000.00	
340-709-921	TRANSFER TO I&S PRINCIPAL		1,445,000.00
350-732-921	TRANSFER TO I&S PRINCIPAL		60,000.00
Total		1,505,000.00	1,505,000.00

Adjusting Journal Entries JE # 26

To reclass skate park expense to related capital outlay account

100-592-815	INTERFUND TRANSFERS OUT	5,000.00	
162-575-519	OTHER PROFESSIONAL SERVICES	5,000.00	
100-565-539	OTHER CONTRACT SERVICES		5,000.00
162-450-365	TRANSFER IN FROM GENERAL FUND		5,000.00
Total		10,000.00	10,000.00

Adjusting Journal Entries JE # 27

To reclass Heritage Park expenses to proper capital outlay accounts within CPF

119-520-814	TRANSFER TO CIP	69,171.00	
162-577-519	OTHER PROFESSIONAL SERVICES	74,632.25	
119-520-519	OTHER PROFESSIONAL SERVICES		69,171.00
162-450-374	TRANSFER FROM TIF/TIRZ		69,171.00
162-575-519	OTHER PROFESSIONAL SERVICES		5,461.25
Total		143,803.25	143,803.25

Adjusting Journal Entries JE # 28

To record asset additions, disposals, and depreciation for the year.

340-160-225	PLANT DISTRIBUTION/COLLECTION	12,097.30	
340-190-103	ACCUMULATED DEPRECIATION	98,448.73	
340-701-601	DEPRECIATION FIXED ASSETS	1,263,764.53	
340-160-235	EQUIPMENT		56,451.51
340-190-103	ACCUMULATED DEPRECIATION		1,263,764.53
340-708-273	FIRE HYDRANTS		12,097.30
340-708-532	SOFTWARE MAINT/LICENSE		6,925.00
340-708-722	LIGHT EQUIPMENT		35,072.22
Total		1,374,310.56	1,374,310.56

Adjusting Journal Entries JE # 29

To record transfer of utility fund portion of Edmond St. Ph 1 MDUS project from general fund

340-160-206	FIXED ASSETS: WORK IN PROGRESS	205,216.08	
BWC-164-661-815	TRANSFER OUT	205,216.08	
164-565-512	ENGINEERING SERVICES		1,611.21
164-565-519	OTHER PROFESSIONAL SERVICES		5,933.07
164-565-742	CONSTRUCTION		197,671.80
340-450-365	INTERFUND TRANSFER IN		205,216.08
Total		410,432.16	410,432.16

Adjusting Journal Entries JE # 30

To adjust franchise tax receivable for the year.

100-120-103	MISC. ACCOUNTS RECEIVABLE	33,190.75	
100-310-131	TELEPHONE		6,133.65
100-310-132	ATMOS GAS FRANCHISE		18,456.49
100-310-135	CABLE		8,600.61
Total		33,190.75	33,190.75

Adjusting Journal Entries JE # 33

To record CY depreciation, additions, and disposals.

384-160-320	MACHINERY & EQUIPMENT	244,478.76	
384-518-601	DEPRECIATION EXPENSE	573,527.55	
384-190-103	ACCUMULATED DEPRECIATION		550,147.55
384-230-120	CAP LEASE PAYABLE-NONCURRENT		206,681.73
384-518-722	LIGHT EQUIPMENT		26,567.03
384-518-723	MOTOR VEHICLES		34,610.00
Total		818,006.31	818,006.31

Adjusting Journal Entries JE # 34

To reclass capital lease principal and interest.

384-230-120	CAP LEASE PAYABLE-NONCURRENT	285,440.99	
384-518-912	CAP LEASE INTEREST PAYALBE	4,238.09	
384-518-911	CAP LEASE PRINCIPAL		256,359.22
384-518-913	CAPITAL LEASE SHORT TERM		33,319.86
Total		289,679.08	289,679.08

Adjusting Journal Entries JE # 35

To adjust accrued interest, capital leases.

384-240-101	ACCRUED INTEREST PAYABLE	6,619.24	
384-518-912	CAP LEASE INTEREST PAYALBE		6,619.24
Total		6,619.24	6,619.24

Adjusting Journal Entries JE # 36

To accrue expenses found during our search for unrecorded liabilities. Client should reverse as of 10/1/2018.

100-200-500	DUE TO OTHER FUNDS	12,000.00	
100-500-511	LEGAL SERVICES	9,687.50	
100-516-511	LEGAL SERVICES	3,015.00	
100-563-321	LIGHT & POWER	13,073.88	
162-579-742	SKATEPARK-LANDSCAPE & STREET	24,281.76	
340-160-206	FIXED ASSETS: WORK IN PROGRESS	50,723.82	
340-160-206	FIXED ASSETS: WORK IN PROGRESS	42,107.69	
340-706-321	LIGHT & POWER	15,866.30	
350-732-321	LIGHT & POWER	593.66	
370-761-321	LIGHT & POWER	35.18	

100-200-500	DUE TO OTHER FUNDS		13,073.88
100-200-500	DUE TO OTHER FUNDS		12,702.50
100-504-539	OTHER CONTRACT SERVICES		12,000.00
162-200-300	RETAINAGE PAYABLE		5,415.10
162-200-500	ACCOUNTS PAYABLE PENDING		18,866.66
340-200-300	RETAINAGE PAYABLE		50,723.82
340-200-500	ACCOUNTS PAYABLE PENDING		15,866.30
340-200-500	ACCOUNTS PAYABLE PENDING		42,107.69
350-200-500	ACCOUNTS PAYABLE PENDING		593.66
370-200-500	ACCOUNTS PAYABLE PENDING		35.18
Total		171,384.79	171,384.79

Adjusting Journal Entries JE # 37

To post Zone 1 10/2 billing. Client should reverse as of 10/10/18.

210-120-130	ACCTS RECEIVABLE TRANSPORTATIO	21,054.02	
300-120-100	DRAINAGE RECEIVABLE	14,425.46	
320-120-130	ACCTS RECEIVABLE GARBAGE	50,439.95	
340-120-100	ACCOUNTS RECEIVABLE	244,437.12	
210-340-296	TRANSPORTATION USER FEE		21,054.02
300-340-260	DRAINAGE FEES		14,425.46
320-310-136	SOLID WASTE COLLECTIONS		50,439.95
340-120-102	UNAPPLIED CREDITS		4,741.10
340-340-271	WATER SERVICE CHARGES		120,719.74
340-340-275	SEWER SERVICE CHARGES		118,976.28
Total		330,356.55	330,356.55

Adjusting Journal Entries JE # 38

To record CY additions, disposals, and depreciation expense for Airport Fund

350-160-206	FIXED ASSETS:WORK IN PROGRESS	2,263,131.00	
350-732-601	DEPRECIATION- FIXED ASSETS	89,197.28	
350-160-210	EQUIPMENT		14,745.00
350-190-103	ACCUMULATED DEPRECIATION		74,452.28
BWC-350-440-390	CONTRIBUTED CAPITAL		2,263,131.00
Total		2,352,328.28	2,352,328.28

Adjusting Journal Entries JE # 39

To record depreciation for Cemetery Fund

370-701-601	DEPRECIATION FIXED ASSETS	501.64	
370-190-103	ACCUMULATED DEPRECIATION		501.64
Total		501.64	501.64

Total Adjusting Journal Entries

14,933,627.52 **14,933,627.52**



March 8, 2019

To the Honorable Mayor,
Members of the City Council
and management
City of Taylor, Texas

In planning and performing our audit of the financial statements of the City of Taylor, Texas (the "City"), as of and for the year ended September 30, 2018, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses and therefore, there can be no assurance that all deficiencies, significant deficiencies, or material weaknesses have been identified. We did not identify any deficiencies in internal control that we consider to be material weaknesses. However, as discussed below, we identified certain matters involving the internal control and other operational matters that are presented for your consideration. This letter does not affect our report dated March 8, 2019 on the financial statements of the City. We will review the status of these comments during our next audit engagement. Our comments and recommendations, all of which have been discussed with appropriate members of management, are intended to improve the internal control or result in other operating efficiencies. We will be pleased to discuss these comments in further detail at your convenience, perform any additional study of these matters, or assist you in implementing the recommendations. Our comments are summarized as follows:

1. HUMAN RESOURCES

Finding

We noted that the payroll processing function is handled by the accounting department in addition to modification of payrates/deductions/etc. Ideally the payroll processing function and changes to employee data are segregated duties. This control will limit the ability of any one employee or department to manipulate the payroll process.

Recommendation

We recommend that all changes to payrates/deductions/etc. be handled by Human Resources. The City should also modify the user rights of employees involved in the payroll processing function, so they do not have the ability to change payrates.

2. GASB 75 ACCOUNTING AND FINANCIAL REPORTING FOR POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS

The City participates in the TMRS Supplemental Death Benefits (SDB) plan, with retiree coverage. The City also offers retiree healthcare coverage with certain limitations. This coverage falls under the accounting and reporting requirements of GASB 75. This statement is effective for fiscal years beginning after June 2017 and was implemented by the City during the current fiscal year ended September 30, 2018. GASB 75 significantly changed what cities must report in their financial statements and OPEB disclosures and replaces the requirements of Statements No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*, as amended, and No. 57, *OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans*, for OPEB. Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*, establishes new accounting and financial reporting requirements for OPEB plans.

The liabilities recorded for the TMRS Supplemental Death Benefits (SDB) plan and the retiree healthcare totaled \$436,490 and \$635,793, respectively, as of yearend.

Recommendation

The City should continue to monitor this liability and appropriately consider the financial impact when projecting overall net position.

This communication is intended solely for the information and use of the City Council and management, and others within the City, and is not intended to be and should not be used by anyone other than these specified parties.

Respectfully,

A handwritten signature in black ink that reads "Brooks Watson & Co." in a cursive, flowing script.

BrooksWatson & Co., PLLC
14950 Heathrow Forest Parkway, Suite 530
Houston, Texas

Agenda Item 14 – CAFR Audit Report

Attachment 14d, Audit Power Point by Mike Brooks, will be presented at the meeting.



***City Council Meeting
March 14, 2019
Transmittal Letter***

STRATEGIC PILLAR

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

Agenda Item #: 15

Agenda Title: Easement Clearing Project by Atmos

Council Action to be taken: Receive update

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Interim City Manager

1. PURPOSE/DESCRIPTION

Atmos Energy will begin the process of clearing and maintaining the easement of its natural gas transmission pipeline, Line L19, which runs west to east. Randy Hartford with Atmos will provide an update about this upcoming project and they will be here to answer your questions.

2. STAFF ANALYSIS (How and Why)

Atmos Energy will be providing a letter that will be mailed out to the residents, in the project area, along with a map of the area and a handout of frequently asked questions.

3. RECOMMENDATION

Receive update from Atmos.

4. FUNDING SOURCE

N/A

5. TIMELINE

The project will begin approximately in March 2019. The physical construction is expected to take approximately nine months. Please note that with a project this size it is possible that some areas will see construction sooner than others. If there is any change to the dates, Atmos will inform the City.

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

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

8. ATTACHMENTS

15a [Frequently Asked Questions Handout](#)

15b [Map of area](#)

15c [Clearing Letter](#)

Frequently Asked Questions – Line L-19 Replacement 2019

(City of Taylor)

According to National Transportation Safety Board statistics, pipelines are among the safest and most efficient means of transporting natural gas. In the United States alone, there are over 300,000 miles of natural gas transmission pipelines in use every day. These transmission pipelines are larger than distribution lines, yet they are essential to delivering energy to your home.

Who is Atmos Energy? If you have natural gas service in your home, it is very likely that Atmos Energy is your natural gas provider. Atmos Energy is headquartered in Dallas and traces its roots in this area back to the early 1900's as Lone Star Gas. Today, Atmos Energy serves over three million natural gas distribution customers in eight states from the Blue Ridge Mountains in the East to the Rocky Mountains in the West. Atmos Energy also manages one of the largest intrastate natural gas pipeline systems in Texas. You can find out more about our company at www.atmosenergy.com.

I thought natural gas pipelines were only located in streets and alleys. How is this pipeline different? Pipelines that deliver gas to residences and businesses within city limits are most often smaller diameter distribution lines, usually located under streets and alleys. However, there are also larger diameter transmission lines that typically operate at higher pressures and are located in private easements. This particular pipeline is a transmission line located within a private easement.

Why are you clearing the right-of-way? Atmos Energy will, from time to time, need to clear and remove plants, trees, and other items that block access to our natural gas pipelines. In such cases, we always strive to work with the landowner to keep the impact of our work minimal.

When will the project begin and how long will it last? Clearing activity is expected to begin in April and take approximately three months. It is possible that these dates or timeframe may change - we will do our best to keep you posted if this occurs.

How will my property be affected? The answer depends on several factors, including the location of your property in relation to the pipeline and the location of any obstacles/encroachments within the right-of-way. Once a detailed survey is complete, affected property owners will be contacted to discuss the impact on their individual properties and any impact on adjacent streets and alleys.

I didn't know about this pipeline until just now - what has Atmos Energy done to make residents aware of this? The pipeline easement is a publicly recorded document, and pipeline rights-of-way are often shown on subdivision plats. The pipeline itself is identified by pipeline markers that show the approximate location of the pipeline. Each pipeline marker contains information that identifies the company that operates the pipeline, the product transported, and a phone number that should be called in the event of an emergency. Federal law requires these markers to be placed along the right-of-way and also prohibit anyone from tampering with, defacing, damaging or removing a pipeline marker. The U.S. Department of Transportation's Office of Pipeline Safety has developed the National Pipeline Mapping System (NPMS) to provide information about gas transmission and liquid transmission operators and their pipelines. The NPMS website is searchable by zip code or by county and state, and can display a printable county map. Please go to www.npms.phmsa.dot.gov for more information.

Frequently Asked Questions – Line L-19 Replacement 2019

(City of Taylor)

What is the difference between an easement and a right-of-way? The easement that affects your property is a written agreement, recorded in the public records, that grants a property right to Atmos Energy or its predecessor to allow it to construct, operate, and maintain one or more pipelines across a particular property. It is a perpetual right that “runs with the land” and is binding on current property owners, even if property was sold or conveyed from the original landowner who granted the easement. The right-of-way is the specific area identified in the easement within which Atmos Energy can construct, operate, and maintain its facilities. In some cases, rights-of-way are defined to a specific distance (for example, fifty or seventy-five feet wide), but can also be undefined (i.e., blanket). A survey is usually required to see exactly how the right-of-way affects a particular property. Rights-of-way are sometimes shown on plats with local governments, although they are not always accurate. The easement itself will tell you the extent of the right-of-way.

Will you need to clear trees from the pipeline right-of way?

Given that excavation will occur within the right-of-way, yes. Over time, tree growth inhibits Atmos Energy’s ability to access the pipeline quickly in the event of an emergency, conduct required right-of-way surveillance and leak surveys, and perform routine maintenance in accordance with required federal/state inspections. In order to perform these critical activities, pipeline maintenance personnel must be able to easily and safely access the pipeline right-of-way, as well as areas on either side of the pipeline. Keeping trees, shrubs, buildings, fences, and other structures and encroachments well away from the pipelines promotes maintenance of pipeline integrity and safety. In addition, the root systems of many trees and large shrubs can grow against or around pipelines damaging the coating and even denting the pipeline. That type of underground damage can result in leaks and potential harm to the public. To avoid such damage, Atmos Energy needs to remove trees from the right-of-way.



What will happen to other features such as fences, decks, carports, and landscaping that are located within the right-of-way? Each encroachment will be reviewed on a case-by-case basis to evaluate the impact on Atmos Energy’s ability to construct this particular project, as well as its ongoing ability to operate, maintain, and repair the new pipeline in the future. If the encroachment does not pose a risk and does not interfere with the operation, maintenance, and replacement of the pipeline, an Encroachment Agreement will be presented to each landowner. The landowner will be asked to sign the agreement, acknowledging that the encroachment can remain for the time being, and ensuring Atmos Energy’s right to remove the encroachment in the future, if necessary. If the encroachment does impede and affect Atmos Energy’s ability to carry out operation, maintenance, and replacement of the pipeline, the landowner will be given the opportunity to have the encroachment removed. If the encroachment is not removed in a timely manner, Atmos Energy will remove the encroachment.

Frequently Asked Questions – Line L-19 Replacement 2019 (City of Taylor)

How will this affect my neighborhood? During the clearing process, temporary traffic re-routes may be necessary to accommodate our equipment. Work will be performed under local ordinances and standards to minimize disruption. Atmos Energy is working with municipal services, such as garbage collection, to help ensure there are no disruptions to these services.

Has the City of Taylor been notified? Yes. Both staff and elected officials have been informed about the project. Atmos Energy will be closely coordinating such work with the city as project plans are finalized.

Are there other issues about the pipeline right-of-way that I should be aware of?

Yes. Keeping trees, shrubs, fences, and buildings off of the right-of-way are essential for effective monitoring. Even temporary buildings can inhibit inspection of the pipeline.

For more information visit www.atmosenergy.com/row

L-19 Pipeline ROW Clearing Project

Write a description for your map.

Legend





February 22, 2019

Dear Resident:

Re: Upcoming Atmos Energy Clearing Project

Atmos Energy is committed to being the safest natural gas provider in the nation. In order to ensure our high pressure, transmission pipelines remain safe, we must be able to inspect and maintain our right-of-way.

It is critical to keep our right-of-way clear so we can access our pipelines for routine or emergency maintenance, maintain unobstructed views of the right-of-way for aerial patrol and survey, and prevent tree root and other damage to our pipeline coating.

Atmos Energy will be in the area to clear and maintain our right-of-way of our natural gas transmission pipeline designated as Line L-19. You may soon see activity of survey crews examining the route of our pipeline. Please welcome these survey crews as they may need access to your property. Our goal is to keep you informed of any impact to your property by meeting with you on an individual basis if needed.

We truly value the communities we serve. We are diligently working with the city of Taylor to ensure this process causes minimal disruption. Thank you for your patience and cooperation as we begin this project that will enable us to continue to safely and reliably serve your neighborhood for generations to come.

If you have any questions, please contact us at 1-888-286-6700, or visit www.atmosenergy.com/row to learn more about right-of-way, encroachments, and landowner rights.

Sincerely,

Atmos Representative
Title
Atmos Energy Corporation



***City Council Meeting
March 14, 2019
Transmittal Letter***

STRATEGIC PILLAR

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

Agenda Item #: 16

Agenda Title: **Receive update on Neighborhood and City Wide Clean Up events on April 13, 2019.**

Council Action to be taken: Accept report

Department Submitted: Development Services

Staff Contact: Tom Yantis, Director

1. PURPOSE/DESCRIPTION

The Neighborhood and City Wide Clean Up events will be Saturday, April 13, 2019.

2. STAFF ANALYSIS (How and Why)

The Neighborhood Clean Up will be from 8:00 am until noon. We will provide a light breakfast and hamburgers and hot dogs for lunch to the volunteers. We anticipate the volunteers working from 8:30 a.m. to 10:30 a.m. then having lunch at the site. The neighborhood selected for this spring's Neighborhood Clean Up is Maple and S. Doak Street from Pecan Street to W. Rio Grande Street. The Neighborhood Clean Up will involve local residents, volunteers from civic groups and religious organizations, City staff and businesses who are available to help that day.

The two City Wide Clean Up locations will be the same locations as have been used previously. Citizens can bring residential solid waste to the Public Works Yard at 1424 North Main Street. The entrance will be on Old Thorndale Road exiting onto Main Street. Citizens can also use the location at 1200 Welch Street between S. Doak Street and S. Edmond Street. The City Wide Clean Up is open from 8:00 a.m. to 3:00 p.m.

This program promotes community involvement to help make Taylor a more attractive place to live and work. A clean neighborhood is a healthy neighborhood. We all know the hazards that outdoor clutter can create by attracting rodents, mosquitoes, snakes, feral cats, etc. These health problems are easily prevented by keeping our neighborhoods clean. Working together can make a difference in our neighborhoods and our city.

3. RECOMMENDATION

Accept report.

4. FUNDING SOURCE

The City funds the dumpsters for the Neighborhood Clean Up. The cost for this service is approximately \$800. The City also pays for portable restroom facilities at the sites at a cost of \$640. The City also pays \$1.75 for each small passenger and ATV tire and \$6.50 for each larger tire that is disposed of in the Neighborhood Cleanup area. The City also provides meals for the Neighborhood Cleanup volunteers for approximately \$200.

Last fall the city's cost to dispose of tires in the Neighborhood Clean Up area was \$181. The Neighborhood and City Wide Clean Up normally cost the City between \$1,600 and \$2,000. These costs are paid for by the Public Works and Development Services Departments.

In addition to City funds, many local sponsors fund parts of the day. Waste Connections donates four rear load trucks at each City Wide Clean Up location at no charge to the City. Waste Connections also sponsors 8 vehicles and 16 employees from 8:00 a.m. to 3:00 p.m. The city will continue to seek additional sponsors up until the event.

5. TIMELINE

The cleanup date is April 13, 2019

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

16a [Map of Neighborhood Cleanup area](#)

SPRING COMMUNITY CLEANUP DAY

TAYLOR, TX





City Council Meeting March 14, 2019 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 17

Agenda Title: **Discussion and possible direction to staff regarding surplus city-owned property**

Council Action to be taken: Receive presentation and provide direction

Department Submitted: Development Services

Staff Contact: Tom Yantis, Director of Development Services

1. PURPOSE/DESCRIPTION

Staff has completed an inventory of all city-owned property and has identified property that may be considered as surplus. Staff would like to present the overall city-owned property map to Council as well as discuss the list of potential surplus property and whether the Council would like to proceed with the sale of those properties deemed surplus.

2. STAFF ANALYSIS (How and Why)

The disposition of surplus property will reduce the City's ongoing costs of maintaining the properties and may put those properties back on the tax roles and allow new construction to take place thereby improving the neighborhoods in which the properties are located.

State law governs the sale of city-owned property. There are a number of different methods that may be used to dispose of surplus property including:

- auction,
- sealed bids,
- through a listing contract with a licensed real estate broker,
- directly to certain affordable housing entities, non-profits and economic development organizations

Some of the properties that the city owns are held in trust by the city through property tax foreclosure. The city may dispose of those properties, but must remit payment to the other taxing entities of the unpaid taxes on the property from the proceeds of the sale.

3. RECOMMENDATION

Staff is seeking direction from Council on the disposition of those properties currently owned by the City, but which are not needed for municipal purposes. Staff is also seeking

direction on any parameters that the Council would like to set for how the properties are sold and any restrictions on the use of the properties after sale.

4. FUNDING SOURCE

N/A

5. TIMELINE

N/A

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

7. OTHER OPTIONS (In order of preference)
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Council may choose not to sell any of the properties at this time.

8. ATTACHMENTS

- 17a. [City-owned property map](#)
- 17b. [List of properties held in trust and potential surplus properties](#)
- 17c. [TML summary of how city-owned property may be sold](#)

CITY OF TAYLOR

CITY OWNED PROPERTIES



LEGEND

CITY PROPERTY

CEMETERY

CITY FACILITY

DRAINAGE

OPEN SPACE

PARK

SURPLUS

TRUSTEE

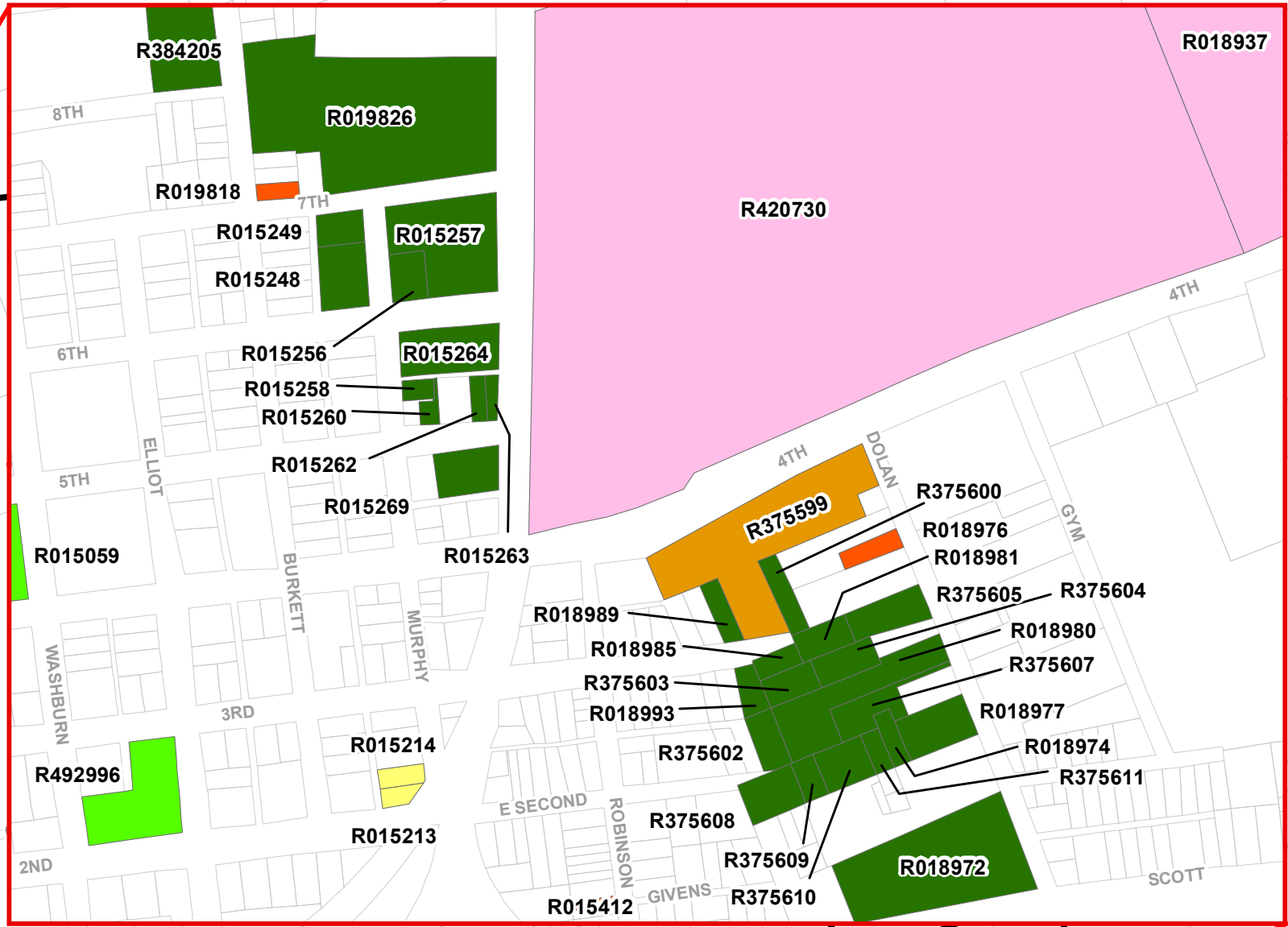
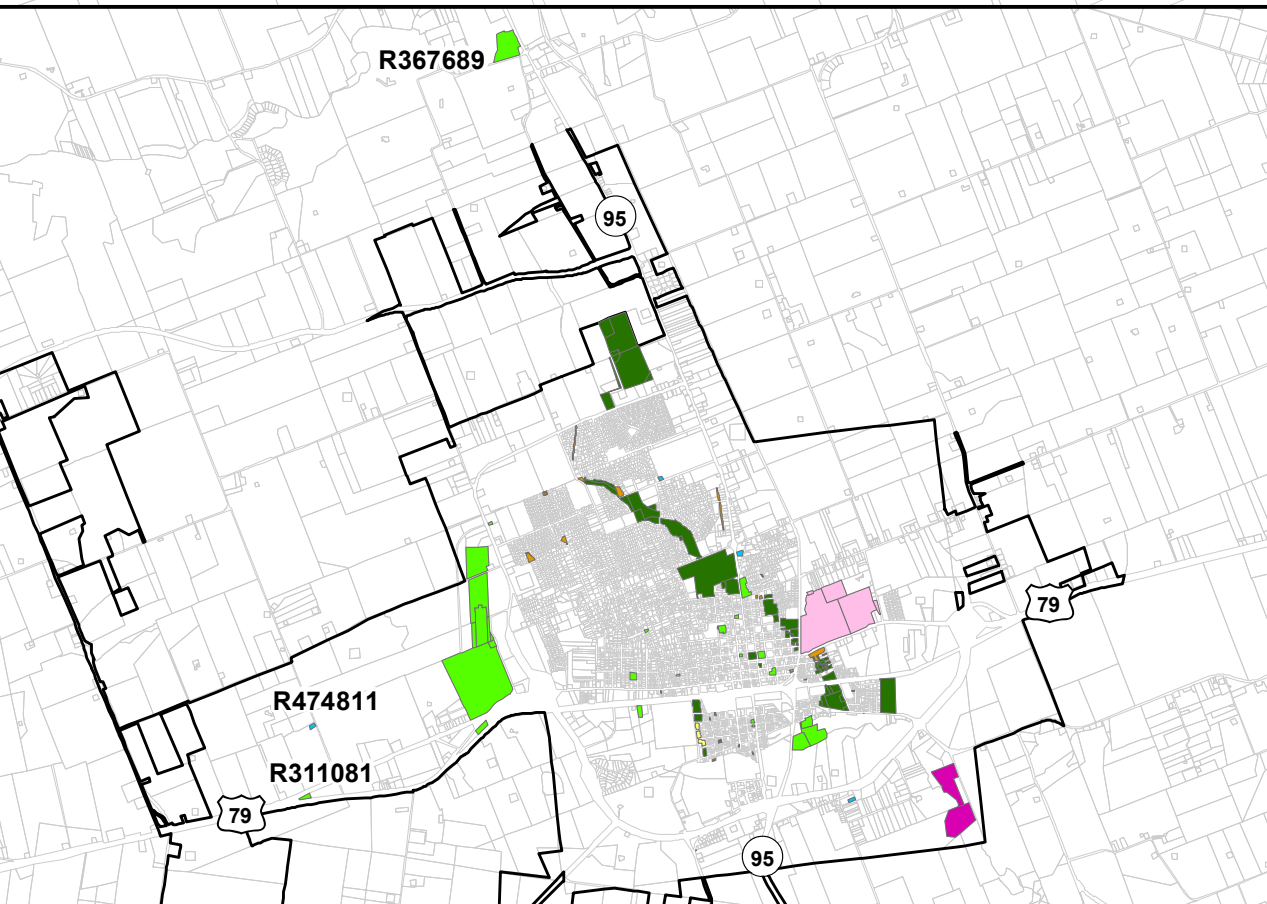
UNCERTAIN

WASTEWATER SYSTEM

WATER SYSTEM

CITY LIMITS

PARCELS (WCAD - FEB 2019)



N

0 1,100 2,200

Feet

3/7/2019 9:50:53 AM

The City of Taylor makes no representations or warranties regarding accuracy or completeness of the information depicted on this map or the data from which it was produced. The map is NOT suitable for survey purposes and does not purport to depict or establish boundaries between land owners or locations of utility infrastructure where survey data is available and field locations have been established.

City of Taylor - Trustee and Potential Surplus Property

PropertyQuickRefID	OwnerName	SitusAddress	Use
R015213	CITY OF TAYLOR	505 2ND ST E, TAYLOR, TX 76574	surplus
R015214	CITY OF TAYLOR	201 MURPHY ST, TAYLOR, TX 76574	surplus
R016415	CITY OF TAYLOR	309 SHAW ST, TAYLOR, TX 76574	surplus
R016547	CITY OF TAYLOR	DOAK ST, TAYLOR, TX 76574	surplus
R016564	CITY OF TAYLOR	DOAK ST, TAYLOR, TX 76574	surplus
R108387	CITY OF TAYLOR	DOAK ST, TAYLOR, TX 76574	surplus
R014293	WILLIAMSON COUNTY TRUSTEE & CITY OF TAYLOR & TAYLOR ISD	106 TENNESSEE ST, TAYLOR, TX 76574	trustee
R015412	CITY OF TAYLOR TRUSTEE & TAYLOR ISD & WILLIAMSON CO	107 ROBINSON ST N, TAYLOR, TX 76574	trustee
R015796	WILLIAMSON COUNTY TRUSTEE & CITY OF TAYLOR & TAYLOR ISD	602 MARTIN LUTHER KING JR BLVD, TAYLOR, TX 76574	trustee
R015801	CITY OF TAYLOR TRUSTEE & TAYLOR ISD & WILLIAMSON CO	505 OAK ST W, TAYLOR, TX 76574	trustee
R016504	CITY OF TAYLOR TRUSTEE & TAYLOR ISD & WILLIAMSON CO	1019 2ND ST W, TAYLOR, TX 76574	trustee
R017141	CITY OF TAYLOR TRUSTEE & WILLIAMSON COUNTY & TAYLOR ISD	304 OSCAR ST, TAYLOR, TX 76574	trustee
R018430	CITY OF TAYLOR TRUSTEE & WILLIAMSON COUNTY & TAYLOR ISD & WMSN	301 RIO GRANDE ST, TAYLOR, TX 76574	trustee
R018448	CITY OF TAYLOR TRUSTEE & TAYLOR ISD & WILLIAMSON CO	109 MUSTANG ST, TAYLOR, TX 76574	trustee
R018461	CITY OF TAYLOR TRUSTEE FOR CITY/ SCHOOL/ COUNTY	808 MAPLE ST, TAYLOR, TX 76574	trustee
R018976	CITY OF TAYLOR TRUSTEE & TAYLOR ISD & WILLIAMSON CO	317 DOLAN ST, TAYLOR, TX 76574	trustee
R019818	CITY OF TAYLOR TRUSTEE & TAYLOR ISD & WILLIAMSON CO	702 BURKETT ST, TAYLOR, TX 76574	trustee

Legal Q&A

By Scott Houston, TML Deputy Executive Director and General Counsel

What are the allowable means of selling real property held by a city?

Real property (i.e., any property that is attached directly to land, as well as any right or ownership interest in the land itself) owned by a city must generally be sold by: (1) public auction under Local Government Code chapter 253; (2) notice and bidding procedures under Local Government Code chapter 272; or (3) in the case of a home rule city, the use of a broker under new legislation passed in 2013.

Section 253.008 of the Local Government Code provides that:

- (a) The governing body of a municipality may sell real property owned by the municipality by public auction or by sealed bid under Section 272.001.
- (b) To sell real property by public auction, the governing body of a municipality shall publish notice of the auction before the 20th day before the date the auction is held. The notice for sale of the real property must be published once a week for three consecutive weeks before the date the auction is held in a newspaper of general circulation in the county in which the municipality is located and, if the real property is located in another county, in a newspaper of general circulation in the county in which the real property is located. The notice must include a description of the real property, including its location, and the date, time, and location at which the auction is to be held.

Section 272.001(a) of the Local Government Code provides, in relevant part, that

before land owned by a political subdivision of the state may be sold or exchanged for other land, notice to the general public of the offer of the land for sale or exchange must be published in a newspaper of general circulation in either the county in which the land is located or, if there is no such newspaper, in an adjoining county. The notice must include a description of the land, including its location, and the procedure by which sealed bids to purchase the land or offers to exchange the land may be submitted. The notice must be published on two separate dates and the sale or exchange may not be made until after the 14th day after the date of the second publication.

A new method is now available to home rule cities. Senate Bill 985, passed in 2013 and effective immediately, allows a home rule city to sell property in almost the same way as a private owner, with no competitive procedures required. Specifically, the bill adds Section 253.014 of the Local Government Code, which reads as follows:

- (a) In this section, “broker” means a person licensed as a broker under Chapter 1101, Occupations Code [i.e., a state-licensed real estate broker].
- (b) The governing body of a home-rule municipality may contract with a broker to sell a tract of real property that is owned by the municipality.

- (c) The governing body may pay a fee if a broker produces a ready, willing, and able buyer to purchase a tract of real property.
- (d) If a contract is made under Subsection (b) with a broker to list the tract of real property for sale for at least 30 days with a multiple-listing service, the governing body on or after the 30th day after the date the property is listed may sell the tract of real property to a ready, willing, and able buyer who is produced by any broker using the multiple-listing service and who submits the highest cash offer.
- (e) The governing body may sell a tract of real property under this section without complying with the public auction requirements prescribed by Section 253.008 or other law or the notice and bidding requirements prescribed by Section 272.001 or other law.

What are the exceptions that allow a city to sell real property without complying with notice and bidding or public auction?

In addition to the new authority for a home rule city to use a broker, Chapters 253 and 272 both contain a number of exceptions to the competitive process. Many of them are “bracketed” (i.e., limited to use by one or a few cities). Some of the more frequently used examples from Chapter 253 include:

- **Section 253.010 – Housing Nonprofits:** Sale to a nonprofit organization that develops housing for low-income individuals and families as a primary activity to promote community-based revitalization of the city or a religious organization that owns other tax-exempt property in the city and has entered into a written agreement with the city regarding the revitalization of the land.
- **Section 253.011 – Nonprofits:** Sale to certain nonprofit organizations so long as the city receives consideration in the form of an agreement between the parties that requires the nonprofit organization to use the property in a manner that primarily promotes a public purpose of the city. The instrument of transfer must provide that, if the nonprofit organization at any time fails to use the property in that manner, ownership of the property automatically reverts to the city.
- **Section 253.012 – Economic Development Corporations in Smaller Cities:** Sale by a city with a population of 20,000 or less to an economic development corporation so long as the city receives consideration in the form of an agreement between the parties that requires the economic development corporation to use the property in a manner that primarily promotes a public purpose of the city. The instrument of transfer must provide that, if the economic development corporation at any time fails to use the property in that manner, ownership of the property automatically reverts to the city.

Chapter 272 contains over a dozen exceptions. Some commonly used exceptions in Section 272.001(b) include:

- narrow strips of land, or land that because of its shape, lack of access to public roads, or small area cannot be used independently under its current zoning or under applicable subdivision or other development control ordinance;
- streets or alleys, owned in fee or used by easement;
- land or a real property interest originally acquired for streets, rights-of-way, or easements that the city chooses to exchange for other land to be used for streets, rights-of-way, easements, or other public purposes, including transactions partly for cash; and
- a real property interest conveyed to a governmental entity that has the power of eminent domain.

While the notice and bidding requirements do not apply to the exceptions above, the real property may not be conveyed, sold, or exchanged for less than the fair market value of the land or interest unless the conveyance, sale, or exchange is with one or more abutting property owners who own the underlying fee simple. (That usually applies when a city has abandoned and conveyed a street or utility easement to the underlying owner.)

The fair market value is determined by an appraisal obtained by the city. (Note: in the case of a home rule city, the fair market value may be determined by the price obtained by the city at a public auction for which notice to the general public is published in the manner described by Section 272.001(a)[shown in the first question of this Q&A]. The notice of the auction must include, instead of the content required by Subsection (a), a description of the land, including its location, the date, time, and location of the auction, and the procedures to be followed at the auction.) The appraisal or public auction price is conclusive of the fair market value of the land or interest, regardless of any contrary provision of a home rule charter.

Must a city obtain an appraisal prior to selling real property by public auction or notice and sealed bid?

Maybe. The concepts of fair market value and appraised value are somewhat intertwined.

The premise underlying an appraisal requirement is founded in the Texas Constitution. Article III, Section 52, and Article XI, Section 3, prohibit the legislature from authorizing any county, city, or other political subdivision of the state to lend its credit or grant public money or anything of value in aid of an individual, association, or corporation. This means that a city may not sell property it owns for less than the “fair market value.”

By definition, the sale of property at its fair market value does not violate the constitution. “It has been uniformly held that the resale of property at its fair [market] value is not a gratuity or an extension of public credit.” Tex. Atty. Gen. Op. No. GA-0634 (2008) (citing *Davis v. City of Lubbock*, 326 S.W.2d 699, 709 (Tex. 1959) (rejecting the contention that property purchased by a city for urban renewal “may not be resold at its ‘fair value’ which might be less than the [city’s] cost of acquisition and clearance of such land”)); see also Tex. Att’y Gen. Op. No. GA-0371 (2005) at 3 n.4 (“Certainly a land sale for fair market value could not be challenged as a

gratuitous transaction.” (citing *Walker v. City of Georgetown*, 86 S.W.3d 249, 260 (Tex. App.—Austin 2002, pet. denied)).

How does this relate to whether an appraisal is required? Under Section 272.001(b), a city must obtain an appraisal if it is selling real property *without* an auction or notice and bidding, pursuant to an exception. That makes sense: no competitive process equals the need for appraisal. Without a competitive process to determine fair market value, an appraisal is the only means to do so.

On the other hand, consider property sold pursuant to a competitive process. In that case, the highest bid should actually—and as a practical matter—determine the real property’s fair market value and negate the need for an appraisal. In other words, if the highest bidder is only willing to pay a certain price, the argument is that the city isn’t giving away anything in violation of the constitution, because that is the highest price it can get.

That position is in line with Texas case law defining “fair market value” broadly as the “price the property will bring when offered for sale by one who desires to sell, but is not obligated to sell, and is bought by one who desires to buy, but is under no necessity of buying.” Tex. Atty. Gen. Op. No. GA-0634 at 3 (2008)(citations omitted). In fact, the attorney general concluded that “fair market value is generally understood to mean a fixed, ascertainable sum.” Tex. Atty. Gen. Op. No. DM-441 (1997) at 4-5.

The position above appears to have been a common one. However, cases dealing with county procedures have called it into question. For instance, in *Killam Ranch Props., Ltd. v. Webb Cnty.*, the court concluded that a county selling land under the authority of Section 272.001(a) *must obtain an appraisal prior to doing so*. *Killam Ranch Props., Ltd. v. Webb Cnty.*, 376 S.W.3d 146, 154 (Tex. App.—San Antonio 2012, pet. denied).

The court’s reading of the statute is nonsensical:

Although section 272.001 is silent as to the appraisal requirement, the court in *Collins* determined there was an implied appraisal requirement in 272.001 because subsections (b), (f), and (h) all refer to the determination of fair market value by appraisal, and all the subsections refer to the sale of land for fair market value determined either by appraisal or by public auction. *Collins*, 954 S.W.2d at 147-148; *see also* Op. Tex. Att’y Gen. No. DM-232 (1993).

Moreover, we find that a reading of Section 272.001(a) in the context of Section 272.001 as a whole makes it clear that Section 272.001(a) intends units of state government to obtain an appraisal in order to ascertain fair market value. *Collins*, 954 S.W.2d at 149.

Id. (discussing *Collins v. County of El Paso*, 954 S.W.2d 137 (Tex. App.—El Paso 1997, pet. denied)).

Essentially, both the San Antonio and El Paso Courts of Appeal have erroneously inserted an appraisal requirement in a statute that has none. Nevertheless, cities in those appellate districts

should arguably follow their holdings. Cities in other parts of the state may wish to do so, as well.

Must a city accept the highest bid when selling real property by notice and sealed bid?

Chapter 272 of the Local Government Code doesn't expressly require it. Section 272.001(a) governs the sale of real property by notice and sealed bid. Under that section, a city must publish notice in a newspaper of general circulation in the county in which the land is located, or if there is no such newspaper, in an adjoining county. The notice must describe the land and the procedure by which sealed bids to purchase the land may be submitted.

Cities are required to follow the procedures set forth in Section 272.001(a), described above. However, Section 272.001(d) provides that "[t]his section does not require the governing body of a political subdivision to accept any bid or offer to complete a sale or exchange."

So long as the city determines that a bid provides the best benefit for the taxpayers of the city *and the bid conforms to the bid procedures and specifications set forth in the published notice*, the governing body may be able to accept a bid that is lower than the highest bid received. *See, e.g., West Orange-Cove Consol. Indep. Sch. Dist. v. Smith*, 928 S.W.2d 773 (Tex. App.—Beaumont 1996, no pet.) (Discussing a similar school district provision in the Education Code and observing "that the purpose of bidding is to stimulate competition, prevent favoritism and secure the best [results] for the best interests and benefits of the taxpayers.")

Of course, some attorneys disagree. In addition, the position above is complicated by the fair market value issue in the previous question.

Must a city accept the highest bid when selling real property by public auction?

Yes. Section 253.008 provides an alternative to selling land by the notice and sealed bid procedure of Section 272.001.

Section 253.008(a) provides that "[t]he governing body of a municipality may sell real property owned by the municipality by public auction or by sealed bid under Section 272.001." An "auction" is defined as a "sale of property to the highest bidder." BLACK'S LAW DICTIONARY (8th ed. 2004). Thus, if a city chooses this method to sell land it owns, the property must go to the highest bidder.

Is a lease of a city's real property subject to notice and bidding?

Probably not. Section 272.001(a) of the Local Government Code provides that the notice and bidding process applies to the "sale or exchange" of land owned by a political subdivision. There is no language indicating the provision is applicable to the lease of city land.

Moreover, in *Walker v. City of Georgetown*, the Austin Court of Appeals held that a city's temporary lease of parkland (10 years with an option for 10-year renewal) is not subject to the

notice and bidding requirements in Chapter 272. *Walker v. City of Georgetown*, 86 S.W.3d 249, 259 (Tex. App.—Austin 2002, pet. denied).

In deciding that the city was not subject to notice and bidding requirements, the court reviewed the language of Chapter 272. Because the statute only referenced the “sale or exchange” of land as necessitating the requisite formalities, and not the lease of land, the court held that the drafters of the statute did not intend for a city to be subject to these requirements when leasing parkland: “[T]he plain language of the statute indicates that the Legislature intended for the notice and bidding requirements to apply to the ‘sale or exchange’ of land, not the lease of land.” *Id.*

While the *Walker* decision restricts the applicability of Chapter 272, the case is arguably applicable only to temporary lease arrangements similar to the potential twenty-year lease involved in the case.

Under what circumstances would a city’s lease of real property not be considered temporary, and therefore subject to the notice and bidding procedures in Chapter 272?

Several factors must be considered in determining whether or not a lease is essentially the same as a sale or exchange of land subject to Chapter 272. A recent attorney general opinion suggests that the following all have a bearing upon the status of the lease agreement: (1) the duration of the lease; (2) the city’s right to control the land during the lease term; and (3) the city’s right to make improvements upon termination of the agreement. Tex. Att’y Gen. Op. No. GA-0321 (2005) at 9. An older opinion suggests that the lessee’s option to purchase the leased property upon expiration of the lease may also be indicative of a sale. Tex. Att’y Gen. LO-96-053, at 3.

The attorney general has suggested that a lease of city land in excess of fifty years may equate the lease to a sale or exchange, putting it within the ambit of Chapter 272. One court has indicated that a lease agreement exceeding forty years may be considered “extremely lengthy,” which indicates that forty years may be the outer limits of being characterized as a lease for purposes of Section 272.001 of the Local Government Code. *See Flagship Hotel, Ltd. v. City of Galveston*, 117 S.W.3d 552, 559 (Tex. App.—Texarkana 2003, pet. denied).

There is no clear test to determine when a lease goes from being “temporary,” and thus not subject to notice and bidding requirements, to “long-term,” which might make the lease the equivalent of a “sale or exchange,” and thus subject to the notice and bidding requirements. Opinions from the attorney general, as well as a limited amount of case law, indicate that leases with a duration in excess of forty to fifty years could rise to the level of a “sale or exchange.”

Each city should consult with local legal counsel to review the facts and law associated with a lease of real property.

Are there additional procedures that may apply to the sale of specific types of real property?

Yes. For example, Texas Government Code Section 1502.055 provides that, before a city may sell a utility system, the governing body must order an election on the question. The election

must be held, regardless of whether the utility system is encumbered with debt. Section 1502.055 also requires an election on the question of the sale of a city park or pool. These examples aren't exhaustive, and a city must also comply with competitive procedures discussed above.

Essentially, any time a city is planning on disposing of real property, local legal counsel should be consulted to ensure that the appropriate procedures are followed.