AGENDA

CITY OF TAYLOR, TEXAS

CITY COUNCIL MEETING

CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

MARCH 10, 2022, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS / RECOGNITIONS

1. Meals on Wheels Month proclamation.

CITIZENS COMMUNICATION

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

CONSENT AGENDA

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

2. Approve minutes from the February 24, 2022 regular City Council meeting. (Dianna McLean)
3. Concur with preliminary financials for January 2022. (Jeff Wood)
4. Consider Ordinance 2022-06 regarding PZ-2021-1357 a change of zoning, on a little over 40.00 acres located at the northeast corner of North Drive and Carlos G. Parker Blvd. from Single-Family Residential Zoning District (R-1) to approximately of 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.48 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD). (Tom Yantis)
5. Consider Ordinance 2022-08 regarding PZ-2022-1407, a change of zoning request on approximately 0.287 acres located at 205 East Martin Luther King Jr. Boulevard from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2). (Tom Yantis)
6. Receive 2021 annual report for the Taylor Tax Increment Reinvestment Zone #1. (Tom Yantis)
7. Consider Resolution R22-10 cancelling the District 4 race for Council Member. (Dianna McLean)
8. Consider authorizing urban design consulting services with Michael Watkins Architect, LLC. (Tom Yantis)
9. Consider awarding grant administration services for a FEMA Hazard Mitigation Grant (HMGP) Project. (Jeff Jenkins)
10. Consider awarding engineering services for a FEMA Hazard Mitigation Grant (HMGP) Project. (Jeff Jenkins)
11. Consider Bid Award for the North Pump Station - Generator Equipment. (Jim Gray/Jacob Walker)
12. Consider Resolution R22-11, Reimburse Certain Expenditures from Future Debt Issues. (Jeff Wood)
13. Update on City Wide Spring cleanup. (Jim Gray)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

14. Discussion and possible direction to staff regarding the amendment to the comprehensive plan relating to Samsung. (Tom Yantis)
15. Receive update on 2021/2022 Street Level Up Program. (Jim Gray)
16. Consider Ordinance 2022-12 authorizing the issuance of the City of Taylor, Texas combination tax and revenue certificates of obligation, series 2022; levying an ad valorem tax and pledging certain surplus revenues in support of the certificates; approving an official statement, a paying agent/registrar agreement and other agreements relating to the sale and issuance of the certificates; and ordaining other matters relating to the issuance of the certificates. (Jeff Wood)
17. Consider appointments and re-appointments to various Boards and Commissions. (Jeff Jenkins)

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

Executive Session I. The Taylor City Council will conduct a closed executive meeting under Section 551.071 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. Water/Wastewater Agreement Rate Agreement

Executive Session II. The Taylor City Council will conduct a closed executive meeting under Section 551.072 of the Texas Government Code, to conduct deliberations regarding the purchase, exchange, lease, or value of real property.

a. Justice Center

18. Take any action regarding Executive Session I and II.

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 7, 2022 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 McLean Date 3-7-2022

Dianna McLean, City Clerk

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 1

Agenda Title: **Meals on Wheels proclamation**

Council Action to be taken: present proclamation

Department Submitted: City Management

Staff Contact: Dianna McLean

1. PURPOSE/DESCRIPTION

To proclaim March 2022 as a month celebrating the 50th anniversary of the Older Americans Act Nutrition Program.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Dori Yeater with Opportunities for Williamson and Burnet Counties request a proclamation from the City of Taylor celebrating the 50th anniversary of the Older Americans Act Nutrition Program, which helps to fund the Meals on Wheels program.

3. PROS and CONS

PROS	CONS
• N/A	• N/A

4. RECOMMENDATION

Read and present proclamation.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

1a. Proclamation

Proclamation

Meals on Wheels Month

WHEREAS, fifty years ago, on March 22, 1972, President Nixon signed into law a measure that amended the Older Americans Act of 1965 to include a national nutrition program for individuals 60 years and older; and

WHEREAS, for five decades, this landmark law has helped to fund community-based organizations – like Meals on Wheels – and it is still the only federal program designed specifically to meet the nutritional and social needs of older adults; and

WHEREAS, this year, Meals on Wheels programs from across the country are joining together for the March for Meals awareness campaign to celebrate 50 years of success and garner the support needed to ensure these critical programs can continue to address food insecurity and malnutrition, combat social isolation, enable independence, and improve health for years to come; and

WHEREAS, Meals on Wheels programs – both congregate and home-delivered, in Taylor have served our communities admirably for 58 years; and

WHEREAS, volunteers for Meals on Wheels programs in Taylor are the backbone of the program and they not only deliver nutritious meals to seniors and individuals with disabilities who are at significant risk of hunger and isolation, but also caring concern and attention to their welfare; and

WHEREAS, Meals on Wheels programs in Taylor deserve recognition for the heroic contributions and essential services they have provided amid the COVID-19 pandemic and will continue to provide to local communities, our State and our Nation long after it is over; and

WHEREAS, the senior population is increasing substantially, and action is needed now to support local Meals on Wheels programs through federal, state and local funding; volunteering; donations; and raising awareness to ensure these vital services can continue to be delivered for another 50 years.

NOW, THEREFORE, I, Brandt Rydell, as Mayor of Taylor, Texas do hereby proclaim March 2022 as a month celebrating the 50th anniversary of the Older Americans Act Nutrition program and urge every community member to take this month to honor our Meals on Wheels programs, the seniors they serve and the volunteers who care for them. Our recognition of, and involvement in, the national celebration can enrich our entire community and help combat senior hunger and isolation in America.

Dated this 10th day of March, 2022.

_____

Brandt Rydell, Mayor
City of Taylor

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: 2

Agenda Title: **Approve minutes from the February 24, 2022 regular Council meeting.**

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

Department Submitted: City Clerk

Staff Contact: Dianna McLean

1. PURPOSE/DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

N/A

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

2a. February 24, 2022 meeting minutes

City of Taylor
Regular City Council Meeting
Taylor City Hall, Council Chambers, 400 Porter Street
February 24, 2022 at 6:00 p.m.

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

Mayor Pro-Tem Gerald Anderson
Council Member Mitch Drummond
Mayor Brandt Rydell

Absent: Robert Garcia, Dwayne Ariola

Brian LaBorde, City Manager
Jeff Jenkins, Deputy City Manager
Mark Schroeder, Assistant City Attorney
Dianna McLean, City Clerk

INVOCATION / MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Donna Epperson, 213 W. Mustang Street – opposed to the city's enforcement and restriction of placing items on cemetery graves. Feels family members should be able to place items on graves and requested Council reconsider the ordinance.

CONSENT AGENDA

1. **Approve minutes from the February 10, 2022 regular City Council meeting.**
2. **Consider Ordinance 2022-09 releasing the Cielo Ranch property from the City of Taylor's extraterritorial jurisdiction.**
3. **Consider Ordinance 2022-10 regarding Juvenile Curfew and consider re-adoption.**
4. **Consider Resolution R22-09, amendment to the Hazard Mitigation Action Plan.**

Motion was made by Councilmember Drummond to approve the consent agenda items as presented. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried 3 to 0.

PUBLIC HEARING/ORDINANCES

5. **Hold a public hearing and introduce Ordinance 2022-06 regarding PZ-2021-1357, a change of zoning on approximately 40.18 acres located at the northeast corner of North Drive and Carlos G. Parker Blvd. from Single-Family Residential Zoning District (R-1) to approximately of 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).**
Tom Yantis, Development Services Director - The purpose of the re-zoning is to develop a mixed-use neighborhood that encourages pedestrian access to retail and commercial services within the neighborhood. The R-1/RPD Zoning District change would permit the developer to provide a variety of lot sizes and housing types within the context of a human scale neighborhood that offers a mix of land uses, different densities, and drainage/water features that serve as amenities and protect against flooding. The Planning and Zoning Commission unanimously recommended approval of the Zoning Map Amendments.

Mike Watkins, Michael Watkins Architect - gave a presentation on the master plan for the property.

Mayor Rydell opened the public hearing at 6:36pm. With no one appearing, the public hearing was closed at 6:36pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2022-06

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 40.18 ACRES OF LAND AT THE NORTHEAST CORNER OF CARLOS G. PARKER BOULEVARD AND NORTH DRIVE, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R018652, FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO APPROXIMATELY 10.76 ACRES OF LOCAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-1/CPD) AND 29.42 ACRES OF SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (R-1/RPD), PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

This was the first reading. No action was taken.

6. **Hold a public hearing and introduce Ordinance 2022-08 regarding PZ-2022-1407, a change of zoning request on approximately 0.287 acres located at 205 East Martin Luther King Jr. Boulevard from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2).**
Tom Yantis, Development Services Director - The purpose of the re-zoning is to permit residential development on two lots within a historically residential neighborhood; change the zoning district designation of M-1 on Lots 9 and 10 within Block 92 of the original City of Taylor plat. The Planning and Zoning Commission unanimously recommended approval of the Zoning Map Amendments.

Mayor Rydell opened the public hearing at 6:44pm. With no one appearing, the public hearing was closed at 6:44pm.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2022-08

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 0.287 ACRES OF LAND LOCATED AT 205 EAST MARTIN LUTHER KING JR BLVD, LEGALLY DESCRIBED AS LOTS 9 AND 10, BLOCK 92, CITY OF TAYLOR, FROM LIGHT INDUSTRIAL

ZONING DISTRICT (M-1) TO MULTI-FAMILY RESIDENTIAL ZONING DISTRICT (MF-2), TAYLOR, WILLIAMSON COUNTY, TEXAS.

This was the first reading. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

7. **Receive update on downtown bond-funded improvements and consideration of award of bid for the downtown landscaping project.**
Tom Yantis, Development Services Director – gave a presentation on the downtown landscape project. Bids for downtown landscaping project came in significantly in excess of estimated project cost. Four projects were recommended last year by Main Street Advisory Board. Mr. Yantis gave a brief update on the other three projects.

Motion was made by Mayor Pro-Tem Anderson to reject the bids and restructure the project to fit within the available funds. Motion was seconded by Councilmember Drummond. Motion carried 3 to 0.

8. **Consider awarding the bid for the hardscape construction of the Percussion Park.**
Tyler Bybee, Parks and Rec Director – Staff requested a turnkey quote for all hardscape equipment and installation from Kraftsman through their State Buyboard Purchasing Cooperative contract, in lieu of a formal bid process. Kraftsman has been involved with the project from its early stages and has worked with SEC planning and Good Life Taylor on the design of the project and would most likely be the equipment, shade and surface provider for a general contractor had the formal design/build avenue been utilized.

Motion was made by Councilmember Drummond to award the bid to Kraftsman Commercial Playground for the purchase and installation of the hardscape portion of the Percussion Park in the amount of $221,146.72 and authorize the City Manager to execute all documents needed to complete the project. Motion was seconded by Mayor Pro-Tem Anderson. Motion carried 3 to 0.

9. **Receive update on crime and police activity.**
Henry Fluck, Police Chief – Chief Fluck gave a presentation on crime and police activity that is submitted to the FBI's National Based Incident Reporting System (NIBRS). Overall, there has been a reduction in crime in Taylor.

Motion was made by Mayor Pro-Tem Anderson to receive the crime and police activity update as presented. Motion was seconded by Councilmember Drummond. Motion carried 3 to 0.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 7:14p.m.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna McLean, City Clerk

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☐ Quality of Life

☒ Economic Vitality

Agenda Item #: 3

Agenda Title: **Concur with Preliminary Financials for January 2022**

Council Action to be taken: Approve by Consent

Department Submitted: Finance Department

Staff Contact: Jeffrey Wood, Chief Financial Officer

1. PURPOSE/DESCRIPTION

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

2. STAFF ANALYSIS/BACKGROUND / PRIOR COUNCIL ACTIONS

Council has approved previous monthly financial reports by consent.

The following provides a brief overview on the preliminary status and/or activity of the major funds or groups of funds as of January 31, 2022:

General Fund:

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

- Revenues in the General Fund are up by $1,086,475 or 14% over last year's fiscal year-to-date. The majority of revenue collected in January was received through property tax and sales tax. Revenues collected are reported at 54% of the budget.

- Property tax collections amount to $6,249,907 through January. The amount collected represents approximately 77% of budgeted property tax revenues. The timing of individual tax payments can vary year-over-year so comparisons to previous years should keep such fluctuations in mind.

- The City's portion of the sales tax collections are $1,461,171 through January, up by $198,377 or 16% when compared to this same time last year. The payment received in January represents sales that occurred in October. January revenues ended up higher than the previous year and higher than budgeted.

- Expenditures in the General Fund are up by $803,649 or 17% compared to last year's expenses fiscal year-to-date. Expenditures of 32% of budget are at an acceptable level year-to-date when compared to budgeted amounts.

- It should be noted when reviewing the level of revenues over expenditures that the vast majority of budgeted revenues are received in the first half of the year, while expenditures are dispersed more evenly throughout the year. It is common to show a significant budget surplus at mid-year that will regularly decrease over the last six months.

Special Revenue Funds;

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

- The TIF Fund receives the annual transfer in from the City and the County for the captured taxes collected in the district around April of each year. The only revenue reported for January was interest income. The expenditures budgeted for this fiscal year are related to the debt service payments, fire suppression grants and façade grants.

- Hotel Occupancy Tax collections from the lodging providers are recorded monthly, but the 380 Agreement payment is distributed quarterly. The timing of the 380 Agreement payment can skew the monthly report and result in the fund being reflected in a more positive position than is actually the case.

  Hotel Occupancy Tax collections are reported at $82,407 fiscal year-to-date, of which $17,958 was collected in January. January's collection was $7,556 more than January 2021, and fiscal year-to-date HOT collections are $35,699 (76%) more than FY 2020-21.

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

- Main Street revenues reported during the year are from sales and other fund-raising activities. Expenditures are for rental assistance, advertising, city sponsored events and façade grants.

- Municipal Court Special Revenues total $3,979 which is 21% of budget. Expenditures from this fund are for security work and technology at the Municipal Court.

- Library Donation Fund reflects revenues generated from interest income and donations. Year-to-date there has been $100 spent on books from this fund.

- Transportation User Fee (TUF) Fund – User fees collected in January are reported at $69,623. Expenditures are associated with engineering cost, the cost of the work done for street maintenance and debt service payment transfers.

- Municipal Drainage Utility System (MDUS) Fund – Drainage fees collected in January are reported at $43,460. Expenditures are related to the administrative fee transfer to the General Fund, engineering expenses, and debt service payment transfers.

Enterprise Funds:

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

Sanitation Fund

- Revenues from franchise fees and user charges for services in January are reported at $158,792. The City contracts its solid waste collection service and expenditures represent the payment to the City's solid waste provider. January's cost for solid waste collection services is $151,277.

Utility Fund

- Revenues through January totaled $3,801,911, which includes $3,735,542 in charges for service. User charges are up $1,034,798 compared to the same period last year. Expenditures fiscal year-to-date total $2,938,794 compared to $2,720,505 a year ago. Year-to-year comparisons in the Utility Fund reflect differences in billing and usage, and such differences can be caused by several factors that can vary throughout the year. This should be kept in mind when comparing individual time periods.

- The Utility Fund is operating at an acceptable level when compared to budgeted amounts for this period of the fiscal year, although both revenue and expenditures are lower than anticipated for the fiscal year.

Airport Fund

- Revenues consist of airport hangar rental, sale of fuel and interest income. Hangar rental is reported at $81,808 and revenues from fuel sales are $75,007.

- The Airport Fund is operating within budget with revenues exceeding expenditures by $19,369.

Cemetery Fund

- Revenues are reported at $99,132 and are 38% of budgeted amounts. Revenues are dependent on the number of lots sold and graves dug, and both of these sources can be variable.

- Expenditures total $74,631 which represents 29% of budgeted amounts.

- Revenues exceed expenditures by $24,501.

Other Funds:

- Roadway Impact Fund – There was $17,501 in revenues collected in January. Budgeted expenditures in this fund are related to the Impact Fee rate study.

- Utility Impact Fund – There was $102,000 in revenues collected in January. Expenditures are budgeted for the Impact Fee rate study.

Internal Service Funds:

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

- The Fleet Operating Fund charges rental fees and replacement fees to the various City departments and these fees are used to off-set the expenditures for repairs and maintenance to the City's vehicles. This same concept is applied to the Fleet Replacement Fund for the purpose of purchasing vehicles.

- Expenditures in the Fleet Operating Fund are operating as anticipated.

- The Fleet Replacement Fund reflects expenditures that includes capital lease payments for purchases are made either monthly, quarterly or annually throughout the year. Expenditures also reflect cash purchases for equipment and vehicles made on behalf of the other funds.

3. PROS and CONS

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

4. RECOMMENDATION

Concur with the preliminary monthly financial report by consent

5. FUNDING SOURCE

N/A

6. TIMELINE

Immediate consideration

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

3a. Monthly Financial Report for January 2022:

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

Monthly Finance Report as of :

January 2022

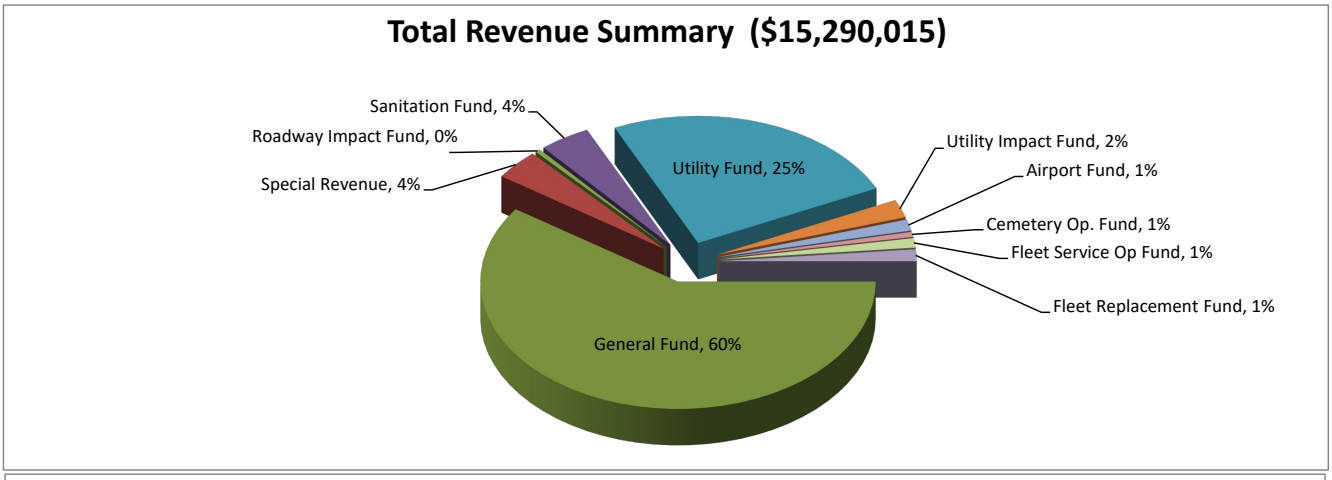
City of Taylor
400 Porter Street
Taylor, TX 76574

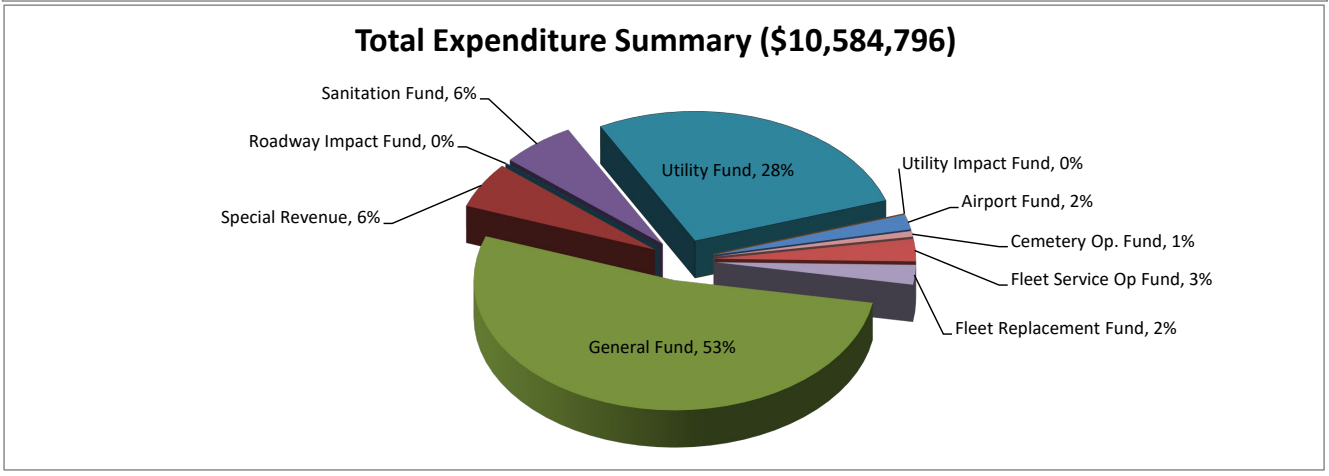
Attachment A

Financial Summary

Summary Revenue/Expenditures
Preliminary Year-to-Date as of January 31, 2022

	Revenue			Expenditures			
	Annual Budget	Actual Y-T-D	% of Budget	Annual Budget	Actual Y-T-D	% of Budget	Surplus/Deficit
General Fund	$ 17,019,632	$ 9,119,452	54%	$ 17,189,936	$ 5,581,422	32%	$ 3,538,031
Special Revenue Funds							
- Tax Increment Fund (TIF)	$ 411,500	$ 22	0%	$ 408,032	$ 89,875	22%	(89,853)
- Hotel/Motel Tax	$ 190,000	$ 95,895	50%	$ 204,000	$ 75,581	37%	20,314
- Main St. Revenue	$ 108,100	$ 37,114	34%	$ 108,100	$ 48,956	45%	(11,842)
- Municipal Court Sec/Tech	$ 19,000	$ 3,979	21%	$ 9,712	$ 352	4%	3,627
- Library Grants/Donations	$ 700	$ 108	15%	$ 2,050	$ 100	5%	8
- Transportation Fund (TUF)	$ 828,000	$ 276,370	33%	$ 821,319	$ 262,100	32%	14,270
- MDUS	$ 522,500	$ 166,753	32%	$ 513,600	$ 126,724	25%	40,028
Special Rev Funds Total	**$ 2,079,800**	**$ 580,240**	**28%**	**$ 2,066,813**	**$ 603,688**	**29%**	**(23,448)**
Enterprise Funds							
- Sanitation Fund	$ 1,977,600	$ 638,256	32%	$ 1,946,700	$ 631,909	32%	6,347
- Utility Fund	$ 11,479,000	$ 3,801,911	33%	$ 11,478,918	$ 2,938,794	26%	863,117
- Airport Fund	$ 459,200	$ 218,229	48%	$ 471,234	$ 198,859	42%	19,370
- Cemetery Op. Fund	$ 257,500	$ 99,132	38%	$ 258,566	$ 74,631	29%	24,501
Roadway Impact Fund	$ 60,000	$ 67,883	113%	60,000	1,275	2%	66,607
Utility Impact Fund	$ 425,000	$ 352,466	83%	160,000	-	0%	352,466
Fleet Service Operating Fund	$ 724,220	$ 183,800	25%	$ 719,705	$ 294,945	41%	(111,145)
Fleet Replacement Fund	$ 2,436,767	$ 228,645	9%	$ 2,410,639	259,273	11%	(30,627)
Total	**$ 38,269,219**	**$ 15,290,015**	**40%**	**$ 38,097,430**	**$ 10,584,796**	**28%**	**$ 4,705,220**





Attachment B

Financial Statements by Fund

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

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

100-GENERAL FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	13,264,000.00	2,435,878.77	7,766,096.60	58.55	0.00	5,497,903.40
320-PERMITS AND LICENSES	669,800.00	101,642.55	531,367.44	79.33	0.00	138,432.56
330-INTERGOVERNMENTAL REV	386,500.00	0.00	4,003.65	1.04	0.00	382,496.35
340-CHARGES FOR SERVICES	357,400.00	41,697.60	199,321.84	55.77	0.00	158,078.16
410-FINES AND FORFEITURES	231,700.00	11,963.22	49,058.15	21.17	0.00	182,641.85
420-ASSESSMENTS	14,000.00	474.23	30,565.03	218.32	0.00	(16,565.03)
430-USE OF MONEY AND PROP	103,000.00	2,510.22	37,585.86	36.49	0.00	65,414.14
440-DONATIONS FROM PRIVAT	10,500.00	3,235.00	11,653.85	110.99	0.00	(1,153.85)
450-INTERFUND OPERATING T	1,982,732.00	0.00	489,800.00	24.70	0.00	1,492,932.00
460-PROCEEDS GEN FIXED AS	0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	17,019,632.00	2,597,401.59	9,119,452.42	53.58	0.00	7,900,179.58
EXPENDITURE SUMMARY						
500-CITY COUNCIL	219,480.00	25,248.72	82,313.55	37.50	0.00	137,166.45
501-CITY MANAGEMENT	547,780.00	41,616.89	182,704.38	33.35	0.00	365,075.62
503-PUBLIC INFORMATION	197,540.00	40,745.17	86,156.61	43.61	0.00	111,383.39
504-HUMAN RESOURCES	277,822.00	18,312.18	83,458.38	30.04	0.00	194,363.62
505-CITY CLERK	157,800.00	10,120.48	46,652.45	29.56	0.00	111,147.55
512-FINANCIAL SERVICES	730,815.00	52,665.10	254,650.53	34.84	0.00	476,164.47
516-MUNICIPAL COURT	432,079.00	24,564.47	128,381.58	29.78	300.00	303,397.42
522-DEVELOPMENT SERVICES	1,624,568.00	108,982.92	467,974.27	28.81	0.00	1,156,593.73
524-MAIN STREET PROGRAM	121,376.00	7,398.25	33,916.25	27.94	0.00	87,459.75
527-MOODY MUSEUM	10,075.00	272.71	1,356.81	13.47	0.00	8,718.19
532-PUBLIC LIBRARY	521,288.00	28,243.41	153,949.92	30.01	2,481.75	364,856.33
542-FIRE SUPPRESSION/EMER	2,972,812.00	179,447.02	910,181.61	30.38	(6,899.13)	2,069,529.52
552-POLICE FIELD SERVICES	4,448,044.00	275,088.47	1,313,394.34	31.82	101,973.96	3,032,675.70
558-ANIMAL CONTROL SECTIO	244,028.00	18,814.78	96,043.16	48.79	23,023.00	124,961.84
563-STREET & GROUND MAIN	1,983,854.00	117,157.41	540,007.63	27.76	10,680.00	1,433,166.37
565-PARKS & RECREATION	1,085,937.00	166,048.29	569,020.95	62.02	104,431.52	412,484.53
566-INTERNAL SVCS/BLDG	576,697.00	71,945.98	230,522.46	44.90	28,392.00	317,782.54
573-ENGINEERING & INSPECT	175,000.00	31,826.98	95,225.94	54.41	0.00	79,774.06
575-INTERNAL SVC/IT DEPT	218,834.00	18,164.60	88,238.72	40.32	0.00	130,595.28
592-NON-DEPARTMENTAL	644,107.00	56,379.19	217,271.96	33.73	0.00	426,835.04
*** TOTAL EXPENDITURES ***	17,189,936.00	1,293,043.02	5,581,421.50	34.01	264,383.10	11,344,131.40
*** TOTAL PROFIT / (LOSS) ***	(170,304.00)	1,304,358.57	3,538,030.92	922.24-	(264,383.10)	(3,443,951.82)

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

119-TIF (TAX INCREMENT FUND)
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	270,000.00	0.00	0.00	0.00	0.00	270,000.00
330-INTERGOVERNMENTAL REV	140,000.00	0.00	0.00	0.00	0.00	140,000.00
430-USE OF MONEY AND PROP	1,500.00	0.00	22.16	1.48	0.00	1,477.84
*** TOTAL REVENUES ***	411,500.00	0.00	22.16	0.01	0.00	411,477.84
EXPENDITURE SUMMARY						
520-TIF EXPENSES	408,032.00	0.00	89,875.00	22.03	0.00	318,157.00
*** TOTAL EXPENDITURES ***	408,032.00	0.00	89,875.00	22.03	0.00	318,157.00
*** TOTAL PROFIT / (LOSS) ***	3,468.00	0.00	(89,852.84)	590.91-	0.00	93,320.84

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

120-HOTEL/MOTEL FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	190,000.00	17,873.95	82,323.02	43.33	0.00	107,676.98
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	13,571.92	13,571.92	0.00	0.00	(13,571.92)
*** TOTAL REVENUES ***	190,000.00	31,445.87	95,894.94	50.47	0.00	94,105.06
EXPENDITURE SUMMARY						
612-HOTEL/MOTEL TAX	204,000.00	52,340.71	75,581.07	37.05	0.00	128,418.93
*** TOTAL EXPENDITURES ***	204,000.00	52,340.71	75,581.07	37.05	0.00	128,418.93
*** TOTAL PROFIT / (LOSS) ***	(14,000.00)	(20,894.84)	20,313.87	145.10-	0.00	(34,313.87)

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

123-MAIN STREET REVENUE FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	17,000.00	0.00	0.00	0.00	0.00	17,000.00
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
440-DONATIONS FROM PRIVAT	51,500.00	2,460.00	27,214.00	52.84	0.00	24,286.00
450-INTERFUND OPERATING T	39,600.00	0.00	9,900.00	25.00	0.00	29,700.00
*** TOTAL REVENUES ***	108,100.00	2,460.00	37,114.00	34.33	0.00	70,986.00
EXPENDITURE SUMMARY						
615-CONTRIBUTE TO CIVIC P	108,100.00	3,176.54	48,955.87	45.57	300.00	58,844.13
*** TOTAL EXPENDITURES ***	108,100.00	3,176.54	48,955.87	45.57	300.00	58,844.13
*** TOTAL PROFIT / (LOSS) ***	0.00	(716.54)	(11,841.87)	0.00	(300.00)	12,141.87

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

125-MUNICIPAL CRT SPECIAL FEE
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
410-FINES AND FORFEITURES	19,000.00	714.86	3,978.86	20.94	0.00	15,021.14
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	19,000.00	714.86	3,978.86	20.94	0.00	15,021.14
EXPENDITURE SUMMARY						
625-MUNICIPAL COURT BLDG	9,712.00	0.00	0.00	0.00	0.00	9,712.00
626-MUNICIPAL CRT TECHNO	0.00	0.00	352.00	0.00	0.00	(352.00)
627-MUN COURT JUDICIAL	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	9,712.00	0.00	352.00	3.62	0.00	9,360.00
*** TOTAL PROFIT / (LOSS) ***	9,288.00	714.86	3,626.86	39.05	0.00	5,661.14

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

129-LIBRARY GRANT/DONATION
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	400.00	0.00	8.12	2.03	0.00	391.88
440-DONATIONS FROM PRIVAT	300.00	0.00	100.00	33.33	0.00	200.00
*** TOTAL REVENUES ***	700.00	0.00	108.12	15.45	0.00	591.88
EXPENDITURE SUMMARY						
624-LIBRARY	2,050.00	0.00	99.67	4.86	0.00	1,950.33
*** TOTAL EXPENDITURES ***	2,050.00	0.00	99.67	4.86	0.00	1,950.33
*** TOTAL PROFIT / (LOSS) ***	(1,350.00)	0.00	8.45	0.63-	0.00	(1,358.45)

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

200-ROADWAY IMPACT FEE FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
420-ASSESSMENTS	60,000.00	17,500.80	67,882.80	113.14	0.00	(7,882.80)
*** TOTAL REVENUES ***	60,000.00	17,500.80	67,882.80	113.14	0.00	(7,882.80)
EXPENDITURE SUMMARY						
631-ROADWAY IMPACT FEE	60,000.00	0.00	1,275.40	78.90	46,066.00	12,658.60
*** TOTAL EXPENDITURES ***	60,000.00	0.00	1,275.40	78.90	46,066.00	12,658.60
*** TOTAL PROFIT / (LOSS) ***	0.00	17,500.80	66,607.40	0.00	(46,066.00)	(20,541.40)

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

210-TRANSPORTATION FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	825,000.00	69,652.61	276,365.75	33.50	0.00	548,634.25
430-USE OF MONEY AND PROP	3,000.00	0.00	3.77	0.13	0.00	2,996.23
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	828,000.00	69,652.61	276,369.52	33.38	0.00	551,630.48
EXPENDITURE SUMMARY						
632-TRANSPORTATION	821,319.00	0.00	262,099.92	32.10	1,538.15	557,680.93
*** TOTAL EXPENDITURES ***	821,319.00	0.00	262,099.92	32.10	1,538.15	557,680.93
*** TOTAL PROFIT / (LOSS) ***	6,681.00	69,652.61	14,269.60	190.56	(1,538.15)	(6,050.45)

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

300-MUNICIPAL DRAINAGE UTILIT
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	522,500.00	43,460.32	166,752.52	31.91	0.00	355,747.48
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS	0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	522,500.00	43,460.32	166,752.52	31.91	0.00	355,747.48
EXPENDITURE SUMMARY						
750-MUNICIPAL DRAINAGE	513,600.00	0.00	126,724.25	24.67	0.00	386,875.75
*** TOTAL EXPENDITURES ***	513,600.00	0.00	126,724.25	24.67	0.00	386,875.75
*** TOTAL PROFIT / (LOSS) ***	8,900.00	43,460.32	40,028.27	449.76	0.00	(31,128.27)

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

320-SANITATION FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	220,000.00	13,893.99	56,307.96	25.59	0.00	163,692.04
340-CHARGES FOR SERVICES	1,757,600.00	144,898.06	581,948.25	33.11	0.00	1,175,651.75
*** TOTAL REVENUES ***	1,977,600.00	158,792.05	638,256.21	32.27	0.00	1,339,343.79
EXPENDITURE SUMMARY						
721-SANITATION/GARBAGE	1,946,700.00	151,277.48	631,909.02	32.46	0.00	1,314,790.98
*** TOTAL EXPENDITURES ***	1,946,700.00	151,277.48	631,909.02	32.46	0.00	1,314,790.98
*** TOTAL PROFIT / (LOSS) ***	30,900.00	7,514.57	6,347.19	20.54	0.00	24,552.81

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

340-PUBLIC UTILITIES FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
320-PERMITS AND LICENSES	1,000.00	0.00	25.00	2.50	0.00	975.00
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	10,953,500.00	888,896.57	3,735,542.14	34.10	0.00	7,217,957.86
420-ASSESSMENTS	427,000.00	14,919.29	49,802.17	11.66	0.00	377,197.83
430-USE OF MONEY AND PROP	95,500.00	4,273.75	16,151.47	16.91	0.00	79,348.53
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS	2,000.00	49.36	390.71	19.54	0.00	1,609.29
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	11,479,000.00	908,138.97	3,801,911.49	33.12	0.00	7,677,088.51
EXPENDITURE SUMMARY						
701-UTILITIES ADMINISTRAT	498,155.00	29,278.13	148,085.19	29.73	0.00	350,069.81
706-WASTEWATER TREATMENT	991,471.00	43,045.80	242,685.71	28.80	42,890.63	705,894.66
708-UTILITY DISTRIBUTION/	2,496,122.00	136,387.34	636,949.16	32.98	186,300.53	1,672,872.31
709-UTILITIES NON-DEPARTM	7,493,170.00	218,705.85	1,911,074.22	25.50	0.00	5,582,095.78
*** TOTAL EXPENDITURES ***	11,478,918.00	427,417.12	2,938,794.28	27.60	229,191.16	8,310,932.56
*** TOTAL PROFIT / (LOSS) ***	82.00	480,721.85	863,117.21	80.55	(229,191.16)	(633,844.05)

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

345-UTILITY IMPACT FEE FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	425,000.00	102,000.00	348,510.00	82.00	0.00	76,490.00
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	0.00	3,956.33	0.00	0.00	(3,956.33)
*** TOTAL REVENUES ***	425,000.00	102,000.00	352,466.33	82.93	0.00	72,533.67
EXPENDITURE SUMMARY						
592-NON-DEPARTMENTAL	160,000.00	0.00	(17,315.20)	2.52	21,349.00	155,966.20
*** TOTAL EXPENDITURES ***	160,000.00	0.00	(17,315.20)	2.52	21,349.00	155,966.20
*** TOTAL PROFIT / (LOSS) ***	265,000.00	102,000.00	369,781.53	131.48	(21,349.00)	(83,432.53)

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

350-AIRPORT FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	10,000.00	0.00	61,103.79	611.04	0.00	(51,103.79)
340-CHARGES FOR SERVICES	447,700.00	39,156.35	157,035.52	35.08	0.00	290,664.48
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	1,500.00	0.00	89.43	5.96	0.00	1,410.57
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	459,200.00	39,156.35	218,228.74	47.52	0.00	240,971.26
EXPENDITURE SUMMARY						
732-AIRPORT OPERATIONS DE	471,234.00	64,131.63	198,859.23	42.59	1,857.10	270,517.67
*** TOTAL EXPENDITURES ***	471,234.00	64,131.63	198,859.23	42.59	1,857.10	270,517.67
*** TOTAL PROFIT / (LOSS) ***	(12,034.00)	(24,975.28)	19,369.51	145.52-	(1,857.10)	(29,546.41)

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

370-CEMETERY OPERATING FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	171,500.00	15,706.00	57,203.00	33.35	0.00	114,297.00
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	1,000.00	124.00	675.00	67.50	0.00	325.00
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	5,000.00	0.00	0.00	0.00	0.00	5,000.00
460-PROCEEDS GEN FIXED AS	80,000.00	2,925.00	41,254.20	51.57	0.00	38,745.80
*** TOTAL REVENUES ***	257,500.00	18,755.00	99,132.20	38.50	0.00	158,367.80
EXPENDITURE SUMMARY						
761-CEMETERY OPERATING DE	258,566.00	15,476.64	74,630.76	28.86	0.00	183,935.24
*** TOTAL EXPENDITURES ***	258,566.00	15,476.64	74,630.76	28.86	0.00	183,935.24
*** TOTAL PROFIT / (LOSS) ***	(1,066.00)	3,278.36	24,501.44	298.45-	0.00	(25,567.44)

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

382-FLEET SERVICES OPERATING
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	721,220.00	0.00	176,471.75	24.47	0.00	544,748.25
420-ASSESSMENTS	3,000.00	0.00	7,011.66	233.72	0.00	(4,011.66)
430-USE OF MONEY AND PROP	0.00	0.00	316.45	0.00	0.00	(316.45)
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	724,220.00	0.00	183,799.86	25.38	0.00	540,420.14
EXPENDITURE SUMMARY						
517-F1EET SERVICES	719,705.00	69,448.16	294,944.87	46.57	40,199.61	384,560.52
*** TOTAL EXPENDITURES ***	719,705.00	69,448.16	294,944.87	46.57	40,199.61	384,560.52
*** TOTAL PROFIT / (LOSS) ***	4,515.00	(69,448.16)	(111,145.01)	352.04-	(40,199.61)	155,859.62

FINANCIAL STATEMENT
AS OF: JANUARY 31ST, 2022

384-FLEET REPLACEMENT FUND
FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	428,767.00	0.00	201,643.50	47.03	0.00	227,123.50
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	500.00	0.00	6.24	1.25	0.00	493.76
450-INTERFUND OPERATING T	0.00	0.00	11,914.45	0.00	0.00	(11,914.45)
460-PROCEEDS GEN FIXED AS	7,500.00	0.00	15,081.25	201.08	0.00	(7,581.25)
470-PROCEEDS GEN LONG TER	2,000,000.00	0.00	0.00	0.00	0.00	2,000,000.00
*** TOTAL REVENUES ***	2,436,767.00	0.00	228,645.44	9.38	0.00	2,208,121.56
EXPENDITURE SUMMARY						
518-EQUIPMENT REPLACEMENT	2,410,639.00	120,754.92	259,272.87	20.03	223,564.47	1,927,801.66
*** TOTAL EXPENDITURES ***	2,410,639.00	120,754.92	259,272.87	20.03	223,564.47	1,927,801.66
*** TOTAL PROFIT / (LOSS) ***	26,128.00	(120,754.92)	(30,627.43)	972.87-	(223,564.47)	280,319.90

Attachment C

Council Report

Checks Posted in January 2022

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	AFLAC		AFLAC DEC. 2021 INV.	1,837.37
		DEBORAH B LANGEHENNING		SHELTON CASE NO. 18-11452	936.46
				SHELTON CASE NO. 18-11452	936.46
		MISCELLANEOUS	CONNIE GAINES	CONNIE GAINES:DEPOSIT REFU	200.00
			VERONICA ALDERETE	VERONICA ALDERETE: DEP REF	300.00
			DIANE ARMENDARIZ	DIANE ARMENDARIZ: DEP REFU	200.00
			DIANE ARMENDARIZ	DIANE ARMENDARIZ: DEP REFU	50.00
			RUDY ORTIZ	RUDY ORTIZ:DEPOSIT REFUND	200.00
			CORIE TORRES	CORIE TORRES:DEPOSIT REFUN	200.00
			MAGIE SHANKS	MAGIE SHANKS:DEPOSIT REFUN	300.00
		OMNIBASE SERVICES OF TEXAS LP		4TH QRT OMNI FEE:OCT-DEC 2	181.09
		NATIONWIDE RETIREMENT SOLUTIONS		457B DEF COMP PLAN	5,736.25
				457B DEF COMP PLAN ROTH	90.00
				457B DEF COMPL PLAN	5,706.00
				457B DEF COMP PLAN ROTH	95.00
		PRE-PAID LEGAL SERVICES, INC. DBA LEGA		PRE-PAID LEGAL DEC. 2021	159.50
		TEXAS COMPTROLLER OF PUBLIC ACCOUNTS		STATE CRIMINAL COSTS AND F	17,853.04
		UNITED WAY OF WILLIAMSON COUNTY		UNITED WAY CONTRIBUTIONS	5.00
				UNITED WAY CONTRIBUTIONS	5.00
		UNUM LIFE INS CO OF AMERI		UNUM LIFE INS. PAYABLE	952.64
		TAYLOR PROFESSIONAL FIREFIGHTER ASSOCI		ACCT #2091015 TAYLOR FF AS	439.00
				ACCT #2091015 TAYLOR FF AS	439.00
		NORTH CAROLINA DEPARTMENT OF REVENUE		J. HARRIS 3309 884 211 204	252.98
				J. HARRIS 3309 884 221 204	252.98
		ICMA-RC PLAN SPONSOR SERVICES		ICMA CONTRIBUTORY	1,208.47
				ICMA ROTH	405.00
				ICMA CONTRIBUTORY	1,358.47
				ICMA ROTH	405.00
		SUN LIFE ASSURANCE COMPANY		SUN LIFE DENTAL 2021	2,373.12
		SELECT BENEFITS GROUP INC. DBA DENTAL		DENTAL SEL VISION JAN. 202	190.84
				TOTAL:	43,268.67
CITY COUNCIL	GENERAL FUND	TML INTERGOVERNMENTAL		FY21/22 WORKERS' COMP	367.00
		VERIZON WIRELESS		CELL PHONE	230.00
		UNIVERSE TECHNICAL TRANSLATION INC		SPANISH TRANSLATION ELECTI	65.00
				TOTAL:	662.00
CITY MANAGEMENT	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM		PRINTER PAPER	21.40
				IPHONE CASE	17.99
		SHI GOVERNMENT SOLUTIONS		ACROBAT PRO	75.79
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S		FICA CONTRIBUTIONS AND MAT	46.50
				FICA CONTRIBUTIONS AND MAT	1,034.65
		TML INTERGOVERNMENTAL		FY21/22 WORKERS' COMP	283.59
		UNUM LIFE INS CO OF AMERI		UNUM AD&D	84.14
		VERIZON WIRELESS		CELL PHONE	138.00
		DAVIS GROCERY & BBQ		2021 EMP APPREC LUNCHEON	2,688.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S		EQUIPMENT	46.07
		LOPEZ, ROCIO		JAN. EMPLOYEE BIRTHDAYS CU	23.94
		SUN LIFE ASSURANCE COMPANY		SUN LIFE DENTAL 2021	73.17
		SELECT BENEFITS GROUP INC. DBA DENTAL		DENTAL SEL VISION JAN. 202	11.88
				DEPARTMENT ADJUSTMENT	45.12-
		COMMUNITY COFFEE COMPANY LLC		COFFEE SUPPLIES	52.07
				TOTAL:	4,552.07
PUBLIC INFORMATION	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM		LEAD TAYLOR:BINDERS,TABS,L	380.67
		CIVIC PLUS		WEBSITE ANNUAL FEE/SUPPORT	16,418.89

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ENVELOPES.COM	CITY OF TAYLOR ENVELOPES	489.95
		SHI GOVERNMENT SOLUTIONS	ADOBE CREATIVE/STOCK	3,223.32
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	125.90
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	51.71
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	13.27
		VERIZON WIRELESS	CELL PHONE	92.00
		ACCELA INC.	ACCELA ANNUAL RENEWAL 22/2	9,838.45
		OSBORNE, STACEY FORD	JANUARY 2022 PIO SERVICES	4,020.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	24.39
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	3.96
		COMMUNITY COFFEE COMPANY LLC	COFFEE SUPPLIES	52.06
			TOTAL:	34,734.57
HUMAN RESOURCES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	PRINTER PAPER	21.40
		SHI GOVERNMENT SOLUTIONS	ACROBAT PRO	151.58
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	283.73
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	94.75
		DURON, HANNAH	TUITION REIMBURSEMENT	1,420.44
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	34.61
		VERIZON WIRELESS	CELL PHONE	46.00
		SANDERS, BRANDON	TUITION REIMBURSEMENT	503.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.07
		MESSER, LORI S. DBA: LOGIC COMPENSATIO	COMP STUDY PHASE 1 INITIAT	1,000.00
		ROSS GANNAWAY, PLLC	JANUARY 2022 LEGAL SERVICE	400.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	48.78
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	7.92
		COMMUNITY COFFEE COMPANY LLC	COFFEE SUPPLIES	52.06
			TOTAL:	4,110.34
CITY CLERK	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	PRINTER PAPER	21.40
		SHI GOVERNMENT SOLUTIONS	ACROBAT PRO	151.58
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	25.83
		VERIZON WIRELESS	CELL PHONE	46.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.07
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	48.78
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	7.92
		COMMUNITY COFFEE COMPANY LLC	COFFEE SUPPLIES	52.06
			TOTAL:	399.64
FINANCIAL SERVICES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	PRINTER PAPER	21.40
		OFFICE DEPOT CORPORATION	MANILA FOLDERS	4.94
			SABRINA'S PRINTER MISC CRE	25.00-
			ERASERS, LYSOL, WIPES	60.11
			TAPE, PENS, HOLE PUNCH, NO	138.95
			1099-NEC W/ ENVELOPES	56.49
		SHI GOVERNMENT SOLUTIONS	ACROBAT PRO	303.16
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	752.66
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	223.54
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	105.47
			ADD SABRINA SCHMIDT /3 MOS	47.64
		VERIZON WIRELESS	CELL PHONE	92.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.06
			XPHASER 4622	46.95
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	146.34
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	19.80
		COMMUNITY COFFEE COMPANY LLC	COFFEE SUPPLIES	52.06

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	2,092.57
MUNICIPAL COURT	GENERAL FUND	BRINKS, INC.	JANUARY 2022 BRINKS	864.01
		TYLER TECHNOLOGIES, INC	COURT ONLINE	100.00
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	83.61
		SHI GOVERNMENT SOLUTIONS	ACROBAT PRO	151.58
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	415.26
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	133.45
		ATMOS ENERGY	NATURAL GAS-109 W 5TH ST	81.17
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	36.27
		VERIZON WIRELESS	CELL PHONE	138.00
			IPAD	72.00
		QUADIENT LEASING USA, INC.	TMC POSTAGE LEASE	214.62
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	73.17
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	15.84
			TOTAL:	2,378.98
DEVELOPMENT SERVICES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	PRINTER PAPER	21.40
		ESRI, INC.	ARCGIS ONLINE SERVICE CRED	700.00
		WATKINS, MICHAEL DEAN DBA:	PROJECT 2106	10,224.67
			TASK 1 URBAN DESIGN PROJ:	3,000.00
		OFFICE DEPOT CORPORATION	GLUE STICKS, LABELS. SCISS	99.79
			HOOKS, TAPE, NOTEBOOK, BAT	68.35
			REPLACEMENT CALCULATOR-C.O	14.79
		SHI GOVERNMENT SOLUTIONS	ACROBAT PRO	151.58
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	1,201.53
		SOUTHERN COMPUTER WAREHOUSE	MICRO SOFT SURFACE PRO 7	106.11
			MICRO SOFT SURFACE PRO 7	1,750.08
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	513.80
		TAVCO SERVICES INC.	DEV SRVS INK-COPY ROOM PRI	806.30
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	129.66
			ADJ. R. LEPE	0.96
		VERIZON WIRELESS	CELL PHONE	368.00
		WAL-MART COMMUNITY/GEMB	DESK LAMP - O. LOPEZ	22.88
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.06
		SOUTH CENTRAL PLANNING & DEV. COMMISSI	MPN NOVEMBER 2021	875.00
			MPN DECEMBER 2021	875.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	170.73
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN.2022	31.68
			DEPARTMENT ADJUSTMENT	11.88-
		COMMUNITY COFFEE COMPANY LLC	COFFEE SUPPLIES	52.06
			TOTAL:	21,218.55
MAIN STREET PROGRAM 00	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	PRINTER PAPER	21.40
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	148.33
		TEXAS DOWNTOWN ASSOCIATION	LOCAL BUSINESS SUPPORT & D	75.00
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	43.37
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	15.64
		VERIZON WIRELESS	CELL PHONE	46.00
		WAL-MART COMMUNITY/GEMB	DEV SRVS TAPE & SCISSORS	97.79
		BROADCAST MUSIC, INC.	2022 ANNUAL SUBSCRIPTION	391.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	46.07
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	24.39
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	3.96
		COMMUNITY COFFEE COMPANY LLC	COFFEE SUPPLIES	52.06
			TOTAL:	965.01

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
CD-MOODY MUSEUM	GENERAL FUND	ADT SECURITY SERVICES INC	MOODY ADT 2/2 - 3/1/22	63.06
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	127.54
		ATMOS ENERGY	NATURAL GAS-114 W 9TH ST	82.11
			TOTAL:	272.71
PUBLIC LIBRARY	GENERAL FUND	BLACKSTONE AUDIO, INC. DBA: BLACKSTONE	AUDIO BOOKS	180.58
		ELLIS, KAREN	REIMBURSE EBAY ARCHIVE IMA	14.98
			REIMBURSE EBAY ARCHIVE IMA	14.98
		INGRAM BOOK COMPANY	books	101.25
			books	1,087.31
			books	125.61
		MIDWEST TAPE	DVD'S	26.24
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	805.68
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	607.16
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	200.18
		DURON, HANNAH	REIMBURSE PROGRAM WOLL WRA	7.50
			REIMBURSE OFFICE SUPPLIES	9.00
		ATMOS ENERGY	NATURAL GAS-801 VANCE ST	136.40
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	69.24
		VERIZON WIRELESS	CELL PHONE	46.00
		KRAMER, NORMA	REIMB OFFICE SUPPLIES-WRAP	14.10
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	LIBRARY INTERNET	268.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	97.56
			TERM A. WILSON	57.75-
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	27.72
			DEPARTMENT ADJUSTMENT	23.76
			TOTAL:	3,805.50
FIRE DEPARTMENT	GENERAL FUND	BROCK, COLTON	REIMBURSE TESTING CENTER F	30.00
		TOUCH 4WASH	CAR WASH	8.00
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	574.18
		SHI GOVERNMENT SOLUTIONS	ACROBAT PRO	227.37
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	3,465.72
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	9,308.43
		TIME WARNER CABLE DBA SPECTRUM	INTERNET	341.71
		ATMOS ENERGY	NATURAL GAS-705 CARLOS PAR	82.29
			NATURAL GAS-200 WASHBURN S	141.43
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	374.09
		VERIZON WIRELESS	CELL PHONES	200.95
			DATA CARDS	721.83
		WILLIAMSON COUNTY AUDITOR'S OFFICE	FD 2ND QUARTER RADIO PAYME	3,888.84
		AT&T U-VERSE	FD INTERNET/CABLE	162.81
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	560.97
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	91.08
			DEPARTMENT ADJUSTMENT	11.88-
			TOTAL:	20,167.82
POLICE DEPARTMENT	GENERAL FUND	GALLS	RINGOLD SHIRTS	76.22
			POLOS/ KOCH	77.40
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	672.71
		SHI GOVERNMENT SOLUTIONS	ACROBAT PRO	75.79
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	5,273.74
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	14,571.53
		TIME WARNER CABLE DBA SPECTRUM	PD CABLE/INTERNET JANUARY	343.46
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	535.76
			TERM N. HARGER	189.47-

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VERIZON WIRELESS	CELL PHONES	482.28
			CELL PHONES - VOCA COORDIN	40.19
			CELL PHONES - VOCA VOLUNTE	40.19
			MIFI-VOCA COORDINATOR	37.99
			DATA CARDS	607.84
		AMAZON.COM	AIR PURIFIERS	509.52
			BIANCHI BELTS GOLDEN/ANDER	50.30
			WIRELESS MOUSE	152.88
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	902.90
			ADD R. ANDERSON	57.75
			ADD DAVIS GOLDEN	24.39
			ADJ. EMP/CHILD - D. LEWIS	63.67
			ADJ. EMP ONLY/R. RINGOLD	24.39
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	AVAYA SOFTWARE	511.39
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	134.64
			DEPARTMENT ADJUSTMENT	110.88-
			TOTAL:	24,966.58
ANIMAL CONTROL	GENERAL FUND	EVINS TEMPORARIES, INC.	KT CARTER W.E 1/1/2022	667.80
			KT HOBBS W.E 1/1/2022	728.09
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	224.95
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	281.38
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	66.73
		TRACTOR SUPPLY COMPANY	ACO HEAT LAMP	116.90
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	20.15
		VERIZON WIRELESS	CELL PHONE	138.00
		SATELLITE SHELTERS, INC.	TEMPORARY ACO BUILDING	1,390.00
		AMAZON.COM	MICROCHIPS X 10 PACKS	429.90
			WIRELESS PRINTER FOR ACO	149.00
			INK FOR ACO'S PRINTER	195.88
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	24.39
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	7.92
			TOTAL:	4,441.09
STREETS & GROUND MAINT	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	ST,GR/25 ICE SCRAPERS	249.75
			ST,GR/DE-ICER 36 COUNT	176.85
			ST,GR/FACE MASKS	27.98
		CENTERLINE SUPPLY, INC	ST,GR/10GAL WT PNT, 1 GLS	238.50
		GULF COAST PAPER CO. INC.	ST,GR/16 OZ CUPS	86.19
		PROGRESSIVE WASTE SOLUTIONS DBA WC OF	(2) 20YD 602 E RIO GRANDE	461.96
		KRUSE, KELLY D DBA KRUSE ELECTRIC SER	DOWNTOWN DECO LIGHTBULBS	179.85
		THE LEVY COMPANY, INC.	ST,GR/NO TRUCK SIGNS	1,596.85
		MOSS & MOSS INC. #4000	ST,GR/CABLE TIES	14.38
		MARTINEZ, ROBERTO	PUBLIC WORKSHOP & EQUIP RO	100.00
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	4,723.70
		SHI GOVERNMENT SOLUTIONS	ACROBAT PRO	75.79
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	1,683.11
		TEXAS CRUSHED STONE CO.	ST,GR/7 LDS WASH SAND	541.21
			ST,GR/7 LDS WASH SAND	426.26
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	10,009.06
		TIME WARNER CABLE DBA SPECTRUM	INTERNET	224.14
		TRACTOR SUPPLY COMPANY	ST,GR/TOMMY YOUNG BOOTS	89.99
			ST,GR/MECHANIC TOOLSET	97.48
			ST,GR/EXTEN CORD & PWR STR	139.97
		ATMOS ENERGY	NATURAL GAS-1424 N MAIN ST	219.56
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	175.89

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VERIZON WIRELESS	CELL PHONE	357.00
			GATEWAY SIGN	37.99
		WAL-MART COMMUNITY/GEMB	ST,GR/1 PH CASE, 2 CHARGER	55.73
			ST,GR/HEATER FOR OFFICE	57.87
			ST,GR/WATER	28.88
		WILLIAMSON COUNTY AUDITOR'S OFFICE	ST,GR/7 RADIOS 2ND QRT FEE	591.78
		WHITTLESEY LANDSCAPE SUPPLIES & RECY.	ST,GR/DECM GRANITE FOR TRA	801.79
			48 YDS OF CRUSHED GRANITE	400.90
			48 YDS OF CRUSHED GRANITE	1,202.69
		BACHMEYER, BRETT	PUBLIC WORKSHOP & EQUIP RO	100.00
		MCCOY'S BUILDING SUPPLY	ST,GR/KEROSENE,ELECTRICAL	43.03
		HAYDAY, INC DBA: CTWP	ST,GR/COPIER MAINT AGREEME	18.54
			ST,GR/COPIER MAINT AGREEME	39.93
		YELLOWSTONE LANDSCAPE CENTRAL, INC.	ROW MOWING JANUARY 2022	3,817.28
		CINTAS CORPORATION #86	ST,GR/UNIFORMS	224.59
			ST,GR/UNIFORMS	224.59
		SAFELANE TRAFFIC SUPPLY, LLC	ST,GR/7 ST SIGNS	195.00
			ST,GR/4 STREET SIGNS	120.00
		BEALS, AARON	PUBLIC WORKSHOP & EQUIP RO	100.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	390.24
			ADD T. YOUNG	57.75
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	51.48
			DEPARTMENT ADJUSTMENT	15.84-
		COMMUNITY COFFEE COMPANY LLC	ST,GR/1REG,1 DECAF	52.59
			1424 N MAIN ST/COFFEE SERV	66.45
			TOTAL:	30,558.73
PARKS & RECREATION	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	BUSINESS CARD HOLDERS,SCIS	24.57
			RUB BDS,LABEL TAPE,SCREEN	32.35
		ASD CONSULTANTS, INC.	TRP/DOAK PARK/Valero	112,314.28
		BETA TECHNOLOGY, INC	TRPSC/DISSOLVE DRAIN UNCLO	234.48
		BSN SPORTS	TRPSC SPORTS EQUIPMENT	201.60
		GRAINGER, W. W. INC.	TENNIS COURTS/CABLE ZIP TI	17.95
		GULF COAST PAPER CO. INC.	TRPSC/TOILET PAPER	224.07
		HEART OF TEXAS LANDSCAPE & IRRIGATION	BULL BRANCH/REPLACE LEAK V	163.00
			ROBINSON PARK/MAINLINE REP	142.00
			HERITAGE SQ/MAINLINE REPAI	502.00
		MOSS & MOSS INC. #5000	RET EPOXY, PURCHASE ADHESI	4.49-
			TRPSC/SPACE HEATER	35.99
		L AND O SERVICES, LLC DBA: PAUL'S POOL	TRPSC/MURIATIC ACID	107.88
			LIQUID CHLORINE- 1 GALLON	95.88
		THE PLAYWELL GROUP INC	HERITAGE PARK/BIKE RACK	706.56
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	3,116.08
		SHI GOVERNMENT SOLUTIONS	ACROBAT PRO	75.79
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	790.02
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	2,572.33
		TIME WARNER CABLE DBA SPECTRUM	DICKEY GIVENS INTERNET	89.99
			FIELD HOUSE INTERNET	80.06
		ATMOS ENERGY	NATURAL GAS-1418 DAVIS ST	65.45
			NATURAL GAS-1418 DAVIS ST	72.63
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	72.30
		VERIZON WIRELESS	CELL PHONE	230.00
			IPAD	72.00
		WAL-MART COMMUNITY/GEMB	KCUPS/PLATES/CM DETEC/HEAT	150.88
		HEIGHTS, DAVID	21/22 YOUTH BASKETBALL REF	160.00
		FRANKS, VANLAWRANCE	21/22 YOUTH BASKETBALL REF	160.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			21/22 YOUTH BASKETBALL REF	160.00
		PRV TREE SERVICE	PECAN TREE REMOVAL	1,300.00
		CINTAS CORPORATION #86	TRPSC/UNIFORMS	18.45
		WILLIAMS, DONALD W.	21/22 YOUTH BASKETBALL REF	128.00
		THREADGILL, GARY	21/22 YOUTH BASKETBALL REF	280.00
		FAISON, TONY	21/22 YOUTH BASKETBALL REF	256.00
		JACKSON, ANTHONY	21/22 YOUTH BASKETBALL REF	320.00
			21/22 YOUTH BASKETBALL REF	160.00
			21/22 YOUTH BASKETBALL REF	128.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	146.34
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	TRPSC/PHONE SYSTEM	121.60
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	23.76
		MOORE, DE'QUINNA' KERRY	21/22 YOUTH BASKETBALL REF	128.00
			21/22 YOUTH BASKETBALL REF	128.00
		COMMUNITY COFFEE COMPANY LLC	TRPSC/COFFEE	13.86
			TOTAL:	125,817.66
INTERNAL SERVICES/BLDG	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	TEA/CREAMER/COFFEE	95.98
			COFFEE CUPS	22.95
			SURGE PROT, WIRELESS MOUSE	100.08
			IPHONE CASE	33.95
			FACE MASKS	52.00
			SPIC AND SPAN GLASS CLEANE	52.32
		CL&MA JANITORIAL SERVICES LLC	JAN 2022 JANITORIAL SERVIC	2,050.00
		GULF COAST PAPER CO. INC.	ST,GR,TRPSC/DISINFECTANT S	43.68
		HOME DEPOT CREDIT SERVICES	FIELD HOUSE/THERMOSTAT GUA	41.94
			SHELVING UNITS	1,014.00
			MOODY MUSEUM/AIR FILTERS	29.88
		MOSS & MOSS INC. #6000	CITY HALL/FOYER WALL PATCH	54.27
			ROTARY STORAGE DOOR/HINGES	34.18
			ROTARY STORAGE DOOR/MISC H	3.08
			ROTARY STORAGE DOOR/MISC H	39.50
			ROTARY FIELD/DOOR TRIM STR	13.47
			LIBRARY/TAR REMOVAL FROM C	28.12
			ACO RESTROOM REPAIR/BALLCO	15.28
			HERITAGE RESTROOMS/LOCK SP	5.84
			FIRE ADMIN-FAUCET COV,DOOR	29.21
			ROTARY STORAGE DOOR/MISC H	18.90
			ROTARY STORAGE DOOR/HINGES	10.79
			ROTARY FIELD- RESTROOM LAT	19.36
		NANCY RUTH BARRON	ACO,HTG PARK,ROB PARK REP	721.65
		OFFICE DEPOT CORPORATION	PRINTER INK	193.62
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	756.32
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	426.68
		SOUTHERN COMPUTER WAREHOUSE	KEYBOARD COVER - TRAVE E.	95.71
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	1,311.19
		TRACTOR SUPPLY COMPANY	CITY HALL/DOLLY WHEELS	45.97
		ATMOS ENERGY	NATURAL GAS-400 PORTER ST	201.69
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	53.34
		VERIZON WIRELESS	CELL PHONE	58.23
		VIC'S HEAT & AIR	CITY HALL/COMP ROOM A/C MA	325.00
			ACO/A-C REPLACE PVC DRAIN	240.00
		WAYNE GING PLUMBING, LLC	CITY HALL-CAP LEAKING H20	212.00
		GLOBAL EQUIPMENT COMPANY INC.	SOAP DISPENSERS- (2)	91.89
		FRANKS, VANLAWRANCE	21/22 YOUTH BASKETBALL REF	320.00
		APPLE.COM/BILL	ICLOUD STORAGE	0.99

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CINTAS CORPORATION #86	MATS	86.34
			MATS	174.60
		CARDINAL ELEVATOR SERVICE LLC	MOODY/ELEVATOR QRT MAINTEN	537.50
		TRI-POINT REFRIGERATION, INC.	STATION 1 - CLEAN ICE MACH	596.53
			STATION 2 - CLEAN ICE MACH	596.53
		TALLEY, JORDAN DBA W&J HOME REPAIR	CONFERENCE ROOM/3 OFFICES	13,990.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	97.56
		SHARCO TECHNOLOGIES, INC.	INSTALL CABLE	1,780.00
			PHONES FOR NEW OFFICES	1,200.00
			INSTALL PROGRAM	315.00
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	15.84
		COMMUNITY COFFEE COMPANY LLC	COFFEE SUPPLIES	52.06
			TOTAL:	28,305.02
INTERNAL SVC/ I T DEPT	GENERAL FUND	SHI GOVERNMENT SOLUTIONS	ACROBAT PRO	75.79
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	104.12
		TIME WARNER CABLE DBA SPECTRUM	CABLE	75.04
		CIT BANK, N.A DBA AVAYA FINANCIAL SERV	PHONE LEASE	2,500.37
		SELECT BENEFITS GROUP INC. DBA DENTAL	DEPARTMENT ADJUSTMENT	7.92-
			TOTAL:	2,747.40
NON-DEPARTMENTAL	GENERAL FUND	HALFF ASSOCIATES, INC.	DRAIANGE MASTER PLAN	6,302.95
		TML INTERGOVERNMENTAL	FY21/22 ERRORS & OMISSIONS	2,341.35
			FY21/22 GENERAL LIABILITY	1,598.94
			FY21/22 LAW ENFORCEMENT LI	6,611.00
			FY21/22 CRIMECOVERAGE	661.50
			FY21/22 REAL & PERS PROP	8,759.67
		MRB HOLDINGS LLC	380 AGREEMENT REBATE 2021	5,159.75
		GADDES, LARRY, WILLIAMSON CTY TAX ASSE	RO14255 PROPERTY TAX DUE	157.67
		REESE, MARCUS	HOME GRANT AST PAY# 1 & 2	2,891.67
			TOTAL:	34,484.50
HOTEL/MOTEL TAX	HOTEL/MOTEL FUND	THE RETAIL COACH, LLC	RECUITMENT & DEVELOP STRAT	9,000.00
			TOTAL:	9,000.00
CONTRIBUTE CIVIC PROGR	MAIN STREET REVENU	RLMK W.O.L.F REAL ESTATE SOLUTIONS, LL	DEE'S FLORIST & GIFTS(8 OF	516.91
		CWMRY BOYD II LLC	HAYLEY'S GRAINS (2 OF 12)	334.38
		HILE, ED	CHERRY TREE HOME&GIFTS(1OF	750.00
		SEC PLANNING, LLC	DOWNTOWN STREETSCAPE ENHAN	1,575.25
			TOTAL:	3,176.54
TRPSC EXPANSION 2020	GENERAL CAPITAL IM	SEC PLANNING, LLC	TRPSC EXPANSION PROJECT:19	1,283.75
			TOTAL:	1,283.75
2019 MDUS BOND PROJECT	MDUS IMPROVEMENT P	HALFF ASSOCIATES, INC.	2019 MDUS BOND PROJECTS	1,612.50
			TOTAL:	1,612.50
NON-DEPARTMENTAL	SANITATION FUND	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	SALES&USE TAX ENDING 12/31	8,971.91
			TOTAL:	8,971.91
NON-DEPARTMENTAL	PUBLIC UTILITIES F	AFLAC	AFLAC DEC. 2021 INV.	218.50
		NATIONWIDE RETIREMENT SOLUTIONS	457B DEF COMP PLAN	60.00
			457B DEF COMPL PLAN	60.00
		UNUM LIFE INS CO OF AMERI	UNUM LIFE INS. PAYABLE	76.25
		ICMA-RC PLAN SPONSOR SERVICES	ICMA CONTRIBUTORY	25.00
			ICMA CONTRIBUTORY	25.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	219.24
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	27.32
			TOTAL:	711.31
UTILITIES ADMINISTRATI	PUBLIC UTILITIES F	BRINKS, INC.	JANUARY 2022 BRINKS	864.01
		TYLER TECHNOLOGIES, INC	WEBSITE MAINTENANCE	50.00
			UTILITY BILLING ONLINE	220.00
		OFFICE DEPOT CORPORATION	INK	176.62
			STAPLES, PENS, RUBBERBANDS	54.75
			UTILITY BILLING MANILA FOL	44.99
			UTILITY BILLING FOLDERS	11.99
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	516.55
		TAYLOR OFFICE PRODUCTS INC	UB YELLOW DOOR HANGERS	171.00
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	890.81
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	56.17
		VERIZON WIRELESS	CELL PHONE	138.00
			AIRCARD	108.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	146.34
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	23.76
			DEPARTMENT ADJUSTMENT	11.88-
		COMMUNITY COFFEE COMPANY LLC	COFFEE SUPPLIES	52.06
			TOTAL:	3,513.17
WASTEWATER TREATMENT	PUBLIC UTILITIES F	AMAZON.COM SALES, INC DBA: AMAZON.COM	J. LAMB PANTS	83.00
			RUBBER STAMP	11.98
		NCH CORPORATION DBA	NAC CL GRRR	337.80
		PROGRESSIVE WASTE SOLUTIONS DBA WC OF	(7) 20YDSLUDGES	3,395.35
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	12,231.61
		SHI GOVERNMENT SOLUTIONS	ACROBAT PRO	75.79
		RISE SKYBEAM/JAB BROADBAND INC.	WWTP INTERNET	123.43
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	374.87
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	1,017.59
		TRACTOR SUPPLY COMPANY	BEANIES	12.72
			GREASE GUNS	74.97
			TOWELS	25.98
			LAB WATER	5.07
			SCREWDRIVER & TOOL SETS	144.98
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	56.42
		VERIZON WIRELESS	CELL PHONE	138.00
		USA BLUEBOOK; INC. DBA	GLASS FIBER FILTERS	40.90
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	121.95
			ADJ. J. GREEN	4.72
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	19.80
			TOTAL:	18,296.93
DISTRIBUTION/COLLECTIO	PUBLIC UTILITIES F	AMAZON.COM SALES, INC DBA: AMAZON.COM	S. THOMAS SHIRTS	47.53
			COVERALLS	99.99
		NCH CORPORATION DBA	STING X PRO AEROSOL	455.91
		CITY OF ROUND ROCK	DEC 2021 BACT'S	440.00
		KEVIN COPELAND SAND/GRAVL	SANDY LOAM	95.36
		GONZALEZ, TROY	CDL PERMIT REIMBURSEMENT	25.00
		MOSS & MOSS INC. #3000	EXT CORD, CABLE TIES	147.56
			CONCRETE MIX	44.90
			SCREWS, COUPLING, TEE, WYE	79.76
			TUBE CUTTER	28.08
			CULTIVATOR, EXT POLE	57.56

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		OMNI-SITE.NET	OMNIADVANTAGE ANNUAL PLAN	1,503.00
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	3,002.71
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	1,459.55
		TML INTERGOVERNMENTAL	FY21/22 WORKERS' COMP	5,261.43
		TECHLINE PIPE, L.P	GENERIC SANITARY CENTER ST	530.18
		TRACTOR SUPPLY COMPANY	FLASHLIGHT	44.99
			HEATER	329.99
			WRENCH, SOCKET	108.90
		ATMOS ENERGY	1200 N. MAIN ST.- NATURAL	283.60
		UNITED RENTALS (NORTH AMERICA), INC.	(2)45-49 KVA GENERATORS	3,646.24
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	124.94
		VERIZON WIRELESS	CELL PHONE	357.00
			IPADS	72.00
		WAL-MART COMMUNITY/GEMB	CUTLERY, PLATES, COFFEE	31.40
		CINTAS CORPORATION #86	UNIFORM RENTAL-UTILITY MAI	180.66
			UNIFORM RENTAL-UTILITY MAI	167.35
			UNIFORM RENTAL - UTILTY MA	167.35
		TRI-POINT REFRIGERATION, INC.	1201 N MAIN/ICE MACHINE RE	746.22
		CINTAS CORP DBA FIRST AID & SAFETY	1201 N MAIN ST/MEDICAL REF	57.57
			1201 N MAIN ST/MEDICAL REF	61.08
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	268.29
			TERM T. SCHOOLEY	57.75-
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	47.52
			ADD B. RAMIREZ	3.96
		COMMUNITY COFFEE COMPANY LLC	1201 N MAIN ST/COFFEE SERV	132.15
			TOTAL:	20,051.98
UTILITIES NONDEPARTMEN	PUBLIC UTILITIES F	BRAZOS RIVER AUTHORITY	EWC WTP/O&M 4843	166,512.86
		TML INTERGOVERNMENTAL	FY21/22 ERRORS & OMISSIONS	2,237.29
			FY21/22 GENERAL LIABILITY	1,065.78
			FY21/22 SEWEAGE BACKUP	1,228.25
			FY21/22 REAL & PERS PROP	5,384.09
			TOTAL:	176,428.27
AIRPORT OPERATIONS DEP	AIRPORT FUND	AVFUEL CORP.	JET A FUEL	17,909.04
			100LL AV FUEL	33,547.28
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	464.90
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	153.29
		TML INTERGOVERNMENTAL	FY21/22 AVIATION LIABILITY	921.50
			FY21/22 ERRORS & OMISSIONS	208.12
			FY21/22 GENERAL LIABILITY	43.12
			FY21/22 REAL & PERS PROP	1,076.21
			FY21/22 WORKERS' COMP	48.38
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	13.51
		VERIZON WIRELESS	CELL PHONE	46.00
		MCCOY'S BUILDING SUPPLY	CONCRETE MIX, PINE, MAIL B	120.06
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	24.39
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	3.96
			TOTAL:	54,579.76
NON-DEPARTMENTAL	CEMETERY OPERATING	SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	33.36
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	3.56
			TOTAL:	36.92
CEMETERY OPERATING DEP	CEMETERY OPERATING	AMAZON.COM SALES, INC DBA: AMAZON.COM	CEM/4 COUNT 4" BINDERS	74.24
		RELIANT ENERGY SOLUTIONS	MONTHLY ELECTRIC BILL	16.23

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	183.58
		TML INTERGOVERNMENTAL	FY21/22 ERRORS & OMISSIONS	208.12
			FY21/22 GENERAL LIABILITY	24.36
			FY21/22 REAL & PERS PROP	15.31
			FY21/22 WORKERS' COMP	55.38
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	21.80
		VERIZON WIRELESS	CELL PHONE	51.00
			AIRCARD	36.00
		WMSON COUNTY CLERK	FILE 34 CEMETERY DEEDS	884.00
		AT&T U-VERSE	INTERNET-CEMETERY	55.00
			INTERNET-CEMETERY	55.00
		CINTAS CORPORATION #86	CEM/UNIFORMS	9.98
			CEM/UNIFORMS	9.98
		KNIPPA, DANIEL	CEM/4-REG,1-CREM 12/7-12/2	2,900.00
			CEM/4-REG 1/10-13/2022	2,600.00
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	48.78
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	7.92
			TOTAL:	7,256.68
NON-DEPARTMENTAL	FLEET SERVICES OPE	AFLAC	AFLAC DEC. 2021 INV.	152.07
		NATIONWIDE RETIREMENT SOLUTIONS	457B DEF COMP PLAN	35.00
			457B DEF COMPL PLAN	35.00
		PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL DEC. 2021	33.90
		UNUM LIFE INS CO OF AMERI	UNUM LIFE INS. PAYABLE	56.46
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	70.50
			TOTAL:	382.93
FLEET SERVICES SECTION	FLEET SERVICES OPE	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	WATER DEPT FUEL	510.00
			#632 DEF FLUID	27.98
			STREET DEPT FUEL	170.00
			STREET DEPT - RECEIVER PIN	4.07
			#346 OIL AND FILTER	33.55
			#340 TRANSMISSION FLUID	27.52
			#346 AIR FILTER	23.27
			#346 FUSE	5.00
			WATER DEPT FUEL	21.99
			#101 OIL FILTER	43.83
			FLEET WASHER FLUID	7.70
			#539 OIL	61.80
			UTIL MAINT - HYDRAULIC PAR	66.82
			#632 OIL	185.40
			TOWELS	3.73
			#556 BATTERY	82.27
			#618 OIL, FILTER	44.93
			#629 OIL, FILTER	44.93
			FLEET- ABSORBANT MAT	100.44
			#336 OIL STABILIZER	12.88
			#341 OIL, FILTER	61.33
			#632 AIR FILTER	183.60
			#341 AIR FILTER	23.27
			#166 FILTER, OIL	32.79
			#166 ALTERNATOR	135.01
			#166 SERPENTINE BELT	33.90
			E-2 OIL, WASHER FLUID	79.06
		COUFAL-PRATER EQUIP LLC DBA UNITED AG	#553 REPAIRS	1,800.00
			#553 REPAIRS	2,000.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			#553 REPAIRS	3,498.50
			#736 O-RING	1.13
			#736 SENSOR	32.94
		HENNA CHEVROLET INC	#340 TRANSMISSION	2,763.22
			#535 THROTTLE BODY ASSY, S	272.16
			#535 PEDAL	104.96
			#340 TRANSMISSION PARTS	182.58
			#337 A/C CONNECTOR	38.08
			#340 CONNECTOR	34.37
			#340 BOLTS & GASKETS	45.42
			#340 SEALS	11.72
			#342 STARTER AND GENERATOR	812.00
			#341 PUMP	172.97
			#341 A/C BELT, VAC PUMP BE	86.56
		INTERSTATE BATT. N AUSTIN	#306 BATTERY	113.95
			#340 BATTERY	150.10
			#342 BATTERY	118.35
			#528 BATTERY	118.35
			#562 BATTERY	85.95
			#560 BATTERY	133.95
		MOSS & MOSS INC. #8000	MOUSE TRAPS	7.18
			BATTERIES- 3V LITH	8.99
			DAWN SOAP, STORAGE BOXES	10.33
			LYSOL, HOSE HANGER	12.58
			BRROM & KEYTAGS	16.45
		SAFETY-KLEEN SYSTEMS, INC	SOLVENT	227.87
		EFTPS-ELECTRONIC FEDERAL TAX PAYMENT S	FICA CONTRIBUTIONS AND MAT	277.91
		TAYLOR AUTO ELECTRIC, INC	#556 SWITCH & STOCK	105.77
		TERRY'S BODY SHOP INC	#730 REMOVE DECALS	120.00
		TML INTERGOVERNMENTAL	FY21/22 AUTOMOBILE LIABILI	8,703.25
			FY21/22 ERRORS & OMISSIONS	208.12
			FY21/22 GENERAL LIABILITY	68.05
			FY21/22 AUTO PHYS DAMAGE	7,737.75
			FY21/22 MOBILE EQUIPMENT	2,401.75
			FY21/22 REAL & PERS PROP	73.48
			FY21/22 WORKERS' COMP	91.74
		TRACTOR SUPPLY COMPANY	#B1- RAIN CAP 1 3/4"	10.99
		UNUM LIFE INS CO OF AMERI	UNUM AD&D	29.86
		VERIZON WIRELESS	CELL PHONE	92.00
			MIFI	36.00
		COPELAND, ROBERT C.	REIMBURSE TIRE PATCH PURCH	20.00
		CINTAS CORPORATION #86	FLEET/UNIFORMS	12.02
			FLEET/UNIFORMS	12.02
		SIDDONS MARTIN EMERGENCY GROUP LLC	T1- FLOOR MATTING	215.24
		CINTAS CORP DBA FIRST AID & SAFETY	FLEET MEDICAL SUPPLIES	82.84
			FLEET MEDICAL SUPPLIES	56.95
			1424 N MAIN/MEDICAL SUPPLI	38.83
		FLEETCOR TECHNOLOGIES, INC.LLC DBA FUE	FUEL	7,457.52
			FUEL	7,844.01
		SUN LIFE ASSURANCE COMPANY	SUN LIFE DENTAL 2021	48.78
		SOUTHERN TIRE MART	#506 TIRES	385.16
			#535 TIRES	574.26
			STOCK	191.42
		SELECT BENEFITS GROUP INC. DBA DENTAL	DENTAL SEL VISION JAN. 202	7.92
			TOTAL:	51,791.37

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
FLEET REPLACEMENT	FLEET REPLACEMENT	JOHN DEERE FINANCIAL F.S.B.DBA DEERE C	PAY #51 WDL SWPR	939.25
			PAY #51 WDL SWPR	35.83
			(2) GATOR LEASES	542.28
			PAY #52 WDL SWPR	942.77
			PAY #52 WDL SWPR	32.31
			(2) GATOR LEASES	542.28
		EWALD KUBOTA INC	ALAMO 60" ROTARY	23,828.90
		WELLS FARGO FINANCIAL LEASING	PAY #50 CONTRACT 603017497	925.76
			PAY #50 CONTRACT 603017497	27.96
			KUBOTA D902 TRACTOR	1,615.71
		COMMUNITY FIRST NATIONAL BANK	LEASE PAY#7 80641 PIERCE	65,339.41
			LEASE PAY#7 80641 PIERCE	25,982.46
			TOTAL:	120,754.92
TAX SUPPORTED	2022 BOND	COOPER EQUIPMENT COMPANY	2021 DYNAPAC CA1400D ROLL	45,196.00
			2021 HITACHI ZW180-6	93,296.00
			TOTAL:	138,492.00
UTILITY	2022 BOND	COOPER EQUIPMENT COMPANY	2021 DYNAPAC CA1400D ROLL	45,196.00
			2021 HITACHI ZW180-6	93,296.00
			TOTAL:	138,492.00
UITILITY INFRASTRUCTUR	SAMSUNG INFRASTRUC	INLAND GEODETICS, LLC	FM973 W/WW EASEMENT&ROW AQ	12,132.00
			TOTAL:	12,132.00
NON-DEPARTMENTAL	POOLED CASH	JPMORGAN CHASE BANK NA	1/1/22-1/15/22 TRANSACTION	1,650.09
			12/15/21-12/31/21 TRANSACT	5,127.75
			TOTAL:	6,777.84

========== FUND TOTALS ==========

100	GENERAL FUND	389,949.41
120	HOTEL/MOTEL FUND	9,000.00
123	MAIN STREET REVENUE FUND	3,176.54
162	GENERAL CAPITAL IMPROVEME	1,283.75
164	MDUS IMPROVEMENT PROJECTS	1,612.50
320	SANITATION FUND	8,971.91
340	PUBLIC UTILITIES FUND	219,001.66
350	AIRPORT FUND	54,579.76
370	CEMETERY OPERATING FUND	7,293.60
382	FLEET SERVICES OPERATING	52,174.30
384	FLEET REPLACEMENT FUND	120,754.92
500	2022 BOND	276,984.00
501	SAMSUNG INFRASTRUCTURE	12,132.00
950	POOLED CASH	6,777.84
	GRAND TOTAL:	1,163,692.19

Attachment D

Balance Sheets by Funds

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

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
100-100-100	PETTY CASH	1,350.00	
100-100-102	CLAIM ON POOLED CASH	(8,421,820.50)	
100-100-103	SECURITY INVESTMENTS	3,495,940.00	
100-100-104	SAFEKEEPING CHECKING ACCT	0.00	
100-100-105	MONEY MARKET @CNB #4260618	12,232.05	
100-100-106	VALERO DONATION FUNDS TEXPOOL	157,632.02	
100-100-107	GEN OPERATING TXCLASS 0008	3,312,888.99	
100-100-108	NED TRUST(MOODY)TEXSTAR	200,754.59	
100-100-109	PRINCOR GEN FUND 6FR-139362	0.00	
100-100-110	TEXPOOL 2465300006 POOLED CASH	12,024,817.05	
100-100-113	TEXPOOL 2465300015 N MOODY	21,342.25	
100-120-100	PROPERTY TAXES RECEIVABLE	170,970.17	
100-120-103	MISC. ACCOUNTS RECEIVABLE	9,897.09	
100-120-110	ALLOWANCE UNCOLLECTED TAXES	0.00	
100-120-120	SALES TAXES RECEIVABLE	656,948.95	
100-120-130	ACCTS RECEIVABLE GARBAGE	0.00	
100-120-131	ALLOWANCE - GARBAGE	0.00	
100-120-140	GRANTS RECEIVABLE	0.00	
100-120-141	FRANCHISE TAX RECEIVABLE	0.00	
100-120-240	DUE FROM TAXES	0.00	
100-120-250	DUE FROM FUND 350 FOR LOAN	0.00	
100-120-251	DUE FROM FUND 350	0.00	
100-120-255	DUE FROM OTHER FUNDS	162,531.92	
100-120-302	TEDC REIMBURSE FOR MAIN ST	0.00	
100-150-100	OTHER ASSETS (AUDITOR'S ENTRY)	0.00	
100-170-100	CURRENT YR RES FOR ENCUMBRANCE	(842,034.07)	
100-170-101	PRIOR YR RES FOR ENCUMBRANCE	558,427.50	
100-170-103	PRE-PAY HEALTH INSURANCE	0.00	
100-180-101	DUE FROM SOURCES-GRANT REVENUE	0.00	
100-190-102	DEFERRED CHGS-BOND ISSUE COST	0.00	
			11,521,878.01
	TOTAL ASSETS		11,521,878.01
LIABILITIES			
100-200-100	ACCRUED PAYBLES	0.00	
100-200-110	ENCUMBERED PAYABLE GEN.	(842,034.07)	
100-200-111	PRIOR YEAR ENCUMBRANCE	558,427.50	
100-200-200	FICA & MEDICARE PAYABLE	0.00	
100-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
100-200-202	TMRS PAYABLE	44,272.95	
100-200-203	DEFERRED COMP PAYABLE	1,385.88	
100-200-204	CIVIL SERVICE-SICK LEAVE	0.00	
100-200-205	TEDC SALES TAX PAYABLE	0.00	
100-200-210	CHILD SUPPORT PAYABLE	(747.71)	
100-200-211	GARNISHMENTS PAYABLE	1,356.79	
100-200-212	UNUM LIFE INS PAYABLE	(1,497.94)	
100-200-213	DENTAL PAYABLE	(4,028.90)	

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
100-200-214	AFLAC PAYABLE	2,485.05		
100-200-215	CLOTHES RENTAL PAYABLE	0.00		
100-200-216	CINCINNATI LIFE PAYABLE	2,978.35		
100-200-218	BLUE CHOICE PAYABLE	27.62		
100-200-219	SCOTT & WHITE HEALTH PAYABLE	12,872.30		
100-200-220	S&W PAYABLE 2001-2011	(9,793.98)		
100-200-221	FLEXIBLE SPENDING (FSA) PAYABL	(187.77)		
100-200-222	PRE-PAID LEGAL PAYABLE	(2,008.35)		
100-200-228	MISC DEDUCTIONS PAYABLE	0.00		
100-200-229	MET LIFE DENTAL PAYABLE	(551.91)		
100-200-230	UNITED WAY PAYABLE	0.00		
100-200-231	MEMBERSHIP/DUES PAYABLE	200.00		
100-200-232	COURT BOND REFUND PAYABLE	(709.80)		
100-200-233	OTHER A/P PENDING (AUDITOR)	(52,259.66)		
100-200-235	VISION PLAN PAYABLE	209.57		
100-200-300	RETAINAGE PAYABLE	(16,621.83)		
100-200-301	COURT COLLECTIONS	22,564.91		
100-200-401	WAGES PAYABLE	0.00		
100-200-500	DUE TO OTHER FUNDS	360,776.55		
100-200-502	DUE TO STATE/COURT FEES	6,407.91		
100-200-503	DUE TO COMPT. SALES TAX	0.00		
100-200-504	DUE TO TEDC-MONTHLY SALES TAX	118,927.86		
100-200-505	DUE TO OMNIBASE SERVICES INC	(571.11)		
100-200-507	DUE TO S&W/COBRA FROM OTHERS	(3,811.95)		
100-200-508	DUE TO TISD:HOUSING AUTH PILOT	0.00		
100-200-509	DUE TO TMRS FROM TEDC	(3,440.55)		
100-210-111	DUE TO I&S (TAX COLLECTIONS)	67,925.54		
100-210-191	DUE TO OTHERS FROM EVIDENCE	0.00		
100-220-100	TAX DISTRIBUTION	0.00		
100-240-100	DEFERRED TAX REVENUE	170,970.17		
100-240-101	UNCLAIMED FUNDS	14,999.34		
100-240-102	DEFERRED REV-BOND PREMIUM	0.00		
100-240-103	DEFERRED REVENUE	0.00		
100-240-104	REFUNDABLE FACILITY DEPOSITS	1,875.00		
	TOTAL LIABILITIES		450,397.76	
EQUITY				
======				
100-260-110	PREPAYMNT PERMT M2E3LLC 100YRS	2,478.19		
100-260-111	RESERVE CHRISTMAS DONATIONS	59.83		
100-260-113	ESCROW-BONDS POSTED-DEFENDENTS	1,071.45		
100-265-100	RESTRICTED PORTION FUND BA	0.00		
100-270-100	FUND BALANCE	7,497,443.57		
100-280-100	ASSIGNED FUND BALANCE	32,396.29		
	TOTAL BEGINNING EQUITY	7,533,449.33		
	TOTAL REVENUE	9,119,452.42		
	TOTAL EXPENSES	5,581,421.50		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	3,538,030.92		
	TOTAL EQUITY & FUND BALANCE		11,071,480.25	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			11,521,878.01
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BALANCE SHEET
AS OF: JANUARY 31ST, 2022

119-TIF (TAX INCREMENT FUND)

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
119-100-102	CLAIM ON POOLED CASH	(96,153.80)		
119-100-103	SECURITY INVESTMENTS	0.00		
119-100-104	SAFEKEEPING CHECKING ACCT	0.00		
119-100-115	TEXPOOL 246530004 TIF PROP TAX	238,224.95		
119-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
119-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
119-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			142,071.15	
	TOTAL ASSETS			142,071.15
LIABILITIES				
119-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
119-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
119-200-300	RETAINAGE PAYABLE	0.00		
119-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
119-270-100	FUND BALANCE	231,923.99		
	TOTAL BEGINNING EQUITY	231,923.99		
	TOTAL REVENUE	22.16		
	TOTAL EXPENSES	89,875.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(89,852.84)		
	TOTAL EQUITY & FUND BALANCE		142,071.15	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			142,071.15

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

120-HOTEL/MOTEL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
120-100-102	CLAIM ON POOLED CASH	107,724.41		
120-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
120-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
120-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			107,724.41	
	TOTAL ASSETS			107,724.41
LIABILITIES				
120-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
120-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
120-200-500	ACCOUNTS PAYABLE PENDING	43,340.71		
120-200-505	DUE TO SAYDA 380 AGREEMENT	0.00		
	TOTAL LIABILITIES		43,340.71	
EQUITY				
120-270-100	FUND BALANCE	44,069.83		
	TOTAL BEGINNING EQUITY	44,069.83		
	TOTAL REVENUE	95,894.94		
	TOTAL EXPENSES	75,581.07		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	20,313.87		
	TOTAL EQUITY & FUND BALANCE		64,383.70	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			107,724.41

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

123-MAIN STREET REVENUE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
123-100-102	CLAIM ON POOLED CASH	77,894.31		
123-120-103	MISC ACCOUNTS RECEIVABLES	0.00		
123-170-100	CURRENT YR RES FOR ENCUMBRANCE	(12,210.00)		
123-170-101	PRIOR YR RES FOR ENCUMBRANCE	11,910.00		
			77,594.31	
	TOTAL ASSETS			77,594.31
LIABILITIES				
123-200-110	CURRENT YEAR ENCUMBRANCE	(12,210.00)		
123-200-111	PRIOR YEAR ENCUMBRANCE	11,910.00		
123-200-500	ACCOUNTS PAYABLE PENDING	0.00		
123-240-100	PRE-REGISTER FESTIVAL/CARSHOW	0.00		
	TOTAL LIABILITIES		(300.00)	
EQUITY				
123-270-100	FUND BALANCE	89,736.18		
	TOTAL BEGINNING EQUITY	89,736.18		
	TOTAL REVENUE	37,114.00		
	TOTAL EXPENSES	48,955.87		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(11,841.87)		
	TOTAL EQUITY & FUND BALANCE		77,894.31	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			77,594.31

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

125-MUNICIPAL CRT SPECIAL FEE

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
125-100-102	CLAIM ON POOLED CASH	94,210.01		
125-170-100	CURRENT YR RES FOR ENCUMBRANCE	(16,595.00)		
125-170-101	PRIOR YR RES FOR ENCUMBRANCE	16,595.00		
			94,210.01	
	TOTAL ASSETS			94,210.01
LIABILITIES				
125-200-110	CURRENT YEAR ENCUMBRANCE	(16,595.00)		
125-200-111	PRIOR YEAR ENCUMBRANCE	16,595.00		
125-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
125-270-100	FUND BALANCE	90,583.15		
	TOTAL BEGINNING EQUITY	90,583.15		
	TOTAL REVENUE	3,978.86		
	TOTAL EXPENSES	352.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	3,626.86		
	TOTAL EQUITY & FUND BALANCE		94,210.01	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			94,210.01

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

129-LIBRARY GRANT/DONATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
129-100-102	CLAIM ON POOLED CASH	41,334.45		
129-100-103	TEXSTAR: NOBLE TRUST - 3444	924.88		
129-100-108	NED TRUST (LIBRARY) TEXSTAR	282,025.43		
129-120-103	MISC ACCTS RECEIVABLE	0.00		
129-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,436.37)		
129-170-101	PRIOR YR RES FOR ENCUMBRANCE	1,436.37		
			324,284.76	
	TOTAL ASSETS			324,284.76
LIABILITIES				
129-200-110	CURRENT YEAR ENCUMBRANCE	(1,436.37)		
129-200-111	PRIOR YEAR ENCUMBRANCE	1,436.37		
129-200-233	OTHER A/P PENDING (AUDITOR)	(10,945.00)		
129-200-500	ACCOUNTS PAYABLE PENDING	10,945.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
129-270-100	FUND BALANCE	324,276.31		
	TOTAL BEGINNING EQUITY	324,276.31		
	TOTAL REVENUE	108.12		
	TOTAL EXPENSES	99.67		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	8.45		
	TOTAL EQUITY & FUND BALANCE		324,284.76	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			324,284.76

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

200-ROADWAY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
200-100-102	CLAIM ON POOLED CASH	457,655.79		
200-170-100	CURRENT YR RES FOR ENCUMBRANCE	(123,531.00)		
200-170-101	PRIOR YR RES FOR ENCUMBRANCE	77,465.00		
			411,589.79	
	TOTAL ASSETS			411,589.79
LIABILITIES				
200-200-110	CURRENT YR ENCUMBRANCES	(123,531.00)		
200-200-111	PRIOR YR ENCUMBRANCES	77,465.00		
200-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		(46,066.00)	
EQUITY				
200-270-100	FUND BALANCE	391,048.39		
	TOTAL BEGINNING EQUITY	391,048.39		
	TOTAL REVENUE	67,882.80		
	TOTAL EXPENSES	1,275.40		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	66,607.40		
	TOTAL EQUITY & FUND BALANCE		457,655.79	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			411,589.79

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

210-TRANSPORTATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
210-100-101	2019 CO BOND FUNDS TEXSTAR	0.00		
210-100-102	CLAIM ON POOLED CASH	1,349,616.10		
210-100-103	SECURITY INVESTMENTS	0.00		
210-100-104	SAFEKEEPING CHECKING ACCT	0.00		
210-120-130	ACCTS RECEIVABLE TRANSPORTATIO	45,499.38		
210-120-131	ALLOWANCE-TRANSPORTATION	(15,793.79)		
210-170-100	CURRENT YR RES FOR ENCUMBRANCE	(8,214.86)		
210-170-101	PRIOR YR RES FOR ENCUMBRANCE	6,676.71		
			1,377,783.54	
	TOTAL ASSETS			1,377,783.54
LIABILITIES				
210-200-100	ACCRUED PAYABLES	0.00		
210-200-110	CURRENT YR ENCUMBRANCES	(8,214.86)		
210-200-111	PRIOR YR ENCUMBRANCES	6,676.71		
210-200-500	ACCOUNTS PAYABLE PENDING	9,412.06		
210-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		7,873.91	
EQUITY				
210-270-100	FUND BALANCE	1,355,640.03		
	TOTAL BEGINNING EQUITY	1,355,640.03		
	TOTAL REVENUE	276,369.52		
	TOTAL EXPENSES	262,099.92		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	14,269.60		
	TOTAL EQUITY & FUND BALANCE		1,369,909.63	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,377,783.54

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

300-MUNICIPAL DRAINAGE UTILIT

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
300-100-102	CLAIM ON POOLED CASH	245,468.26		
300-120-100	DRAINAGE RECEIVABLE	33,292.63		
300-120-130	ALLOWANCE FOR DOUBTFUL ACCTS	(14,359.40)		
300-160-206	FIXED ASSET-WORK IN PROGRESS	0.00		
300-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
300-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
300-190-103	ACCUMULATED DEPRECIATION	0.00		
			264,401.49	
	TOTAL ASSETS			264,401.49
LIABILITIES				
300-200-104	ACCRUED INTEREST PAYABLE	0.00		
300-200-110	CURRENT YEAR ENCUMBRANCES	0.00		
300-200-111	PRIOR YEAR ENCIMBRANCES	0.00		
300-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
300-200-240	BOND PAYABLE - CURRENT	0.00		
300-200-300	RETAINAGE PAYABLE	0.00		
300-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
300-250-100	CONTRIBUTED CAPITAL-DRAINAGE	0.00		
300-270-100	FUND BALANCE	224,373.22		
	TOTAL BEGINNING EQUITY	224,373.22		
	TOTAL REVENUE	166,752.52		
	TOTAL EXPENSES	126,724.25		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	40,028.27		
	TOTAL EQUITY & FUND BALANCE		264,401.49	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			264,401.49

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

320-SANITATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
320-100-102	CLAIM ON POOLED CASH	(209,849.98)		
320-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
320-120-130	ACCTS RECEIVABLE GARBAGE	87,586.85		
320-120-131	ALLOWANCE-GARBAGE	(5,131.12)		
320-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
320-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			(127,394.25)	
	TOTAL ASSETS			(127,394.25)
LIABILITIES				
320-200-100	ACCRUED PAYABLES	0.00		
320-200-110	CURRENT YR ENCUMBRANCES	0.00		
320-200-111	PRIOR YR ENCUMBRANCES	0.00		
320-200-500	ACCOUNTS PAYABLE PENDING	151,365.89		
320-200-503	DUE TO STATE COMPT SALES TAX	(561,159.81)		
320-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		(409,793.92)	
EQUITY				
320-270-100	FUND BALANCE	276,052.48		
	TOTAL BEGINNING EQUITY	276,052.48		
	TOTAL REVENUE	638,256.21		
	TOTAL EXPENSES	631,909.02		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	6,347.19		
	TOTAL EQUITY & FUND BALANCE		282,399.67	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			(127,394.25)

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
340-100-100	PETTY CASH	1,350.00	
340-100-101	2019 CO BOND FUNDS TEXSTAR	432,173.91	
340-100-102	CLAIM ON POOLED CASH	1,676,716.14	
340-100-103	SECURITY INVESTMENTS	0.00	
340-100-104	SAFEKEEPING CHECKING ACCT	0.00	
340-100-107	TEXPOOL 2465300012 TOWER RENT	613,069.78	
340-100-110	TEXPOOL 2465300001 UTILITY FD	50,511.62	
340-100-116	UTILITY OPERATING-TXCLASS 0007	1,022,553.35	
340-100-118	TEXPOOL RATE STABILIZATION 18	648,001.59	
340-100-119	TEXPOOL CAPITAL OUTLAY-ASSETS	312,381.09	
340-100-120	TEXPOOL WORKING CAPITAL-CIP	461,686.91	
340-100-121	TEXPOOL 2017 WWTP IMPROVMNTS	0.00	
340-120-100	ACCOUNTS RECEIVABLE	468,568.40	
340-120-101	CURRENT REFUND PAYABLE	5,555.43	
340-120-102	UNAPPLIED CREDITS	(60,847.63)	
340-120-103	MISC. ACCOUNTS RECEIVABLE	141,954.91	
340-120-104	AR - AUDIT ACCRUALS	0.00	
340-120-130	ALLOWANCE-ACCTS. RECEIVABLE	(27,145.30)	
340-140-100	INVENTORY	99,887.93	
340-150-100	BOND ISSUANCE COSTS	0.00	
340-150-105	DEFERRED AMT ON REFUNDING	0.03	
340-160-100	LAND	457,201.00	
340-160-200	BUILDINGS	6,363,714.34	
340-160-206	FIXED ASSETS: WORK IN PROGRESS	4,746,483.35	
340-160-225	PLANT DISTRIBUTION/COLLECTION	49,768,167.71	
340-160-235	EQUIPMENT	877,476.48	
340-170-100	CURRENT YR RES FOR ENCUMBRANCE	(456,375.26)	
340-170-101	PRIOR YR RES FOR ENCUMBRANCE	228,478.09	
340-170-103	PRE-PAY HEALTH INSURANCE	0.00	
340-190-103	ACCUMULATED DEPRECIATION	(25,105,004.28)	
			42,726,559.59
	TOTAL ASSETS		42,726,559.59
LIABILITIES			
340-200-104	ACCRUED INTEREST PAYABLE	112,619.99	
340-200-110	CURRENT YEAR ENCUMBRANCES	(456,375.26)	
340-200-111	PRIOR YEAR ENCUMBRANCE	228,478.09	
340-200-200	FICA AND MEDICARE PAYABLE	(526.13)	
340-200-201	FEDERAL WITHHOLDING PAYABLE	(1,073.32)	
340-200-202	TMRS PAYABLE	6,057.16	
340-200-203	DEFERRED COMP PAYABLE	134.73	
340-200-204	DEFERRED CHARGES	0.00	
340-200-208	ACCRUED VACATION	29,840.24	
340-200-209	CHILD SUPPORT PAYABLE	0.00	
340-200-210	CHILD SUPPORT PAYABLE	611,275.38	
340-200-211	NEW OPED-SDBF LIABILITY	67,759.58	
340-200-212	UNUM LIFE INS PAYABLE	50.47	

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
340-200-213	DENTAL PAYABLE	(62.05)	
340-200-214	AFLAC PAYABLE	413.73	
340-200-215	CLOTHES RENTAL PAYABLE	0.00	
340-200-216	CINCINNATI LIFE PAYABLE	214.47	
340-200-218	BLUE CHOICE PAYABLE	175.48	
340-200-219	SCOTT & WHITE HEALTH PAYABLE	(3,356.13)	
340-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
340-200-222	PRE-PAID LEGAL PAYABLE	(212.30)	
340-200-228	MISC. DEDUCTIONS PAYABLE	0.00	
340-200-229	MET LIFE DENTAL PAYABLE	(135.78)	
340-200-230	UNITED WAY PAYABLE	(1.00)	
340-200-233	OTHER A/P PENDING (AUDITOR)	(15,805.47)	
340-200-235	VISION PLAN PAYABLE	35.81	
340-200-240	BONDS PAYABLE-CURRENT	0.00	
340-200-300	RETAINAGE PAYABLE	0.00	
340-200-401	WAGES PAYABLE	0.00	
340-200-500	ACCOUNTS PAYABLE PENDING	322,903.33	
340-200-999	UNRECONCILED DIFFERENCES	0.00	
340-210-100	UNAMORT. BOND DISCOUNT	0.00	
340-210-101	BOND PREMIUMS	1,143,361.39	
340-210-102	DEFERRED AMT ON REFUNDING	(527,223.67)	
340-210-110	DEFERRED OUTFLOW RESORCES TMRS	(107,829.37)	
340-210-111	SDBF-DEF OUTFLOW OF RE CONTR	(597.35)	
340-210-113	SDBF DEF INFLOW ACT EX VS ASS	3,738.45	
340-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(8,404.30)	
340-210-115	DEFERRED OUTFLOW INVST TMRS	117,157.00	
340-210-118	DEFERRED INFLOW-ACTUAL VS ASSM	(30,535.64)	
340-210-119	DEFERRED OUTFLOW-CHNG IN ASSUM	(22,719.60)	
340-230-109	CAPITAL LEASE BANC ONE NEMI	0.00	
340-230-111	8.745M CO SERIES 2010 (6.11M)	0.00	
340-230-114	4.5M CO SERIES 2003 (65%)	0.00	
340-230-115	4.2M COMB CO 2006 (4M)	3,410,000.00	
340-230-116	10M COMB SERIES 2007 (7M)	5,160,000.00	
340-230-117	9.615M COMB SERIES 08 (6.615M)	0.00	
340-230-118	8.995 GO REFUNDING 2009	0.00	
340-230-119	2.625 GO REF 2010	0.00	
340-230-120	5.450M GO REF 2012 (1.460M)	560,000.00	
340-230-121	4.595M 2015 GO REF (1.695M)	1,375,000.00	
340-230-122	8.010M 2016 GO REF (5.065M)	5,065,000.00	
340-230-123	5.34M COMB SERIES 2017(2.250M)	2,270,000.00	
340-230-124	3.02M GO REF 2017 (1.585M)	1,360,000.00	
340-230-125	12.590 M 2019 COs (4.425M)	4,370,000.00	
340-240-100	METER DEPOSITS	518,841.00	
340-240-101	UNCLAIMED FUNDS	5,611.58	
340-240-120	ALLOWANCE FOR BAD DEBT	0.00	
	TOTAL LIABILITIES		25,563,810.51

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
EQUITY				
340-250-100	CONTRIBUTED CAPITAL-WATER OPER	454,779.30		
340-250-101	CONTRIBUTED CAPITAL SEWER OPER	60,475.00		
340-270-100	FUND BALANCE	15,784,377.57		
	TOTAL BEGINNING EQUITY	16,299,631.87		
	TOTAL REVENUE	3,801,911.49		
	TOTAL EXPENSES	2,938,794.28		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	863,117.21		
	TOTAL EQUITY & FUND BALANCE		17,162,749.08	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			42,726,559.59

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

345-UTILITY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
345-100-102	CLAIM ON POOLED CASH	1,733,732.10		
345-100-103	SECURITY INVESTMENTS	1,000,000.00		
345-100-104	SAFEKEEPING CHECKING ACCT	0.00		
345-160-206	WORK IN PROGRESS	0.00		
345-160-225	PLANT DISTRIBUTION	104,188.68		
345-170-100	CURRENT YR RES FOR ENCUMBRANCE	(139,045.00)		
345-170-101	PRIOR YR RES FOR ENCUMBRANCE	117,696.00		
			2,816,571.78	
	TOTAL ASSETS			2,816,571.78
LIABILITIES				
345-200-110	CURRENT YEAR ENCUMBRANCE	(139,045.00)		
345-200-111	PRIOR YEAR ENCUMBRANCE	117,696.00		
345-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
345-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		(21,349.00)	
EQUITY				
345-270-100	FUND BALANCE	2,468,139.25		
	TOTAL BEGINNING EQUITY	2,468,139.25		
	TOTAL REVENUE	352,466.33		
	TOTAL EXPENSES	(17,315.20)		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	369,781.53		
	TOTAL EQUITY & FUND BALANCE		2,837,920.78	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,816,571.78

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
350-100-102	CLAIM ON POOLED CASH	111,059.77	
350-100-106	TEXPOOL 2017 AIRPORT CONST	959,680.55	
350-120-100	AIRPORT RECEIVABLES	10,293.15	
350-120-101	REFUND CHECKS PAYABLE	0.00	
350-120-103	MISC. ACCOUNTS RECEIVABLE	0.00	
350-120-140	GRANTS RECEIVABLE	0.00	
350-120-250	DUE FROM OTHER FUNDS (AUDITOR)	0.00	
350-150-100	BOND ISSUANCE COSTS	0.00	
350-150-105	DEFERRED AMT ON REFUNDING	1,922.47	
350-160-100	LAND	859,833.00	
350-160-200	T-HANGERS (BUILDINGS)	4,344,298.10	
350-160-206	FIXED ASSETS:WORK IN PROGRESS	12,880.00	
350-160-210	EQUIPMENT	107,159.00	
350-160-300	RUNWAY	2,238,415.96	
350-160-335	FIELD EQUIPMENT	0.00	
350-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,857.10)	
350-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
350-170-103	PRE-PAY HEALTH INSURANCE	0.00	
350-190-103	ACCUMULATED DEPRECIATION	(1,881,242.27)	
			6,762,442.63
	TOTAL ASSETS		6,762,442.63
LIABILITIES			
350-200-100	ACCRUED ACCOUNTS PAYABLE	0.00	
350-200-110	CURRENT YEAR ENCUMBRANCE	(1,857.10)	
350-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
350-200-200	FICA AND MEDICARE PAYABLE	0.00	
350-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
350-200-202	TMRS PAYABLE	417.21	
350-200-210	NET PENSION LIABILITY	22,328.14	
350-200-211	NEW OPED-SDBF LIABILITY	2,475.06	
350-200-213	DENTAL PAYABLE	42.71	
350-200-219	SCOTT & WHITE PAYABLE	28.32	
350-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	286.10	
350-200-222	PRE-PAID LEGAL	0.00	
350-200-233	OTHER A/P PENDING (AUDITOR)	(617.76)	
350-200-235	VISION PLAN PAYABLE	4.37	
350-200-240	BONDS PAYABLE-CURRENT	0.00	
350-200-401	WAGES PAYABLE	0.00	
350-200-500	ACCOUNTS PAYABLE PENDING	3,225.22	
350-200-501	DUE TO FUND 100 (LOAN ADVANCE)	0.00	
350-200-502	DUE TO FUND 100	0.00	
350-200-505	DUE TO OTHER FUNDS	0.00	
350-200-999	UNRECONCILED DIFFERENCE	(271.67)	
350-210-100	UNAMORT. BOND DISCOUNT	2,295.00	
350-210-101	BOND PREMIUMS	20,853.18	
350-210-110	DEFERRED OUTFLOW TMRS CONT	(3,938.70)	

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
350-210-111	SDBF DEF OUTFLOW RE CONTRIB	(21.83)		
350-210-113	SDBF DEF INFLOW ACT EXP VS ASS	136.56		
350-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(306.99)		
350-210-115	DEFERRED OUTLOW INVST TMRS	4,279.41		
350-210-118	DEFERRED INFLOW ACT VS ASSMPT	(1,115.38)		
350-210-119	DEFERRED OUTFLOW CNGS IN ASSUM	(829.88)		
350-230-101	LONG TERM DEBT	0.00		
350-230-102	BOND PAYABLE-$290K REF 2010	50,000.00		
350-230-103	5.34M COMB SERIES 2017(1.445M)	1,350,000.00		
350-240-101	ACCRUED INTEREST PAYABLE	6,051.25		
	TOTAL LIABILITIES		1,453,463.22	
EQUITY				
350-250-100	CONTRIBUTED CAPITAL GRANT	4,274,320.92		
350-250-101	CONTRIBUTED CAPITAL CITY	75,265.82		
350-280-100	RETAINED EARNINGS	497,541.07		
350-281-100	PRIOR PERIOD ADJUSTMENTS	442,482.09		
	TOTAL BEGINNING EQUITY	5,289,609.90		
	TOTAL REVENUE	218,228.74		
	TOTAL EXPENSES	198,859.23		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	19,369.51		
	TOTAL EQUITY & FUND BALANCE		5,308,979.41	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			6,762,442.63

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
370-100-102	CLAIM ON POOLED CASH	175,983.75		
370-100-103	SECURITY INVESTMENTS	54,000.00		
370-100-104	SAFEKEEPING CHECKING ACCCT	0.00		
370-120-103	MISC ACCOUNTS RECEIVABLES	0.00		
370-160-206	FIXED ASSETS-WORK IN PROGRESS	10,032.80		
370-170-100	CURRENT YR RES FOR ENCUMBRANCE	(959.83)		
370-170-101	PRIOR YR RES FOR ENCUMBRANCE	959.83		
370-170-103	PRE-PAY HEALTH INSURANCE	0.00		
370-190-103	ACCUMULATED DEPRECIATION	(3,009.84)		
			237,006.71	
	TOTAL ASSETS			237,006.71
LIABILITIES				
370-200-110	CURRENT YR ENCUMBRANCE	(959.83)		
370-200-111	PRIOR YEAR ENCUMBRANCE	959.83		
370-200-200	FICA & MEDICARE PAYABLE	0.00		
370-200-201	FEDERAL WITHHOLDING PAYABLE	0.00		
370-200-202	TMRS PAYABLE	501.09		
370-200-210	NET PENSION LIABILITY	32,657.06		
370-200-211	NEW OPEB-SDBF LIABILITY	3,620.02		
370-200-213	ASSURANT DENTAL PAYABLE	9.45		
370-200-219	SCOTT & WHITE HEALTH PAYABLE	283.28		
370-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00		
370-200-222	PRE-PAID LEGAL	0.00		
370-200-233	OTHER A/P PENDING (AUDITOR)	(1,342.29)		
370-200-235	VISION PLAN PAYABLE	6.34		
370-200-401	WAGES PAYABLE	0.00		
370-200-500	ACCOUNTS PAYABLE PENDING	1,799.54		
370-210-100	DUE TO CEMETERY LAND PURCHASE	0.00		
370-210-110	DEFERRED OUTFLOW CONT TMRS	(5,760.73)		
370-210-111	SDBF DEF OUTFLOW RES CONTRIB	(31.91)		
370-210-113	SDBF DEF INFLOW ACT EX VS ASSU	199.72		
370-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(449.00)		
370-210-115	DEFERRED OUTFLOW INVST TMRS	6,259.05		
370-210-118	DEFERRED INFLOW ACTUAL VS ASSM	(1,631.35)		
370-210-119	DEFERRED OUTFLOW-CHG ASSUMP	(1,213.78)		
	TOTAL LIABILITIES		34,906.49	
EQUITY				
370-270-100	FUND BALANCE	177,598.78		
	TOTAL BEGINNING EQUITY	177,598.78		
	TOTAL REVENUE	99,132.20		
	TOTAL EXPENSES	74,630.76		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	24,501.44		
	TOTAL EQUITY & FUND BALANCE		202,100.22	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			237,006.71

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
382-100-102	CLAIM ON POOLED CASH	(109,917.24)	
382-100-104	SAFEKEEPING CHECKING ACCT	0.00	
382-120-250	DUE FROM OTHER FUNDS	0.00	
382-160-206	ESCROW FOR EQUIPMENT PURCHASES	0.00	
382-160-301	VEHICLES	0.00	
382-160-303	OFFICE EQUIPMENT	0.00	
382-160-305	FIELD EQUIPMENT	0.00	
382-160-306	HEAVY EQUIPMENT	0.00	
382-160-320	EQUIPMENT	0.00	
382-170-100	CURRENT YR RES FOR ENCUMBRANCE	(115,081.56)	
382-170-101	PRIOR YR RES FOR ENCUMBRANCE	74,881.95	
382-170-103	PRE-PAY HEALTH INSURANCE	0.00	
382-190-103	ACCUMULATED DEPRECIATION	0.00	
			(150,116.85)
	TOTAL ASSETS		(150,116.85)
LIABILITIES			
382-200-110	CURRENT YEAR ENCUMBRANCE	(115,081.56)	
382-200-111	PRIOR YEAR ENCUMBRANCE	74,881.95	
382-200-200	FICA AND MEDICARE PAYABLE	0.00	
382-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
382-200-202	TMRS PAYABLE	686.04	
382-200-203	DEFERRED COMP PAYABLE	0.00	
382-200-208	ACCRUED VACATION	4,944.81	
382-200-210	NET PENSION LIABILITY	74,902.63	
382-200-211	NEW OPEB-SDBF LIABILITY	8,302.92	
382-200-212	UNUM LIFE INSURANCE PAYABLE	(158.61)	
382-200-213	DENTAL PAYABLE	(16.06)	
382-200-214	AFLAC PAYABLE	89.06	
382-200-215	CLOTHES RENTAL PAYABLE	0.00	
382-200-216	CINCINNATI LIFE PAYABLE	130.80	
382-200-218	BLUE CHOICE PAYABLE	0.00	
382-200-219	SCOTT & WHITE HEALTH PAYABLE	157.27	
382-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
382-200-222	PRE-PAID LEGAL PAYABLE	(49.90)	
382-200-229	MET LIFE DENTAL PAYABLE	0.00	
382-200-233	OTHER A/P PENDING (AUDITOR)	(2,723.96)	
382-200-235	VISION PLAN PAYABLE	(3.56)	
382-200-401	WAGES PAYABLE	0.00	
382-200-500	ACCOUNTS PAYABLE PENDING	9,033.72	
382-210-110	DEFERRED OUTFLOW CONTB TMRS	(13,212.87)	
382-210-111	SDBF DEF OUTFLOW RES CONTRI	(73.18)	
382-210-113	SDBF DEF INFLOW ACT EXP VS ASS	458.09	
382-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(1,029.82)	
382-210-115	DEFERRED OUTFLOW INVST TMRS	14,355.83	
382-210-118	DEFERRED INFLOW ACTUAL VS ASSM	(3,741.68)	
382-210-119	DEFERRED OUTLOW-CHNG IN ASSUMP	(2,783.95)	

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
382-240-101	UNCLAIMED FUNDS	78.32	
	TOTAL LIABILITIES		49,146.29
EQUITY			
382-260-121	RESERVE:FUTURE EQUIP PURCHASES	0.00	
382-270-100	FUND BALANCE	(88,118.13)	
	TOTAL BEGINNING EQUITY	(88,118.13)	
	TOTAL REVENUE	183,799.86	
	TOTAL EXPENSES	294,944.87	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(111,145.01)	
	TOTAL EQUITY & FUND BALANCE		(199,263.14)
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		(150,116.85)

BALANCE SHEET
AS OF: JANUARY 31ST, 2022

384-FLEET REPLACEMENT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
384-100-102	CLAIM ON POOLED CASH	(86,951.54)		
384-100-104	CAPITAL EQUIP ACCT 2139517	0.00		
384-100-105	SIGNATURE BANK EQUIP (ESCROW)	0.00		
384-100-106	FROST LEASING ESCROW 010597724	0.00		
384-100-107	UMB BANK CLAYTON HOLDINGS	17,992.32		
384-100-108	2018 FLEET/EQUIP TEXSTAR 20180	218,048.15		
384-100-109	GOVERNMENT CAPITAL CORP	(406,722.00)		
384-100-110	US BANCORP GOVERNMENT LEAS	(167,827.35)		
384-120-103	MISC ACCOUNTS RECEIVABLES	0.00		
384-140-100	PREPAID CAP LEASE	0.00		
384-150-100	BOND ISSUANCE COSTS	0.00		
384-160-206	FIXED ASSETS-WORK IN PROGRESS	0.00		
384-160-320	MACHINERY & EQUIPMENT	7,655,228.68		
384-170-100	CURRENT YR RES FOR ENCUMBRANCE	(3,992,215.30)		
384-170-101	PRIOR YR RES FOR ENCUMBRANCE	3,823,054.83		
384-190-103	ACCUMULATED DEPRECIATION	(4,414,617.62)		
			2,645,990.17	
	TOTAL ASSETS			2,645,990.17
LIABILITIES				
384-200-104	ACCRUED INTEREST PAYALBE	0.00		
384-200-110	CURRENT YEAR ENCUMBRANCE	(3,937,811.30)		
384-200-111	PRIOR YEAR ENCUMBRANCE	3,768,650.83		
384-200-500	ACCOUNTS PAYABLE PENDING	0.00		
384-200-505	DUE TO OTHER FUNDS	0.00		
384-210-101	UNAMORT BOND PREMIUM	43,891.66		
384-230-103	5.44M COMB SERIES 2015(2.66M)	1,720,000.00		
384-230-115	CAPITAL LEASE PAYABLE-CURRENT	0.00		
384-230-120	CAP LEASE PAYABLE-NONCURRENT	1,078,204.06		
384-230-125	NOTES PAYABLE	210,439.13		
384-240-101	ACCRUED INTEREST PAYABLE	22,154.55		
	TOTAL LIABILITIES		2,905,528.93	
EQUITY				
384-270-100	FUND BALANCE	(228,911.33)		
	TOTAL BEGINNING EQUITY	(228,911.33)		
	TOTAL REVENUE	228,645.44		
	TOTAL EXPENSES	259,272.87		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(30,627.43)		
	TOTAL EQUITY & FUND BALANCE		(259,538.76)	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,645,990.17

Attachment E

Sales Tax Tracking Report

Sales Tax Tracking (Total Amount) FY 2021-22

	2017-18 Actual	2018-19 Actual	2019-20 Actual	2020-21 Actual	2021-22 Actual	2021-22 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	333,211	350,589	$ 389,538	393,127	468,966	401,383	67,583	16.8%	75,839	19.3%
November	367,873	416,457	422,737	482,805	581,787	492,944	88,844	18.0%	98,982	20.5%
December	329,458	376,081	390,346	404,316	475,711	412,807	62,904	15.2%	71,395	17.7%
January	379,137	328,713	356,902	403,476	421,763	411,949	9,814	2.4%	18,287	4.5%
February	421,201	414,617	507,733	552,026		563,619		0.0%		0.0%
March	294,166	334,744	347,808	393,003		401,256		0.0%		0.0%
April	280,487	338,154	332,858	391,521		399,743		0.0%		0.0%
May	416,809	395,638	457,487	577,092		589,211		0.0%		0.0%
June	319,869	352,018	403,305	493,430		503,792		0.0%		0.0%
July	349,865	378,446	423,927	442,382		451,672		0.0%		0.0%
August	405,299	411,815	514,060	549,608		561,150		0.0%		0.0%
Sept.	330,626	410,378	408,382	468,276		478,110		0.0%		0.0%
	$ 4,228,002	$ 4,507,651	$ 4,955,083	$ 5,551,064		$ 5,667,637	$ 229,145		$ 264,503	

Sales Tax Tracking (Taylor EDC Portion) FY 2021-22

	2017-18 Actual	2018-19 Actual	2019-20 Actual	2020-21 Actual	2021-22 Actual
October	$ 83,303	$ 87,647	$ 97,385	$ 98,282	$ 117,242
November	91,968	104,114	$ 105,684	$ 120,701	$ 145,447
December	82,365	94,020	$ 97,587	$ 101,079	$ 118,928
January	94,784	82,178	$ 89,225	$ 100,869	$ 105,441
February	105,300	103,654	$ 126,933	$ 138,007	$ -
March	73,542	83,686	$ 86,952	$ 98,251	$ -
April	70,122	84,539	$ 83,214	$ 97,880	$ -
May	104,202	98,910	$ 114,372	$ 144,273	$ -
June	79,967	88,005	$ 100,826	$ 123,358	$ -
July	87,466	94,611	$ 105,982	$ 110,595	$ -
August	101,325	102,954	$ 128,515	$ 137,402	$ -
Sept.	82,656	102,594	$ 102,095	$ 117,069	$ -
	1,057,001	1,126,913	1,238,771	1,387,766	487,057

Sales Tax Tracking (City's Portion) FY 2021-22

	2017-18 Actual	2018-19 Actual	2019-20 Actual	2020-21 Actual	2021-22 Actual	2021-22 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	249,908	262,942	292,154	294,845	351,725	301,037	50,688	16.8%	56,879	19.3%
November	275,905	312,342	317,053	362,104	436,341	369,708	66,633	18.0%	74,237	20.5%
December	247,094	282,061	292,760	303,237	356,784	309,605	47,178	15.2%	53,546	17.7%
January	284,353	246,535	267,676	302,607	316,322	308,962	7,360	2.4%	13,715	4.5%
February	315,901	310,963	380,800	414,020		422,714		0.0%		0.0%
March	220,625	251,058	260,856	294,752		300,942		0.0%		0.0%
April	210,365	253,616	249,643	293,641		299,807		0.0%		0.0%
May	312,607	296,729	343,115	432,819		441,908		0.0%		0.0%
June	239,902	264,014	302,478	370,073		377,844		0.0%		0.0%
July	262,399	283,834	317,946	331,786		338,754		0.0%		0.0%
August	303,974	308,861	385,545	412,206		420,862		0.0%		0.0%
Sept.	247,969	307,783	306,286	351,207		358,582		0.0%		0.0%

Cumulative Year -to- Date (City's Portion) FY 2021-22

	2017-18 Actual	2018-19 Actual	2019-20 Actual	2020-21 Actual	2021-22 Actual	2021-22 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	249,908	262,942	292,154	294,845	351,725	301,037	50,688	16.8%	56,879	19.3%
November	525,813	575,285	609,207	656,949	788,065	670,745	117,320	17.5%	131,116	20.0%
December	772,907	857,345	901,967	960,186	1,144,849	980,350	164,499	16.8%	184,662	19.2%
January	1,057,260	1,103,880	1,169,643	1,262,794	1,461,171	1,289,312	171,859	13.3%	198,377	15.7%
February	1,373,161	1,414,843	1,550,443	1,676,813		1,712,026		0.0%		0.0%
March	1,593,785	1,665,901	1,811,298	1,971,566		2,012,969		0.0%		0.0%
April	1,804,151	1,919,517	2,060,942	2,265,207		2,312,776		0.0%		0.0%
May	2,116,757	2,216,245	2,404,057	2,698,026		2,754,684		0.0%		0.0%
June	2,356,659	2,480,259	2,706,535	3,068,099		3,132,529		0.0%		0.0%
July	2,619,058	2,764,094	3,024,481	3,399,885		3,471,283		0.0%		0.0%
August	2,923,032	3,072,955	3,410,026	3,812,091		3,892,145		0.0%		0.0%
Sept.	3,171,002	3,380,738	3,716,313	4,163,298		4,250,727		0.0%		0.0%
% Y-T-D Increase over prior year	7.0%	6.6%	9.9%	12.0%						

Attachment F

Monthly Investment Report

Monthly Investment Report

PREPARED FOR **CITY OF TAYLOR**

JANUARY 31, 2022

PATTERSON & ASSOCIATES

A MEEDER INVESTMENT MANAGEMENT COMPANY

WITH YOU. FOR YOU.

The Fed Looks for Balance

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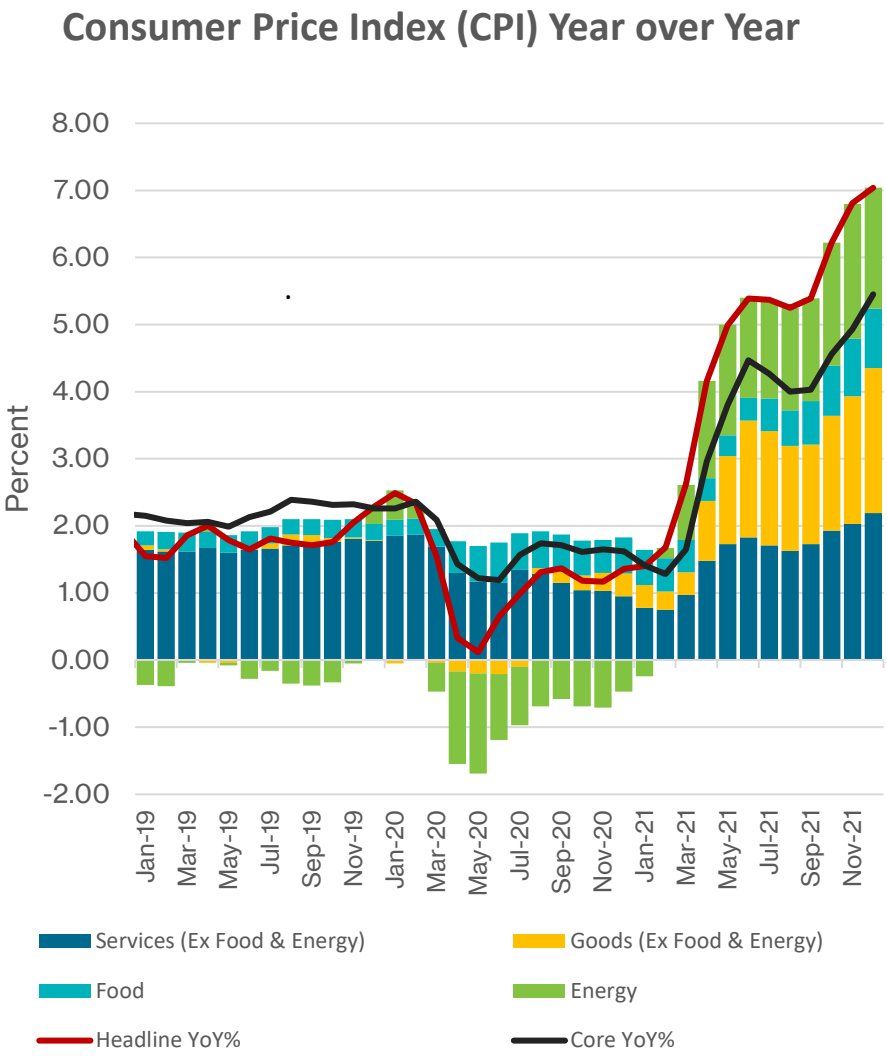
The Federal Reserve is definitely in a hawkish mood. The economy continues to grow solidly at a 7% pace. That means the time for accommodation has passed with little reason to initiate new stimulus or maintain pandemic level support. The "solid" recovery means a faster move to less accommodation and faster rate hikes.

Chair Powell has indicated that the taper will be complete in March 2022 but questions remain whether asset sales or maturity run-off will produce the needed results.

The first tool the Fed uses is communication to provide the markets guidance allowing further actions to be enacted appropriately. The urgency comes from the mounting inflation which now stands at 5%; 2% above the Fed target. The second tool this time will be to eliminate the accommodative buying of securities. This should end in March. An actual rate hike of the overnight rate should start thereafter.

The price of oil (above $100) is one element in the pace of the move as its impact on inflation and consumer psyche is immense.

The liquidity cure has now become the disease. Can this inflation be tamed? A key question is whether inflation is primarily cyclical or covid driven. If covid driven, raising rates too fast and large a rate increase could result in recession. If cyclical, continued reduction is appropriate. How fast and how much the Fed can raise rates before throttling growth is their balancing question.



Global Recovery at the Mercy of Covid

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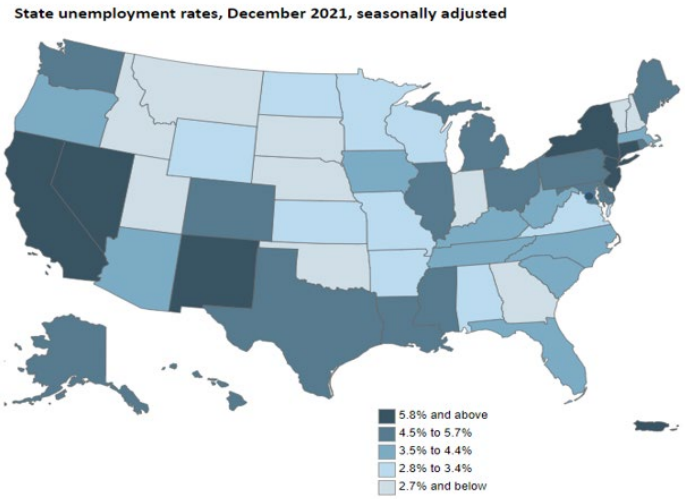
All Fed actions will focus on inflation and employment. But there several other issues with major implications.

According to the US Treasury, US national debt has topped $30T (125% of GDP) for the first time in history so servicing that debt becomes a real consideration. It affects the value of the dollar as a reserve currency and its global confidence in the dollar. Elevated inflation and slower growth would be a massive problem especially with interest rates increasing, elevated healthcare costs on an aging population, declining workforce participation, and DC's expenditures outpacing tax receipts. Covid was the major issue in rising debt with $5.7T added in two administrations. This is not dangerous if we can indefinitely outpace GDP so the economy must be supported.

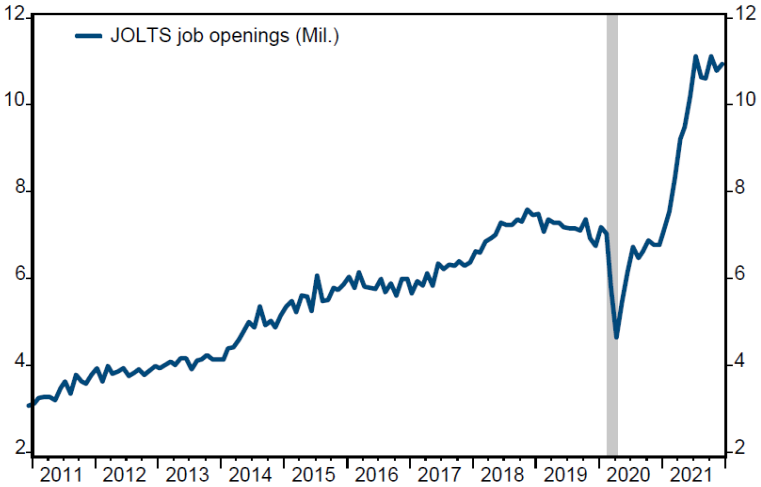
Employment remains a big question mark. The jobs opening and turnover index (JOLTS) rose in December and quit rates (10.9M) remain at a scary 2.9%.

In addition, geo-politics add a measure of uncertainty and could force investors back into the bond markets for safety, thereby lowering rates. China and North Korea continue to rattle swords and Russia has drawn its sword in Ukraine where both sides are mounting 'defenses'. 'Russia's Roulette' (as termed by The Economist) may result in stiff sanctions including fiscal financial institution blocks and resulting stress on our European allies.

All this adds to the balance that the Fed must achieve in timely and reasonable actions.



Source: Bureau of Labor Statistics 2/4/2022



Source: Bureau of Labor Statistics/Haver Analytics

The Fed's Planned Taper has Its Uplifting Effect

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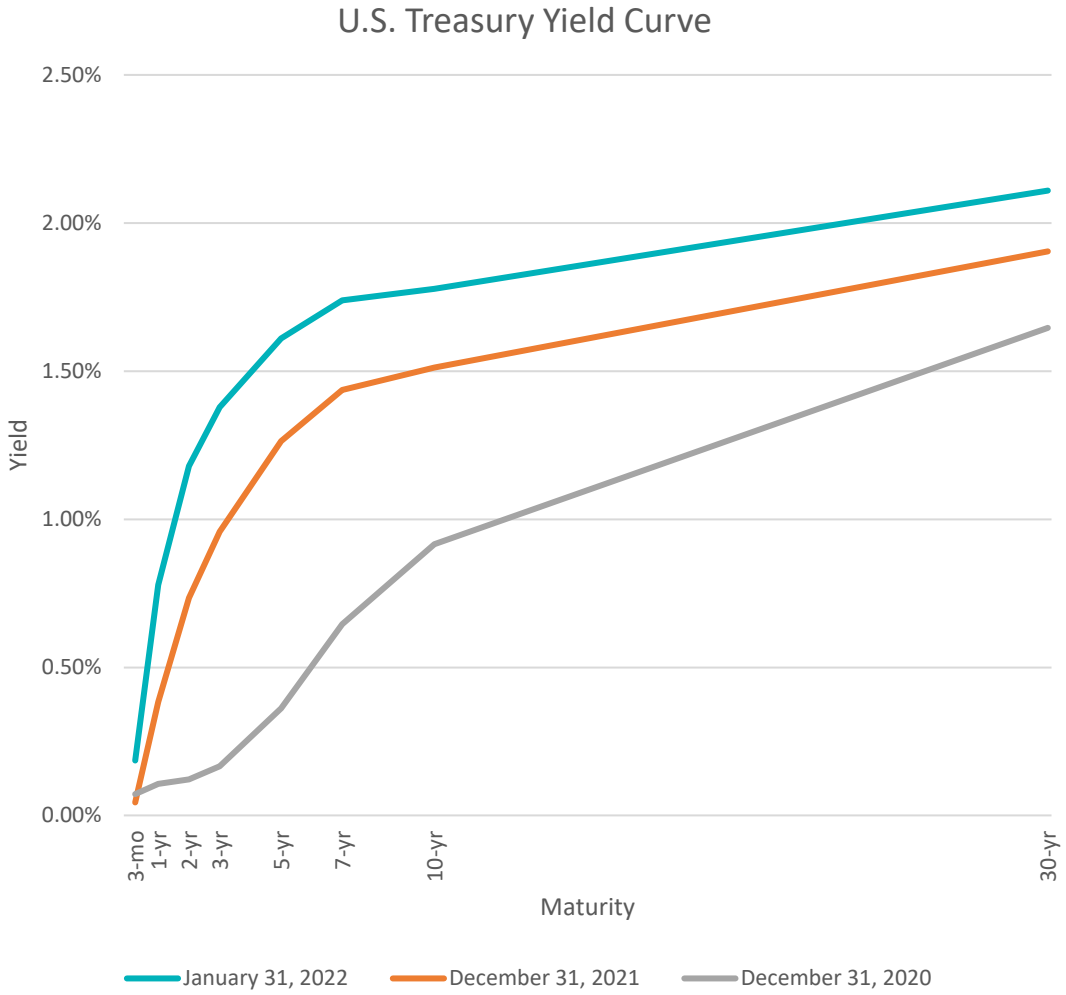
- The Fed's announcements to taper quickly and decisively raised the entire curve as longer-term investors fled decreasing bond prices
- The markets anticipate rate hikes starting in March, even expecting four 0.25% hikes this year.
- Some expectations are for a 0.50% hike initially, but the Fed has many factors to consider before making a major jump (moves are normally 0.25% each).
- The market as shown does the Fed's work as rates across the curve rise – but not a parallel move. That will depend crucially on the first overnight rate size in March.



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

Portfolio Overview

As of January 31, 2022

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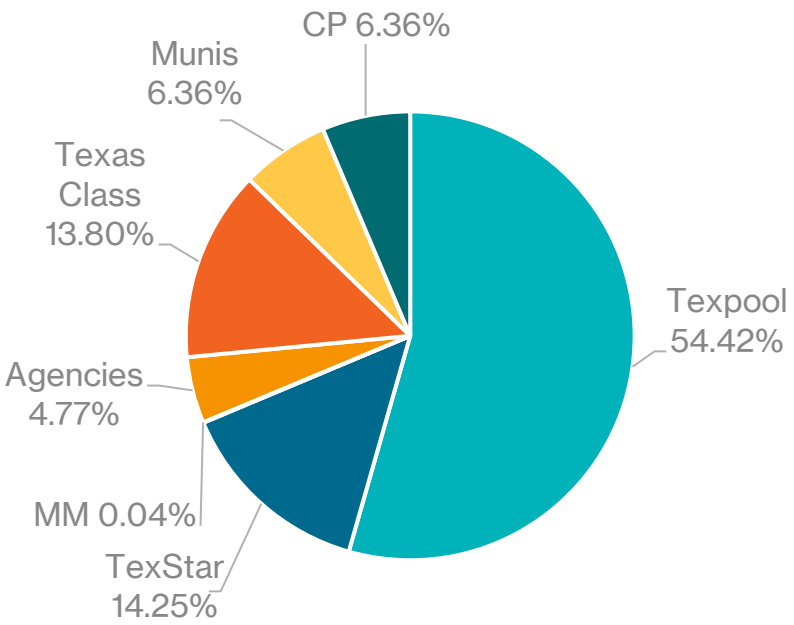
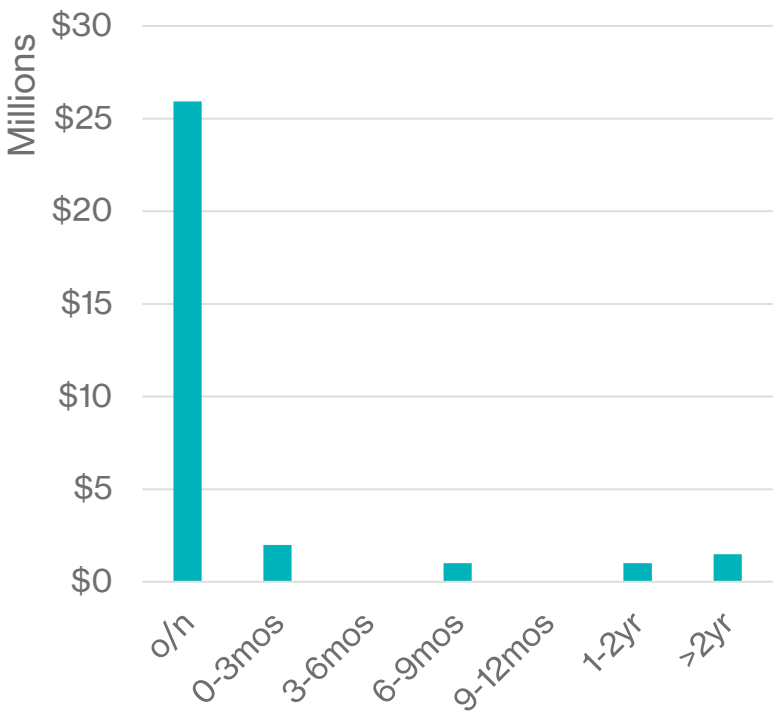
- P&A constantly reviews your portfolio for optimal asset allocation and a controlled average maturity because a diversified portfolio can better adjust to volatile market conditions. These are unusual times and where extensions can be made it is important to make them to find any available safe value in the markets.
- The graphs below show asset allocations by market sector and by maturity in your portfolio. Liquidity has been reduced to little or no value but with a flat short curve it may be the only sector available out to twelve months without the use of CP. Our expectation is of continuing dismally low rates, but we look for value in your authorized sectors to capture the yield available as markets change
- The non-cash portion of your portfolio is yielding 0.35%.





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City of Taylor, Texas
Portfolio Management
Portfolio Summary
January 31, 2022

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Commercial Paper Disc. -Amortizing	2,000,000.00	1,999,994.00	2,000,000.00	6.36	174	0	0.152
Federal Agency Coupon Securities	1,500,000.00	1,474,801.87	1,500,000.00	4.77	1,095	919	0.467
Municipal Bonds	2,000,000.00	1,989,940.00	2,000,000.00	6.36	808	333	0.454
Texpool	17,103,045.52	17,103,045.52	17,103,045.52	54.42	1	1	0.038
TexStar	4,478,969.44	4,478,969.44	4,478,969.44	14.25	1	1	0.010
Texas Class	4,336,312.88	4,336,312.88	4,336,312.88	13.80	1	1	0.097
Money Market	12,232.45	12,232.45	12,232.45	0.04	1	1	0.010
Investments	**31,430,560.29**	**31,395,296.16**	**31,430,560.29**	**100.00%**	**116**	**66**	**0.096**

Total Earnings	January 31 Month Ending	Fiscal Year To Date
Current Year	2,416.95	8,719.81

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

Jeffrey Wood, Finance Director

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City of Taylor, Texas
Summary by Type
January 31, 2022
Grouped by Fund

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: 2019 Bond Fund						
TexStar	1	2,060,236.80	2,060,236.80	6.55	0.010	1
Subtotal	**1**	**2,060,236.80**	**2,060,236.80**	**6.55**	**0.010**	**1**
Fund: Airport Fund						
Texpool	1	959,711.18	959,711.18	3.05	0.038	1
Subtotal	**1**	**959,711.18**	**959,711.18**	**3.05**	**0.038**	**1**
Fund: Cemetery Permanent Fund						
Federal Agency Coupon Securities	1	1,000,000.00	1,000,000.00	3.18	0.500	939
Texas Class	1	867.53	867.53	0.00	0.097	1
Texpool	1	361.16	361.16	0.00	0.000	1
TexStar	1	56,464.27	56,464.27	0.18	0.010	1
Subtotal	**4**	**1,057,692.96**	**1,057,692.96**	**3.36**	**0.473**	**888**
Fund: Fleet Replacement Fund						
TexStar	1	218,050.01	218,050.01	0.69	0.010	1
Subtotal	**1**	**218,050.01**	**218,050.01**	**0.69**	**0.010**	**1**
Fund: General Fund						
Money Market	1	12,232.45	12,232.45	0.04	0.010	1
Federal Agency Coupon Securities	1	500,000.00	500,000.00	1.59	0.400	878
Municipal Bonds	2	2,000,000.00	2,000,000.00	6.36	0.454	333
Commercial Paper Disc. -Amortizing	1	2,000,000.00	2,000,000.00	6.36	0.152	0
Texas Class	1	3,312,891.28	3,312,891.28	10.54	0.097	1
Texpool	1	13,830,224.71	13,830,224.71	44.00	0.038	1
TexStar	1	2,144,218.36	2,144,218.36	6.82	0.010	1
Subtotal	**8**	**23,799,566.80**	**23,799,566.80**	**75.71**	**0.096**	**47**
Fund: General Capital Fund						

City of Taylor, Texas
Summary by Type
January 31, 2022
Grouped by Fund

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: General Capital Fund						
TexStar	1	0.00	0.00	0.00	0.000	0
Subtotal	**1**	**0.00**	**0.00**	**0.00**	**0.000**	**0**
Fund: Special Rev-Tax Increment Fund						
Texpool	1	238,232.55	238,232.55	0.76	0.038	1
Subtotal	**1**	**238,232.55**	**238,232.55**	**0.76**	**0.038**	**1**
Fund: Utility Fund						
Texas Class	1	1,022,554.07	1,022,554.07	3.25	0.097	1
Texpool	1	2,074,515.92	2,074,515.92	6.60	0.038	1
Subtotal	**2**	**3,097,069.99**	**3,097,069.99**	**9.85**	**0.057**	**1**
Total and Average	**19**	**31,430,560.29**	**31,430,560.29**	**100.00**	**0.096**	**66**

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City of Taylor, Texas
Fund 19BOND - 2019 Bond Fund
Investments by Fund
January 31, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20190	10044	TexStar	04/24/2019	2,060,236.80	2,060,236.80	2,060,236.80	0.010	0.009	0.010	1
			Subtotal and Average	**2,060,236.80**	**2,060,236.80**	**2,060,236.80**		**0.010**	**0.010**	**1**
			Total Investments and Average	**2,060,236.80**	**2,060,236.80**	**2,060,236.80**		**0.010**	**0.010**	**1**

Fund AIR - Airport Fund
Investments by Fund
January 31, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300019	10007	Texpool	11/01/2017	959,711.18	959,711.18	959,711.18	0.038	0.037	0.037	1
			Subtotal and Average	**959,711.18**	**959,711.18**	**959,711.18**		**0.037**	**0.038**	**1**
			Total Investments and Average	**959,711.18**	**959,711.18**	**959,711.18**		**0.037**	**0.038**	**1**

Fund CEM - Cemetery Permanent Fund
Investments by Fund
January 31, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Federal Agency Coupon Securities											
3130ANNS5	10058	FHLB Call Note	08/30/2021	1,000,000.00	1,000,000.00	983,129.57	0.500	0.493	0.500	08/28/2024	939
			Subtotal and Average	**1,000,000.00**	**1,000,000.00**	**983,129.57**		**0.493**	**0.500**		**939**
Texpool											
300007	10008	Texpool	11/01/2017	361.16	361.16	361.16					1
			Subtotal and Average	**361.16**	**361.16**	**361.16**		**0.000**	**0.000**		**1**
TexStar											
22880	10003	TexStar	11/01/2017	56,464.27	56,464.27	56,464.27	0.010	0.009	0.010		1
			Subtotal and Average	**56,464.27**	**56,464.27**	**56,464.27**		**0.010**	**0.010**		**1**
Texas Class											
70006	10001	Texas Class	11/01/2017	867.53	867.53	867.53	0.097	0.095	0.096		1
			Subtotal and Average	**867.53**	**867.53**	**867.53**		**0.095**	**0.097**		**1**
			Total Investments and Average	**1,057,692.96**	**1,057,692.96**	**1,040,822.53**		**0.467**	**0.473**		**887**

Fund FLEET - Fleet Replacement Fund
Investments by Fund
January 31, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20180	10030	TexStar	08/08/2018	218,050.01	218,050.01	218,050.01	0.010	0.009	0.010	1
			Subtotal and Average	**218,050.01**	**218,050.01**	**218,050.01**		**0.010**	**0.010**	**1**
			Total Investments and Average	**218,050.01**	**218,050.01**	**218,050.01**		**0.010**	**0.010**	**1**

Fund GEN - General Fund
Investments by Fund
January 31, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Commercial Paper Disc. -Amortizing											
80285QB17	10057	Santander UK CP	08/11/2021	2,000,000.00	2,000,000.00	1,999,994.00		0.150	0.152	02/01/2022	0
			Subtotal and Average	**2,000,000.00**	**2,000,000.00**	**1,999,994.00**		**0.150**	**0.152**		**0**
Federal Agency Coupon Securities											
3130AMT85	10056	FHLB Call Note	06/28/2021	500,000.00	500,000.00	491,672.30	0.400	0.394	0.400	06/28/2024	878
			Subtotal and Average	**500,000.00**	**500,000.00**	**491,672.30**		**0.395**	**0.400**		**878**
Municipal Bonds											
419792ZH2	10054	State of Hawaii	10/29/2020	1,000,000.00	1,000,000.00	998,180.00	0.429	0.422	0.428	10/01/2022	242
59333NN90	10053	Maimi-Dade County FL	09/30/2020	1,000,000.00	1,000,000.00	991,760.00	0.375	0.473	0.480	04/01/2023	424
			Subtotal and Average	**2,000,000.00**	**2,000,000.00**	**1,989,940.00**		**0.448**	**0.454**		**333**
Texpool											
300003	10004	Texpool	11/01/2017	13,830,224.71	13,830,224.71	13,830,224.71	0.038	0.037	0.037		1
			Subtotal and Average	**13,830,224.71**	**13,830,224.71**	**13,830,224.71**		**0.037**	**0.038**		**1**
TexStar											
34440	10002	TexStar	11/01/2017	2,144,218.36	2,144,218.36	2,144,218.36	0.010	0.009	0.010		1
			Subtotal and Average	**2,144,218.36**	**2,144,218.36**	**2,144,218.36**		**0.010**	**0.010**		**1**
Texas Class											
70008	10048	Texas Class	01/22/2020	3,312,891.28	3,312,891.28	3,312,891.28	0.097	0.095	0.096		1
			Subtotal and Average	**3,312,891.28**	**3,312,891.28**	**3,312,891.28**		**0.095**	**0.097**		**1**
Money Market											
60618	10000	Citizens Nat'l Bank MM-Public	11/01/2017	12,232.45	12,232.45	12,232.45	0.010	0.009	0.010		1
			Subtotal and Average	**12,232.45**	**12,232.45**	**12,232.45**		**0.010**	**0.010**		**1**
			Total Investments and Average	**23,799,566.80**	**23,799,566.80**	**23,781,173.10**		**0.094**	**0.096**		**47**

Fund GENCAP - General Capital Fund
Investments by Fund
January 31, 2022

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

Fund SPECREV - Special Rev-Tax Increment Fund
Investments by Fund
January 31, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300004	10005	Texpool	11/01/2017	238,232.55	238,232.55	238,232.55	0.038	0.037	0.037	1
			Subtotal and Average	**238,232.55**	**238,232.55**	**238,232.55**		**0.037**	**0.038**	**1**
			Total Investments and Average	**238,232.55**	**238,232.55**	**238,232.55**		**0.037**	**0.038**	**1**

Fund UTIL - Utility Fund
Investments by Fund
January 31, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300001	10006	Texpool	11/01/2017	2,074,515.92	2,074,515.92	2,074,515.92	0.038	0.037	0.037	1
			Subtotal and Average	**2,074,515.92**	**2,074,515.92**	**2,074,515.92**		**0.037**	**0.038**	**1**
Texas Class										
70007	10047	Texas Class	01/22/2020	1,022,554.07	1,022,554.07	1,022,554.07	0.097	0.095	0.096	1
			Subtotal and Average	**1,022,554.07**	**1,022,554.07**	**1,022,554.07**		**0.095**	**0.097**	**1**
			Total Investments and Average	**3,097,069.99**	**3,097,069.99**	**3,097,069.99**		**0.056**	**0.057**	**1**

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City of Taylor, Texas
Interest Earnings
Sorted by Fund - Fund
January 1, 2022 - January 31, 2022
Yield on Average Book Value

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings: Interest Earned	Adjusted Interest Earnings: Amortization/ Accretion	Adjusted Interest Earnings: Adjusted Interest Earnings
Fund: 2019 Bond Fund												
20190	10044	19BOND	RR2	2,060,236.80	2,060,219.20	2,060,219.77		0.010	0.010	17.60	0.00	17.60
			Subtotal	**2,060,236.80**	**2,060,219.20**	**2,060,219.77**			**0.010**	**17.60**	**0.00**	**17.60**
Fund: Airport Fund												
300019	10007	AIR	RRP	959,711.18	959,680.55	959,681.54		0.038	0.038	30.63	0.00	30.63
			Subtotal	**959,711.18**	**959,680.55**	**959,681.54**			**0.038**	**30.63**	**0.00**	**30.63**
Fund: Cemetery Permanent Fund												
300007	10008	CEM	RRP	361.16	361.16	361.16				0.00	0.00	0.00
70006	10001	CEM	RR3	867.53	867.49	867.51		0.097	0.054	0.04	0.00	0.04
22880	10003	CEM	RR2	56,464.27	56,463.71	56,463.73		0.010	0.012	0.56	0.00	0.56
3130ANNS5	10058	CEM	FAC	1,000,000.00	1,000,000.00	1,000,000.00	08/28/2024	0.500	0.491	416.66	0.00	416.66
			Subtotal	**1,057,692.96**	**1,057,692.36**	**1,057,692.40**			**0.464**	**417.26**	**0.00**	**417.26**
Fund: Fleet Replacement Fund												
20180	10030	FLEET	RR2	218,050.01	218,048.15	218,048.21		0.010	0.010	1.86	0.00	1.86
			Subtotal	**218,050.01**	**218,048.15**	**218,048.21**			**0.010**	**1.86**	**0.00**	**1.86**
Fund: General Fund												
300003	10004	GEN	RRP	13,830,224.71	11,957,084.52	12,470,953.76		0.038	0.038	400.25	0.00	400.25
70008	10048	GEN	RR3	3,312,891.28	3,312,619.74	3,312,628.50		0.097	0.097	271.54	0.00	271.54
60618	10000	GEN	RR4	12,232.45	12,232.35	12,232.35		0.010	0.010	0.10	0.00	0.10
34440	10002	GEN	RR2	2,144,218.36	2,144,200.12	2,144,200.71		0.010	0.010	18.24	0.00	18.24
3130AMT85	10056	GEN	FAC	500,000.00	500,000.00	500,000.00	06/28/2024	0.400	0.392	166.66	0.00	166.66
59333NN90	10053	GEN	MC1	1,000,000.00	1,000,000.00	1,000,000.00	04/01/2023	0.375	0.376	319.37	0.00	319.37
419792ZH2	10054	GEN	MC1	1,000,000.00	1,000,000.00	1,000,000.00	10/01/2022	0.429	0.421	357.50	0.00	357.50
80285QB17	10057	GEN	ACP	2,000,000.00	1,999,741.67	1,999,875.00	02/01/2022		0.152	0.00	258.33	258.33
			Subtotal	**23,799,566.80**	**21,925,878.40**	**22,439,890.32**			**0.094**	**1,533.66**	**258.33**	**1,791.99**

City of Taylor, Texas
Interest Earnings
January 1, 2022 - January 31, 2022

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings: Interest Earned	Adjusted Interest Earnings: Amortization/ Accretion	Adjusted Interest Earnings: Adjusted Interest Earnings
Fund: Special Rev-Tax Increment Fund												
300004	10005	SPECREV	RRP	238,232.55	238,224.95	238,225.20		0.038	0.038	7.60	0.00	7.60
			Subtotal	**238,232.55**	**238,224.95**	**238,225.20**			**0.038**	**7.60**	**0.00**	**7.60**
Fund: Utility Fund												
300001	10006	UTIL	RRP	2,074,515.92	2,074,449.74	2,074,451.87		0.038	0.038	66.18	0.00	66.18
70007	10047	UTIL	RR3	1,022,554.07	1,022,470.24	1,022,472.94		0.097	0.097	83.83	0.00	83.83
			Subtotal	**3,097,069.99**	**3,096,919.98**	**3,096,924.82**			**0.057**	**150.01**	**0.00**	**150.01**
			Total	**31,430,560.29**	**29,556,663.59**	**30,070,682.25**			**0.095**	**2,158.62**	**258.33**	**2,416.95**

PATTERSON & ASSOCIATES
A MEEDER INVESTMENT MANAGEMENT COMPANY

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

City of Taylor, Texas
Amortization Schedule
January 1, 2022 - January 31, 2022
Sorted By Fund - Fund

Investment # / Issuer	Fund	Maturity Date / Amort. Date	Beginning Par Value / Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	Amounts Amortized And Unamortized As of 01/01/2022	Amount Amortized This Period	Amt Amortized Through 01/31/2022	Amount Unamortized Through 01/31/2022
General Fund										
10053	GEN	04/01/2023	1,000,000.00	997,390.00	-2,610.00	1,000,000.00	2,610.00	0.00	2,610.00	0.00
Maimi-Dade County FL		10/01/2021	0.375				0.00			
10057	GEN	02/01/2022	2,000,000.00	1,998,550.00	-1,450.00	2,000,000.00	1,191.67	258.33	1,450.00	0.00
Santander UK CP							-258.33			
			Subtotal	**2,995,940.00**	**-4,060.00**	**3,000,000.00**	**3,801.67**	**258.33**	**4,060.00**	**0.00**
							-258.33			
			Total	**2,995,940.00**	**-4,060.00**	**3,000,000.00**	**3,801.67**	**258.33**	**4,060.00**	**0.00**
							-258.33			

PATTERSON & ASSOCIATES
A MEEDER INVESTMENT MANAGEMENT COMPANY

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

City of Taylor, Texas
Projected Cashflow Report
Sorted by Fund
For the Period February 1, 2022 - August 31, 2022

Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
Cemetery Permanent Fund										
02/28/2022	10058	CEM	3130ANNS5	Interest	FHLB Call Note	0.00	0.00	0.00	2,472.22	2,472.22
02/28/2022	10058	CEM	3130ANNS5	Call	FHLB Call Note	1,000,000.00	1,000,000.00	1,000,000.00	0.00	1,000,000.00
08/28/2022	10058	CEM	3130ANNS5	Interest	FHLB Call Note	0.00	0.00	0.00	2,500.00	2,500.00
					Total for Cemetery Permanent Fund	**1,000,000.00**	**1,000,000.00**	**1,000,000.00**	**4,972.22**	**1,004,972.22**
General Fund										
02/01/2022	10057	GEN	80285QB17	Maturity	Santander UK CP	2,000,000.00	1,998,550.00	2,000,000.00	0.00	2,000,000.00
03/28/2022	10056	GEN	3130AMT85	Call	FHLB Call Note	500,000.00	500,000.00	500,000.00	0.00	500,000.00
04/01/2022	10053	GEN	59333NN90	Interest	Maimi-Dade County FL	0.00	0.00	0.00	1,875.00	1,875.00
04/01/2022	10054	GEN	419792ZH2	Interest	State of Hawaii	0.00	0.00	0.00	2,145.00	2,145.00
06/28/2022	10056	GEN	3130AMT85	Interest	FHLB Call Note	0.00	0.00	0.00	1,000.00	1,000.00
					Total for General Fund	**2,500,000.00**	**2,498,550.00**	**2,500,000.00**	**5,020.00**	**2,505,020.00**
					GRAND TOTALS:	**3,500,000.00**	**3,498,550.00**	**3,500,000.00**	**9,992.22**	**3,509,992.22**

Disclosure

PATTERSON & ASSOCIATES
A MEEDER INVESTMENT MANAGEMENT COMPANY

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Patterson & Associates

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Building II
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Austin, TX 78746

800.817.2442

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR
☒ Streets/Infrastructure
☒ Quality of Life
☒ Economic Vitality

Agenda Item #: 4

Agenda Title: **Consider Ordinance 2022-06 regarding PZ-2021-1357 a change of zoning, on approximately 40.18 acres located at the northeast corner of North Drive and Carlos G. Parker Blvd. from Single-Family Residential Zoning District (R-1) to approximately of 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).**

Council Action to be taken: Consider ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, AICP/Director of Development Services and Assistant City Manager

1. PURPOSE/DESCRIPTION

The purpose of the re-zoning is to develop a mixed-use neighborhood that's human scale and encourages pedestrian access to retail and commercial services within the neighborhood. The current zoning only allows single-family detached uses so mixed uses would not be possible. To move forward with the project changes to the Official Zoning Map are necessary.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicants' requests are to change the zoning district designation of R-1 at the northeast corner of NW Carlos G. Parker Boulevard and North Drive to B-1/CPD and R-1/RPD on approximately 40.18 acres. The B-1 Zoning District change would permit neighborhood commercial land uses compatible with existing and proposed residential land uses. Additionally, it would create a buffer between NW Carlos G. Parker and the proposed residential portions of the project. At the same time, the R-1/RPD Zoning District change would permit the developer to provide a variety of lot sizes and housing types within the context of a human scale neighborhood that offers a mix of land uses, different densities, and drainage/water features that serve as amenities and protect against flooding.

On February 8, 2022, the Planning and Zoning Commission held a public hearing regarding this request. The Planning and Zoning Commission unanimously recommend approval of the Zoning Map Amendments.

2. PROS and CONS

PROS	CONS
• Provide neighborhood commercial development that is complementary to the existing and proposed development • Provides a neighborhood design that meets the goals in the comprehensive plan of human-scale development patterns • Provides various lot sizes and housing types • Increase in tax base	• Will increase vehicular traffic on North Drive and Carlos Parker Blvd.

4. RECOMMENDATION

The Planning and Zoning Commission held a public hearing on February 8, 2022, and they unanimously recommended approval of the requests to change 40.18 acres of land zoned R-1 to 10.76 acres of B-1/CPD and 29.48 acres of R-1/RPD

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – February 8, 2022
City Council public hearing and ordinance introduction – February 24, 2022

City Council consideration of ordinance approval – March 10, 2022

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

4a. Staff report
4b. Growth sectors map
4c. Future land use map
4d. Current zoning map

4e. Proposed zoning map
4f. Rezoning ordinance 2022-06
4g. Ordinance Exhibit A, B, & C
4h. Rezoning PowerPoint
4i. Urban Design Presentation

City of Taylor
PZ-2021-1357
Zoning Map Amendment
Staff Report

Requested Action:
Zoning Map Amendment to change the zoning for a parcel of land, consisting of approximately 40.18 acres of land zoned Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD).

Applicant:
Elizabeth Krueger and Geraldo Reyes/E.V.K. Homes, LLC

Subject Property:
Approximately 40.18 acres, located at the northeast corner of Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018652, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Parcel Information:
Zoning: Single-Family Residential Zoning District (R-1)
Current Use: Agricultural
Proposed Zoning: 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 acres of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1/RPD)
Future Land Use Plan: Neighborhood Infill

Adjacent Parcel Information:

Direction	Land Use	Zoning
North	Agriculture	ETJ
South	NW Carlos G. Parker Boulevard ROW	R-1 across Carlos G. Parker Boulevard
East	Institutional/Public	R-1
West	North Drive ROW	B-1 and R-1/RPD

Purpose:
The purpose of the re-zoning is to develop a mixed-use neighborhood that includes a variety of housing choices, is human scale and provides retail and commercial services within walking distance of the residents of the neighborhood.

Staff Analysis:
The subject property is approximately 40.18 acres of agricultural land, located on the northeast corner of NW Carlos G. Parker Boulevard and North Drive. Currently, it is zoned Single-Family Residential Zoning District (R-1). The applicant proposes planned

development overlays for future commercial and residential development on the subject property. Along the frontage of Carlos G. Parker Boulevard, the developer is proposing commercial and mixed-use development on approximately 10.76 acres. In addition, on approximately 29.42 acres, the applicant is proposing residential and mixed-use development.

Not all of the proposed land uses and development standards are permitted in the R-1 Zoning District. For the planned developments to move forward, changes to the approved zoning map are necessary. As proposed, a re-zoning to Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) would be the most appropriate for the land next to Carlos G. Parker Boulevard and the southern part of North Drive as it is an ideal buffer from the busy intersection. The base zoning of B-1 is appropriate as it permits local business to meet the daily needs of the surrounding neighborhoods. B-1 does not permit large format retail or intense commercial development. Additionally, the overlay permits the development standards to be tailored to the specific site while meeting the applicants' goals, e.g., pedestrian-friendly, concerning uses, setbacks, and orientation to NW Carlos G. Parker and the residential development.

On approximately 29.42 acres, the applicants plan to create a variety of residential lot types; however, the minimum lot size in the R-1 district is 7,000 square feet. Also, only low density, single-family detached residential development is permitted in the R-1 Zoning District, so the applicants are requesting a Residential Planned Development Overlay to allow for a variety of residential lots and housing types. The Residential Planned Develop would permit the applicants to vary the lot widths and incorporate other types of residential development. The overlay permits the applicants to design their development so that the density is higher by the commercial development and lower to the north by the agricultural land use. Tailoring the development this way will provide choices for potential residents of the Northside Planned Development. The planned development design includes a grid layout for maximum connectivity to the entire community so it is easy to visit neighbors, access retail and enjoy the amenities that include open and civic space along with water features.

In summary, the applicants' requests are to change the zoning district designation of R-1 at the northeast corner of NW Carlos G. Parker Boulevard and North Drive to B-1/CPD and R-1/RPD on approximately 40.18 acres. The B-1 Zoning District change would permit neighborhood commercial land uses compatible with existing and proposed residential land uses. Additionally, it would create a buffer between NW Carlos G. Parker and the proposed residential portions of the project. At the same time, the R-1/RPD Zoning District change would permit the developer to provide a variety of lot sizes and housing types within the context of a human scale neighborhood that offers a mix of land uses, different densities, and drainage/water features that serve as amenities and protect against flooding.

Staff Recommendation:

As City Staff, we are charged with using the Comprehensive Plan as a guide for making recommendations to the Planning and Zoning Commission on proposed re-zoning requests. Staff recommends approval of the request to rezone approximately 40.18 acres as the

Northside Planned Development as it furthers the following policies in the Envision Taylor Comprehensive Plan:
LU1 New development should resemble the form and scale of traditional development patterns in Taylor.

LU3 New mixed-use centers should complement the existing Downtown and accommodate additional growth within a compact urban fabric that includes walkable streets, mixed-use buildings, and high-quality public spaces.

LU9 Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.

LU11 Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.

T1 New streets should connect to Taylor's existing street grid and should be consistent with traditional block sizes in Taylor.

T8 Streets should be designed to prioritize economic productivity and placemaking while roads should be designed to prioritize vehicular throughput.

H1 Neighborhoods should have a mix of housing affordable to all income levels and age groups.

The subject property is in the Infill Neighborhood Sector (G-4) with a Future Land Use designation of Neighborhood Infill. The Neighborhood Infill areas are "anticipated to accommodate a slight increase in density with the inclusion of accessory dwelling units and missing middle housing such as smaller lots, townhomes, and additional corner units. In addition to housing, infill neighborhoods accommodate smaller neighborhood-oriented retail and services."

The applicants' proposal is consistent with the goals and policies identified in the Envision Taylor Comprehensive Plan.

Planning and Zoning Commission Recommendation:
The Planning and Zoning Commission is charged with reviewing all requests for re-zonings and recommends to City Council either in favor of or opposition to each request.

In determining a recommendation on a re-zoning request, the Planning and Zoning Commission members consider the following factors:

- **Is the re-zoning consistent with the Comprehensive Plan?**

As noted previously, the proposed re-zoning is consistent with the Comprehensive Plan as it's designated as Neighborhood Infill on the Growth Sector Map and the FLUP.

- **Is the re-zoning compatible with the surrounding area?**

The re-zoning is compatible with the surrounding area. There are commercially zoned properties on both sides of NW Carlos G. Parker Boulevard, between North Drive and Old Georgetown Road. Across North Drive, the property has been re-zoned to B-1 and R-1/RPD. The project is like this proposal, as it is both commercial and residential with various lot sizes and housing types. To the south, the property was developed with single-family residential uses. To the east, Taylor Middle School fronts on Carlos G. Parker Boulevard.

- **Does the re-zoning promote the public health, safety, or general welfare?**

Staff analysis indicates the re-zoning of the subject property will promote public health, safety, and welfare. In addition, the policies in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development. Therefore, the developer has incorporated applicable principles and policies into the layout of the development.

- **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**

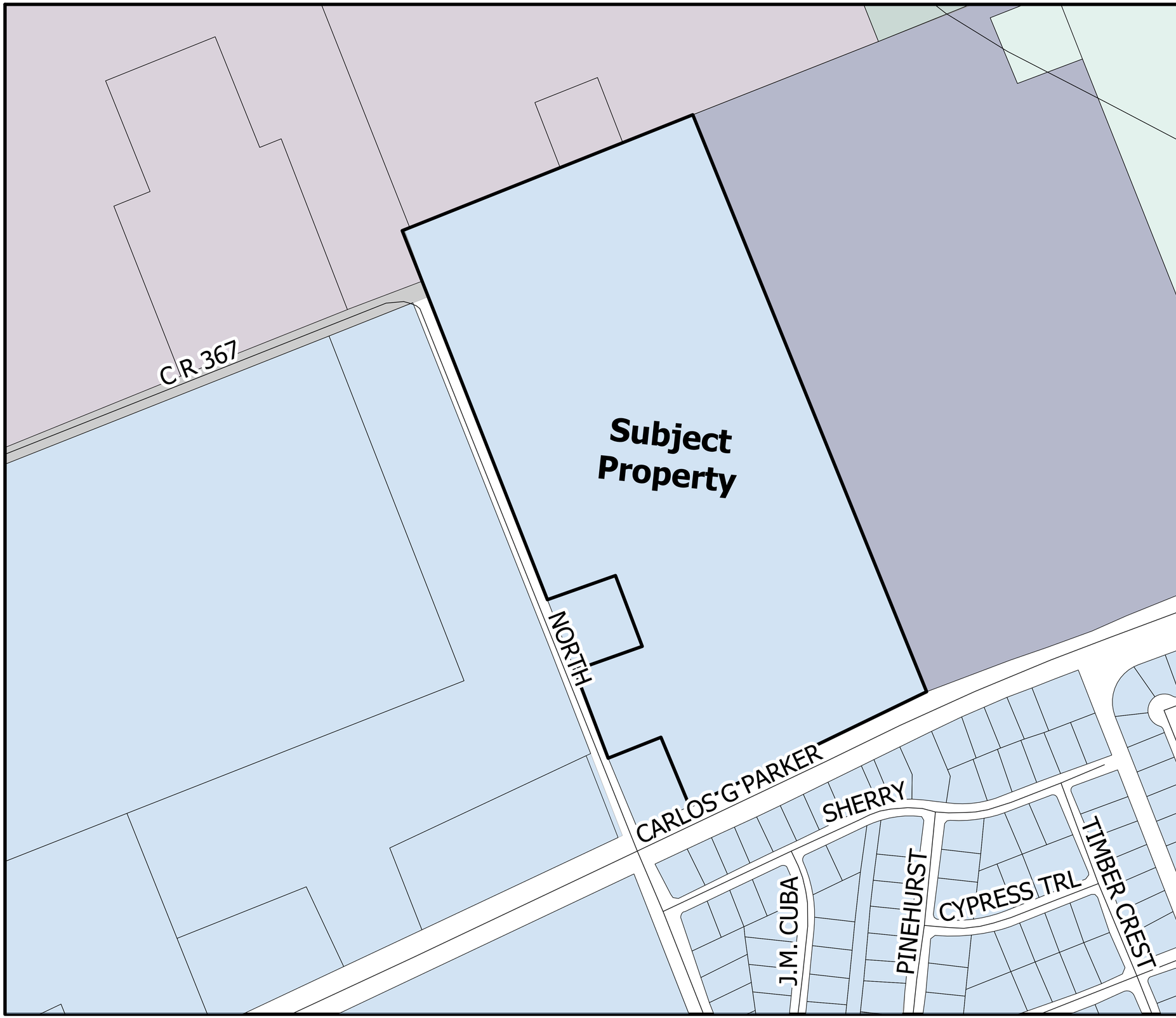
Adequate public facilities are available and will be extended for the project by the developer.

- **Do current conditions indicate that a re-zoning is necessary?**

Taylor has been growing recently, so some new commercial development is inevitable and necessary. New commercial development will help meet the daily needs of residents. It will increase the tax base as residents will have more choices for shopping in Taylor. Additionally, people who want to purchase homes in Taylor need inclusive neighborhoods with something to offer everyone in all stages of life as one size does not fit all.

<u>Attachments:</u>

1. Growth Sector
2. FLUP
3. Current Zoning Map
4. Proposed Zoning Map
5. Draft Ordinance
    a. Exhibit “A”, Metes and Bounds
    b. Exhibit “B,” Proposed PD
    c. Exhibit “C,” Proposed Zoning Map



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PZ-2021-1357

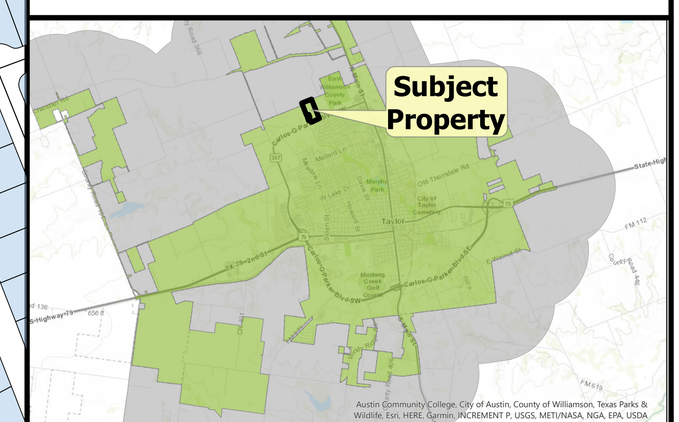
Northside
Growth Sectors Map
Approximately 40.18 acres
of Infill Neighborhood Sector

Legend

- ETJ
- Subject Property
- Parcels
- Streets

2021 Growth Sectors Map

- Open Sector
- Restricted Growth Sector
- Infill Neighborhood Sector
- Infill Growth Sector



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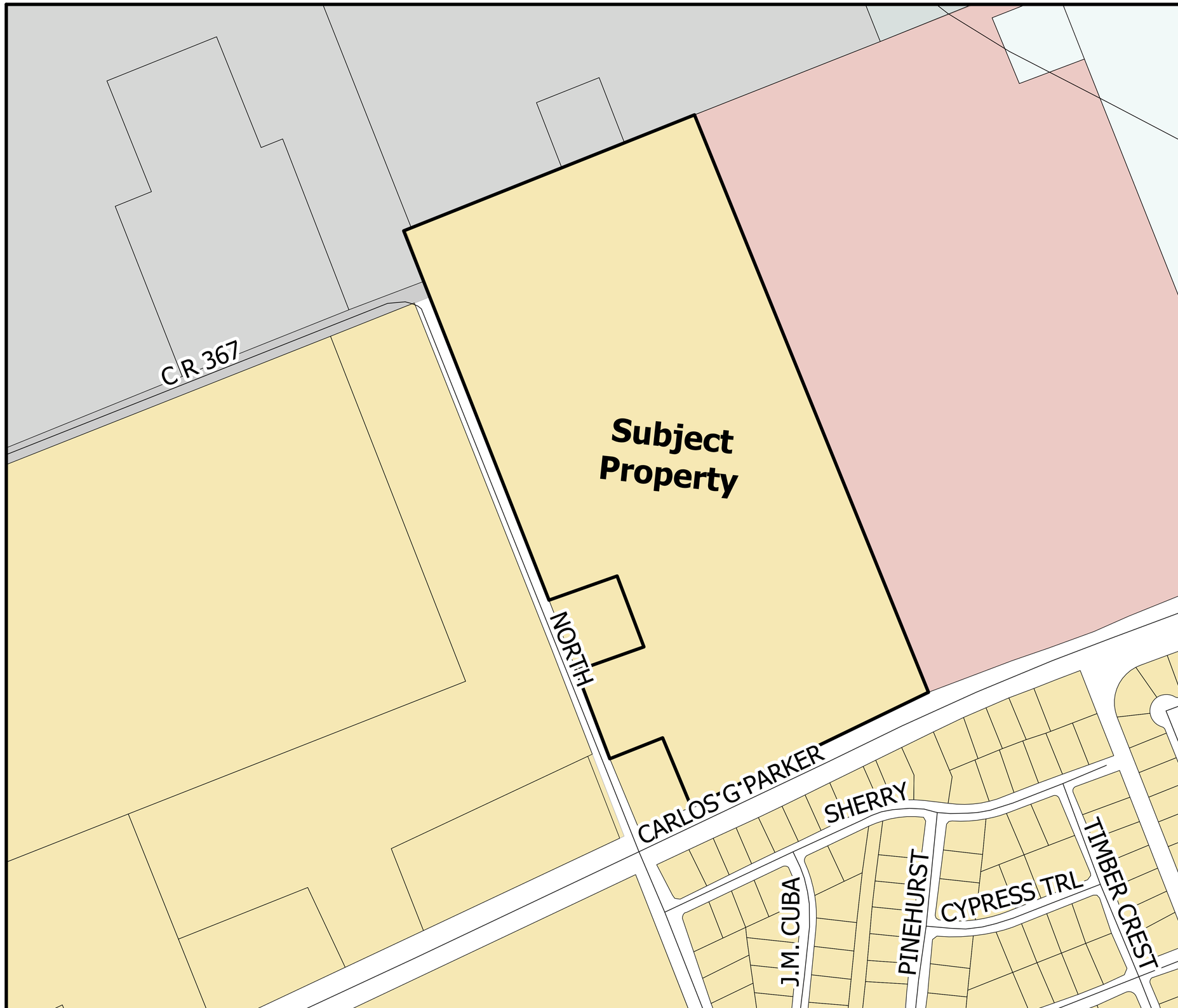

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PZ-2021-1357

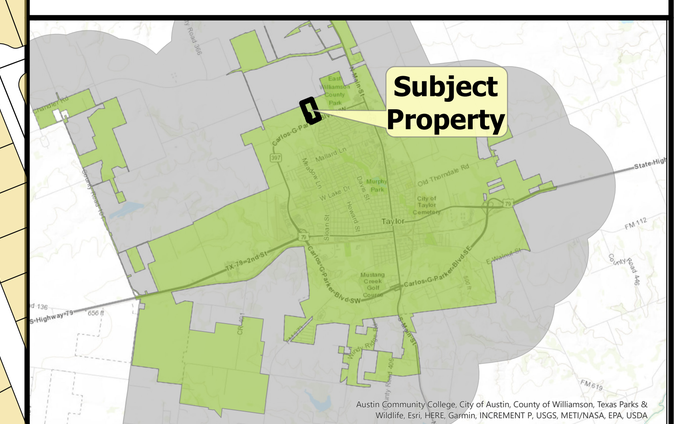
Northside
Future Land Use Map
Approximately 40.18 acres
of Neighborhood Infill

Legend

- ETJ
- Subject Property
- Parcels
- Streets

2021 Future Land Use Map

- Area of Minimal Change
- Civic Center: Community
- Neighborhood Infill
- Open Space



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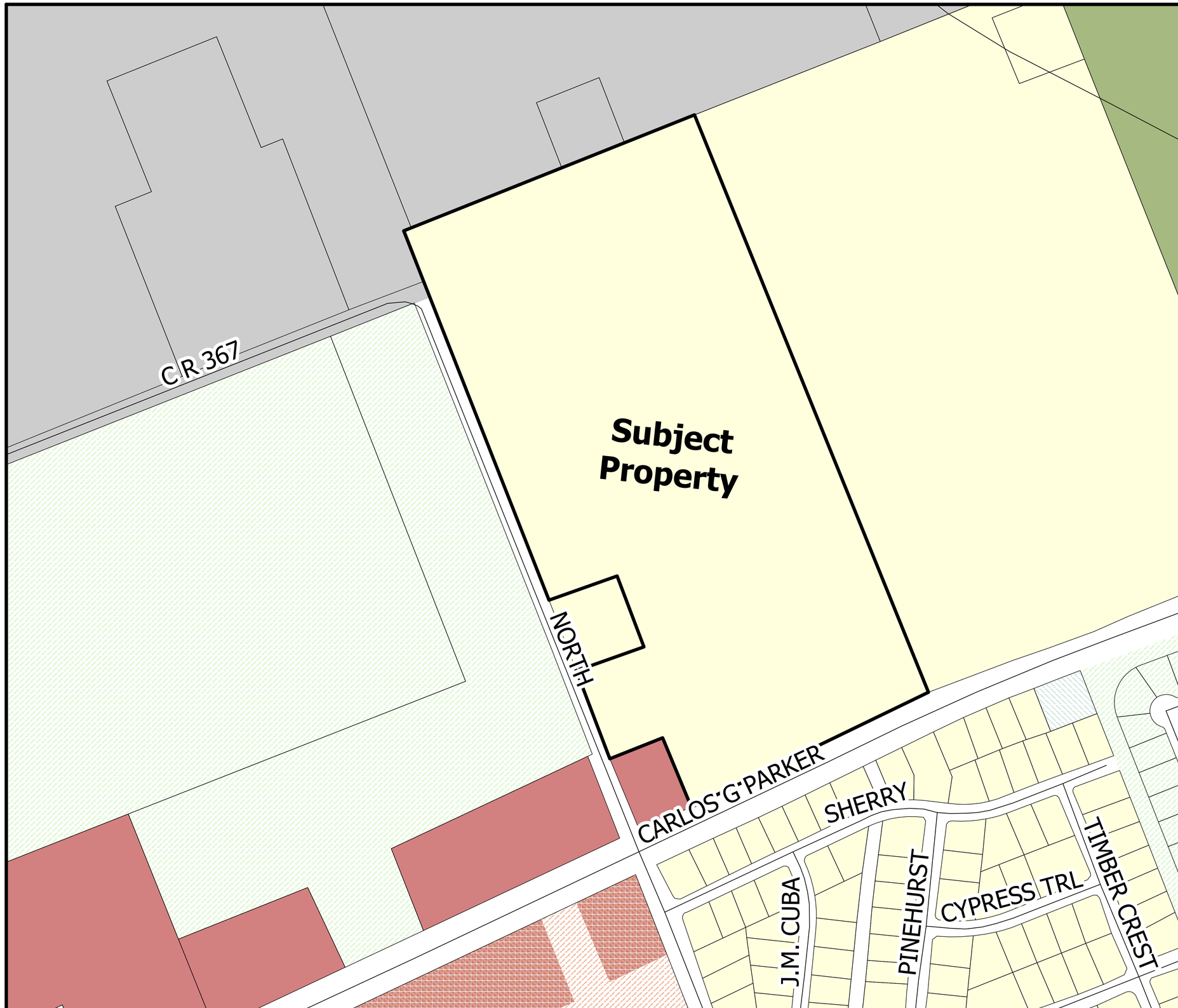

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PZ-2021-1357

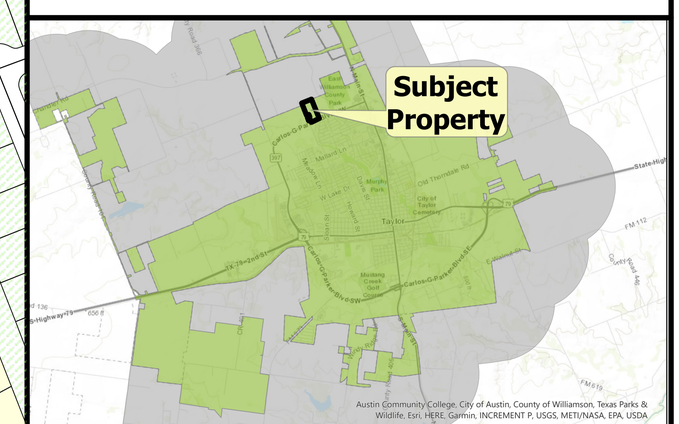
Northside
Current Zoning Map
Approximately 40.18 acres
of Single-Family Residential
Zoning District (R-1)

Legend

- ETJ
- Subject Property
- Parcels
- Streets

ZONING

- B-1
- B-1/CPD
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture
- MF-1/RPD



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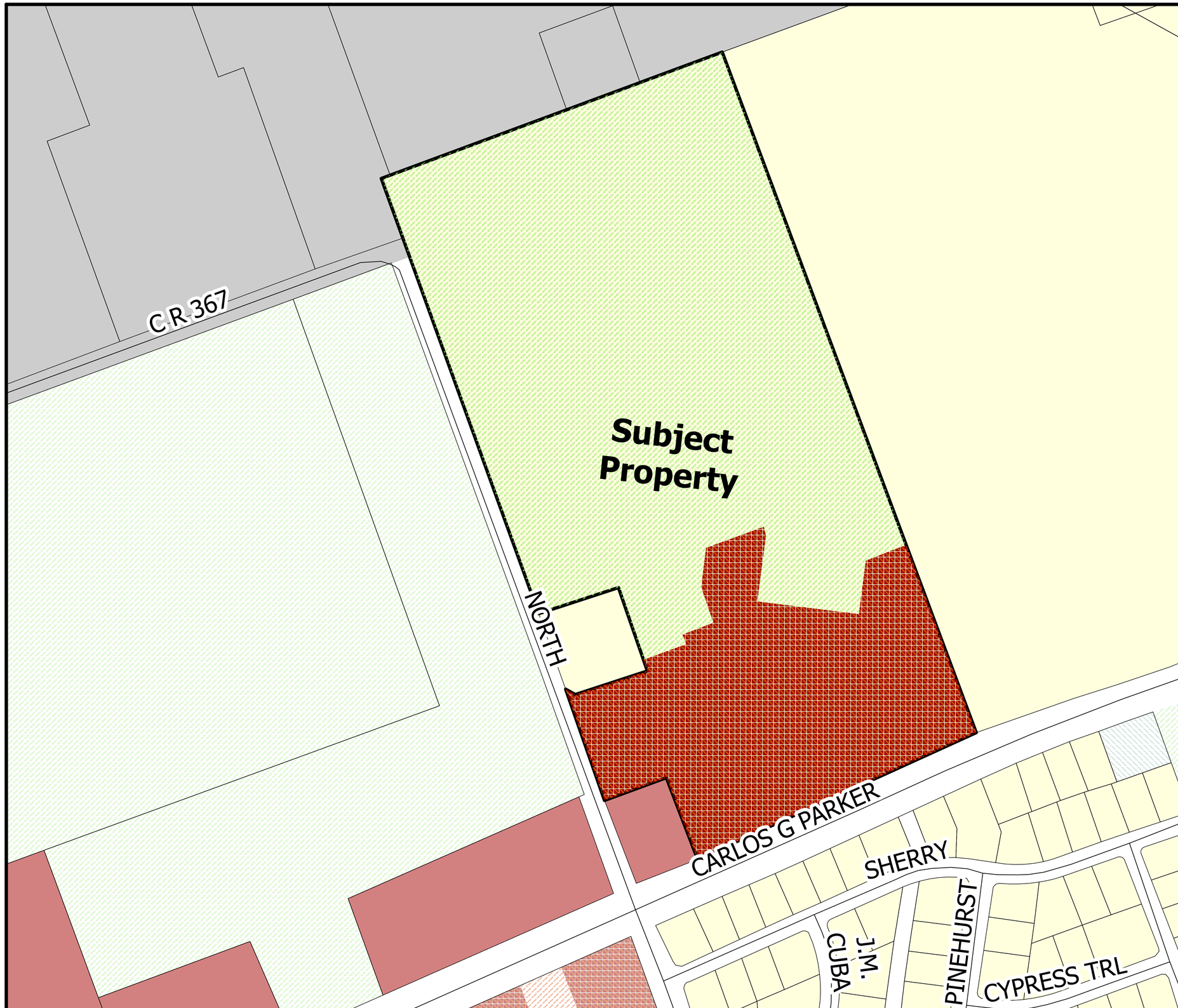

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PZ-2021-1357

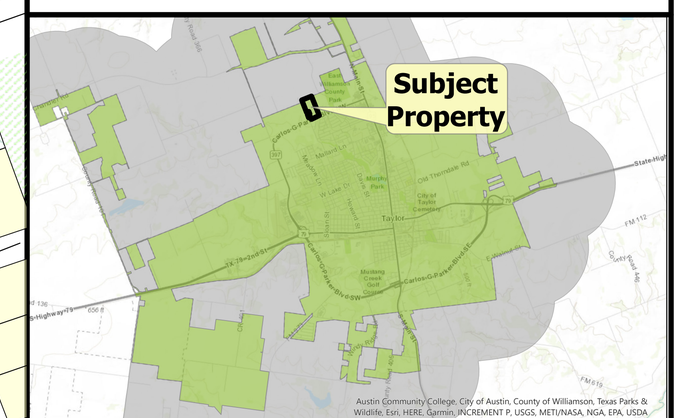
Northside
Proposed Zoning Map
Approximately 29.42 acres of R-1/RPD and 10.76 acres of B-1/CPD

Legend

- ETJ
- Subject Property
- Parcels
- Streets

ZONING

- B-1
- B-1/CPD
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture
- MF-1/RPD



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ORDINANCE NO. 2022-06

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 40.18 ACRES OF LAND AT THE NORTHEAST CORNER OF CARLOS G. PARKER BOULEVARD AND NORTH DRIVE, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R018652, FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO APPROXIMATELY 10.76 ACRES OF LOCAL BUSINESS ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (B-1/CPD) AND 29.42 ACRES OF SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT WITH A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY (R-1/RPD), PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on February 24, 2022, to consider the request made by E.V.K. Homes, LLC through Elizabeth Krueger and Geraldo Reyes, for property which is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1-1/RPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 8, 2022, to consider the zoning request, and recommended the change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

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

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Property described in Exhibit "A" is changed from Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1-1/RPD).

SECTION 3. The Commercial and Residential Planned Development overlays hereby referred to as the Northside Planned Development that shall be applied to and be required for the Property are described in Exhibit "B" attached hereto and incorporated herein for all purposes.

DRAFT

Notwithstanding Section 2.17.5 of the Zoning Ordinance, the minimum lot sizes and densities shall be as established in the Planned Development standards in Exhibit "B". Notwithstanding Section 2.18.4 of the Zoning Ordinance, the uses allowed in the Commercial Planned Development shall be all uses allowed within the B-1 zoning district as modified by the Planned Development standards in Exhibit "B". Notwithstanding the right-of-way requirements and street configuration in the Transportation Plan for the Neighborhood Avenue shown within the boundaries of the Property, the right-of-way width and street configuration shall be as described in the Planned Development standards in Exhibit "B".

SECTION 4. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Single-Family Residential Zoning District (R-1) to approximately 10.76 acres of Local Business Zoning District with a Commercial Planned Development Overlay (B-1/CPD) and approximately 29.42 of Single-Family Residential Zoning District with a Residential Planned Development Overlay (R-1-1/RPD as shown in Exhibit "C" attached hereto and incorporated herein for all purposes.

SECTION 5. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 6. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 7. In accordance with Article VIII of the City Charter, Ordinance 2022-06 was introduced before the Taylor City Council on the 24th day of February 2022.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2022.

_____
Brandt Rydell, Mayor

ATTEST:

_____
Dianna Barker, City Clerk

APPROVED AS TO FORM:

_____

Ted W. Hejl,
City Attorney

Exhibit "A"

STATE OF TEXAS
COUNTY OF WILLIAMSON

May 31, 2018

40.184 ACRES

These notes describe that certain tract of land located in the **W. J. BAKER SURVEY, ABSTRACT NO. 65, located in the City of Taylor** situated in Williamson County, Texas; subject tract being all of a called "40.164 Acres" conveyed in a Correction Warranty Deed from John H. Miles, JR. and wife, Ruth Ann Miles to Seguin Affordable Housing, L.P. dated 8-1-2002 and recorded in Document No. 2003088223 of the Official Public Records of Williamson County (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on May 29, 2018, and being more fully described as follows:

BEGINNING at a 1/2" Iron rod found (capped) in the North line of Carlos Parker Blvd, being the Southwest corner of Lot 1, Block 1, of the North School Addition, a subdivision in Williamson County as recorded in Document No. 2002033288 of the Plat Records of Williamson County (PRWC), also being the Southeast corner of herein described tract, from which a Concrete Monument found in the South line of said "Lot 1, Block 1", bears North 64° 42' 56" East a distance of 42.00 feet;

THENCE South 64° 42' 33" West with the North line of Carlos G. Parker Blvd and the South line of said "40.164 Acres", a distance of **783.40 feet** to a 1/2" Iron rod found (capped 1433) at the Southeast corner of a called "0.924 Acres" conveyed in a General Warranty Deed from ~~RCT Holdings, LLC~~ to RCT Holdings, LLC - 404 Carlos Parker Blvd. Series dated 5-13-2016 and recorded in Document No. 2016044780 (OPRWC) also being the Southwestern-most corner of herein described tract;

THENCE North 21° 59' 27" West with the East line of said "0.924 Acres", a distance of **210.18 feet** to a set 1/2" Iron rod (capped BRYAN TECHNICAL SERVICES) being the Northeast corner of said "0.924 Acres" also being an interior corner of herein described tract;

THENCE South 69° 55' 18" West with the North line of said "0.924 Acres" a distance of **177.85 feet** to a 1/2" Iron rod found in the East line of North Drive, being the Northwest corner of said "0.924" and being an exterior corner of herein described tract;

THENCE North 21° 54' 12" West with the East line of North Drive a distance of **305.63 feet** to a 1/2" Iron rod found in the East line of North Drive, being an exterior corner of a called "1.163 Acres" conveyed in a Special Warranty Deed with Third Party Vendor's Lien from Kenmar Residential Services, Incorporated to Peaco Real Estate dated 3-1-2017 and recorded in Document No. 2017020661 (OPRWC) also being an exterior corner of herein described tract;

THENCE South 66° 19' 30" East with an exterior line of said "1.163 Acres" a distance of **28.49 feet** to a 1/2" Iron rod found at an exterior corner of a said "1.163 Acres" also being an interior corner of herein described tract;

THENCE North 68° 25' 28" East with the South line of said "1.163 Acres" a distance of **204.66 feet** to a 1/2" Iron rod found at the Southeast corner of a said "1.163 Acres" also being an interior corner of herein described tract;

THENCE North 21° 32' 06" West with the East line of said "1.163 Acres" a distance of **227.63 feet** to a 1/2" Iron rod found at the Northeast corner of a said "1.163 Acres" also being an interior corner of herein described tract;

THENCE South 67° 45' 24" West with the North line of said "1.163 Acres" a distance of **224.94 feet** to a 1/2" Iron rod found in the East line of North Drive, being the Northwest corner of a said "1.163 Acres" also being an exterior corner of herein described tract;

THENCE North 21° 42' 09" West with the East line of North Drive and passing the Southeast corner of a called "152.545 Acres" conveyed in a Special Warranty Deed from Wilbert J. Vorwerk, Individually and as Independent Executor of the Estate of Joyce Vorwerk, (Deceased) to Wilbert J. Vorwerk dated 5-13-2016 and recorded in Document No. 2016044897 (OPRWC) at approximately 1044.00 feet (no monumentation found), then continuing for a total a distance of **1198.46 feet** to a 1/2" Iron rod found in the East line of said "152.545 Acres" being the Southwest corner of a called "97.333 Acres" conveyed in a Independent Co-Executor's Deed from William B. Bohls and Stephen F. Bohls as the Independent Co-Executor's of the Estate of F. O. Bohls, (Deceased) to William B. Bohls and Stephen F. Bohls, Individually dated 11-18-1999 and recorded in Document No. 199980704 (OPRWC), also being the Northwest corner of herein described tract;

THENCE North 68° 00' 05" East with the South line of said "97.333 Acres" a distance of **967.96 feet** to a 1/2" Iron rod found at the Northwest corner of a said "Lot 1, Block 1" also being the Northeast corner of herein described tract;

THENCE South 21° 30' 08" East with the West line of said " Lot 1, Block 1" a distance of **1880.06 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **40.184 Acres.**

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment.

Bruce Lane Bryan Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.
911 North Main, Taylor, Texas 76574
Firm No. 10128500
www.bryantechnicalservices.com

STATE OF TEXAS
REGISTERED
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

18-481 40.184 Acres

"97.333 ACRES"
INDEPENDENT CO-EXECUTOR'S DEED
WILLIAM B. BOHLS AND STEPHEN F. BOHLS AS THE INDEPENDENT CO-EXECUTOR'S OF THE ESTATE OF F. O. BOHLS (DECEASED)
TO
WILLIAM B. BOHLS AND STEPHEN F. BOHLS, INDIVIDUALLY
11-18-1999
DOC NO. 199980704 OPRWC

"152.545 ACRES"
SPECIAL WARRANTY DEED
WILBERT J. VORWERK, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF JOYCE VORWERK, (DECEASED)
TO
WILBERT J. VORWERK, INDIVIDUALLY
5-13-2016
DOC NO. 2016044897 OPRWC

N68°00'05"E 967.96'
(C=968.62')

W. J. BAKER SURVEY, ABSTRACT NO. 65

COUNTY ROAD 367

N21°42'09"W 1198.46'
(C=1198.96')

NORTH DRIVE

S21°30'08"E 1880.06'
(C=1880.20')

40.184 ACRES
(1,750,410 SQ. FT.)

"40.164 ACRES"
CORRECTION WARRANTY DEED
JOHN H. MILES, JR. AND WIFE, RUTH ANN MILES
TO
SEGUIN AFFORDABLE HOUSING, L.P.
5-1-2002
DOC NO. 2003088223 OPRWC

"LOT 1, BLOCK 1"
NORTH LOOP SCHOOL ADDITION
DOC NO. 2002033288 PRWC

LEGEND:
- 1/2" IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- FIRE HYDRANT
- WATER METER
- UTILITY
- UNDERGROUND CABLE MARKER
- POWER POLE
- OVERHEAD ELECTRIC
- CHAIN LINK FENCE

S67°45'24"W
224.94'
(C=225.26')

N21°32'06"W
227.63'
(C=227.38')

"1.163 ACRES"
SPECIAL WARRANTY DEED WITH THIRD PARTY VENDOR'S LIEN
KENMAR RESIDENTIAL SERVICES, INCORPORATED
TO
PEACO REAL ESTATE
3-1-2017
DOC NO. 2017020661 OPRWC

N68°25'28"E
204.66'
(C=204.75')

S66°19'30"E
28.49'
(C=28.47')

N21°54'12"W
309.63'
(C=290.07')

S69°55'18"W
177.85'
(C=178.87')

N21°59'27"W
210.18'
(C=224.36')

"0.924 ACRES"
GENERAL WARRANTY DEED
RCT HOLDINGS, LLC
TO
RCT HOLDINGS, LLC - 404 CARLOS PARKER BLVD. SERIES
5-13-2016
DOC NO. 2016044780 OPRWC

N64°42'56"E
42.00'

P.O.B

TX DOT
STA 53+94.03

S64°42'33"W 783.40'
(C=783.93')

CARLOS G. PARKER BLVD
(F.M. 397)
(120' ROW)

SCALE: 1"=150'

VICINITY MAP

PROJECT LOCATION

SCALE: = NONE

ABBREVIATIONS
FND. - FOUND
I.R. - IRON ROD
N.F. - NOT FOUND
R.O.W. - RIGHT-OF-WAY
DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D W/VL - DEED WITH VENDOR'S LIEN
WCR - WILLIAMSON COUNTY ROAD

THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **LONGHORN TITLE COMPANY**, G.F. NO. **18056263**. EFFECTIVE DATE: **MARCH 12, 2018**.

TO: **LONGHORN TITLE COMPANY**
RE: **WAYMAKER VENTURES, LLC**

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

5-30-18
DATE

BRUCE L. BRYAN, R.P.L.S.
TEXAS REGISTRATION NO. 4249

STATE OF TEXAS REGISTERED BRUCE LANE BRYAN 4249 PROFESSIONAL LAND SURVEYOR

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

3. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491C0535E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).

4. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".

6. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.

SCHEDULE B ITEMS

10A. 5' PUE VOL. 582, PAGE 246 DRWC - DOES NOT AFFECT.

10B. - NOTED

10C. R.O.W. EASEMENT - JONAH WATER SUPPLY CORP. VOL. 564, PAGE 66 DRWC - UNABLE TO DETERMINE LOCATION DUE TO VAGUE DESCRIPTION

10D. - NOTED

10E. - NOTED

10F. - NOT RELATED TO SURFACE RIGHTS

10G. - NOTED

10H. - NOTED

LAND TITLE SURVEY

40.184 ACRE TRACT OUT OF THE W. J. BAKER SURVEY ABSTRACT NO. 65 WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.
BTS
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FAX: (512) 352-9091
FIRM No. 10128500
surveying@austin.rr.com
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AVC	CHECKED BY: BLB
SCALE: 1" = 150'	APPROVED BY: BLB
PROJECT NO. 18-481	DATE: MAY 29, 2018

Z:\AUTOCAD\PROJECT DRAWINGS\2018 DRAWINGS\18-481.dwg 5/31/2018 2:38 PM

PLANNED DEVELOPMENT STANDARDS

PURPOSE & INTENT, and JUSTIFICATION

MAPS

The **Master Plan** illustrates the vision for the neighborhood and shows one possible scenario for the distribution of private lots and uses. The **Regulating Plan** shows the location of the transect zones, and identifies the types of thoroughfares, and civic spaces.

DEFINITIONS

The Public Realm

THOROUGHFARES

CIVIC SPACES

The Private Realm

PRIVATE LOTS

Urban Regulations

The **Urban Regulations** vary according to the transect zones. They include three components: **Lot Standards**, **Frontage Types**, and **Uses**.

The **Lot Standards** regulate those aspects of private buildings and lots which affect the public realm.

Frontage Types describes different conditions of the private frontage permitted in each of the transect zones, including the key elements and configurations of each.

The **Use** matrix describes the uses permitted in each of the transect zones The uses include residential, lodging, office, retail, manufacturing, civic, and other, each to various degrees, with emphasis on mixed-use wherever possible.

C: PLANNED DEVELOPMENT STANDARDS

Overview of PD Standards....C.1
Purpose & Intent....C.2
Master Plan....C.3
Regulating Plan....C.4
Thoroughfare Types....C.5-C.7
Thoroughfare Standards....C.7
Civic Space Types & Standards....C.8-9
Lot Standards....C.10-C.12
Frontage Types....C.13
Use....C.14
Definitions....C.15

Exhibit "B"

PURPOSE & INTENT

The intent of these PD Standards is to enable a pedestrian-friendly neighborhood design, with a fine-grained mix of civic spaces, thoroughfares, building types, and uses arranged with a clear center and edge. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community includes approximately 40 acres designed as a mixed-use, walkable community with a range of uses which may include lodging, office, retail, restaurant, and civic uses. The Regulating Plan allows flexibility with the parameters of the PD Standards. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market's needs as the city grows.

At the Scale of the Neighborhood:

- Various daily needs occur within a walk of most dwellings.
- An interconnected network of thoroughfares is designed to disperse traffic.
- A range of civic spaces (parks, greens, squares, and plazas) is distributed throughout the neighborhood.
- Most commercial, civic and institutional activity is embedded in the Neighborhood Center.
- The transect zones reflect distinct physical environments, providing meaningful choices to potential residents.
- A range of housing types are provided to accommodate a diversity of household types and market demand.

At the Scale of the Block and the Building:

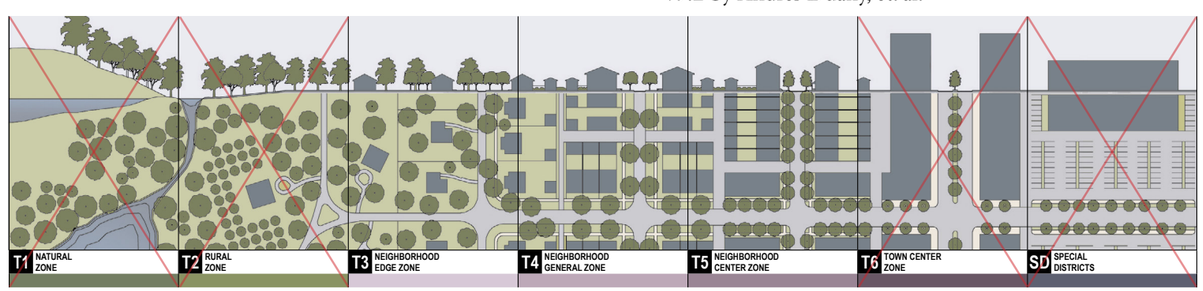
- The design of thoroughfares and buildings should reinforce safe environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the physical definition of thoroughfares and civic spaces.
- Civic buildings are distinctive and reflect their importance.
- The neighborhood evolves harmoniously and orderly.
- Architecture and landscape design should grow from climate, topography, history, and regional building practices.

JUSTIFICATION

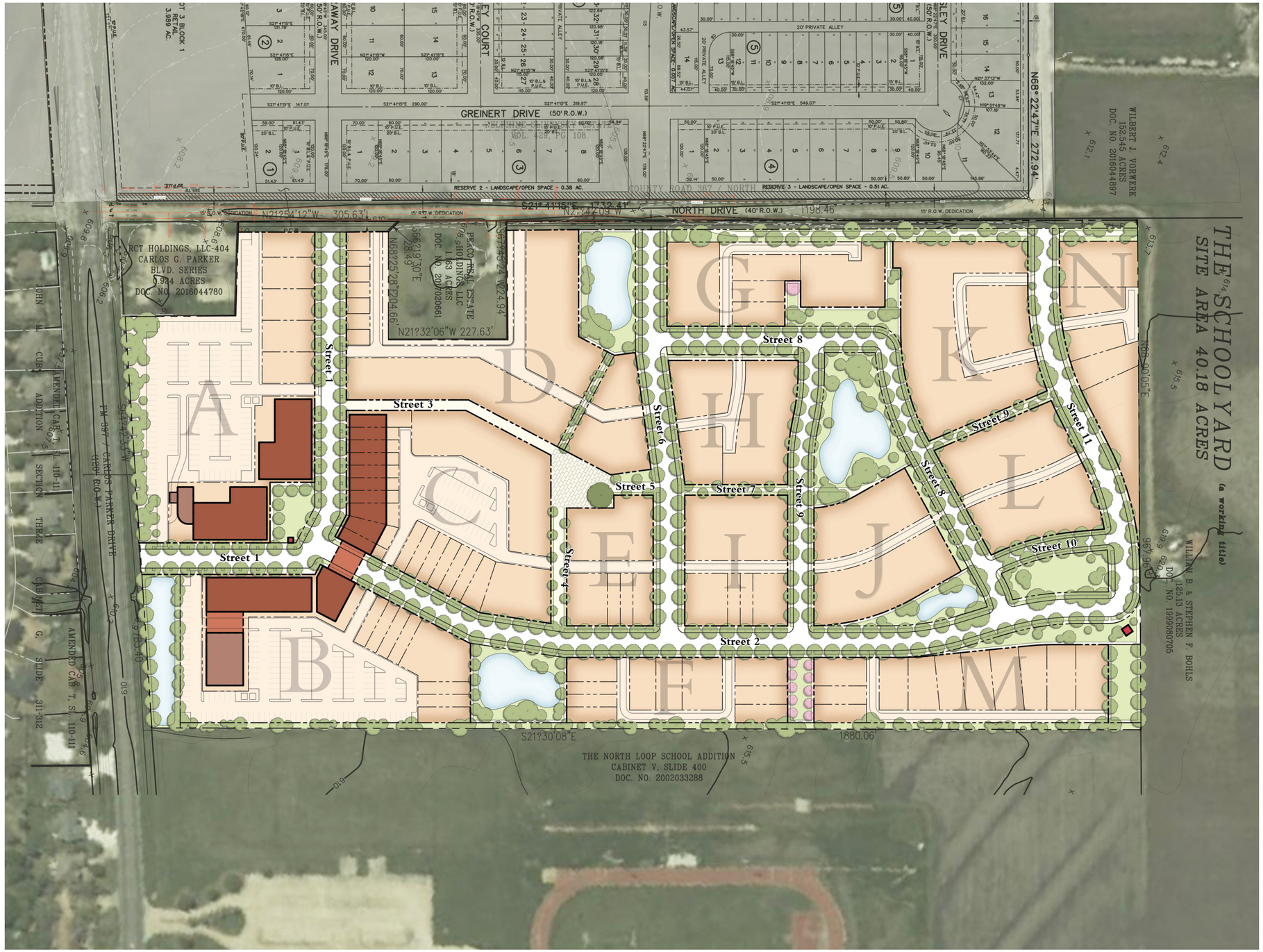
The primary reason for requesting the zoning change is to propose zoning and technical design standards to make the community as pedestrian- and bike-friendly as reasonably possible, while accommodating the necessary requirements of emergency access, trash collection, stormwater management and the like. This new community closely aligns with the City's long-term vision/goals and will help the City meet the ever growing demand for walkable communities.

Additional Notes

1. All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of the PD Standards. In the event of a conflict between the PD Standards and any otherwise applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the land owner, the developer, and the City immediately for resolution.
2. It is the design purpose and intent not the "letter" of the PD Standards to which improvements should conform.
3. The PD Standards are typologically-based and thus represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. It is expected that the standards for the typical condition will be applied to the actual condition, and modified or refined in a reasonable manner that achieves the intent of the PD.
4. There are two types of deviations from these PD Standards: Warrants and Variances (see Definitions). Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of "scrivener's errors" within this document shall be handled by Warrant.
5. Sources for various texts, definitions and illustrations include the Lexicon of the New Urbanism and Smartcode v9.2 by Andres Duany, et. al.

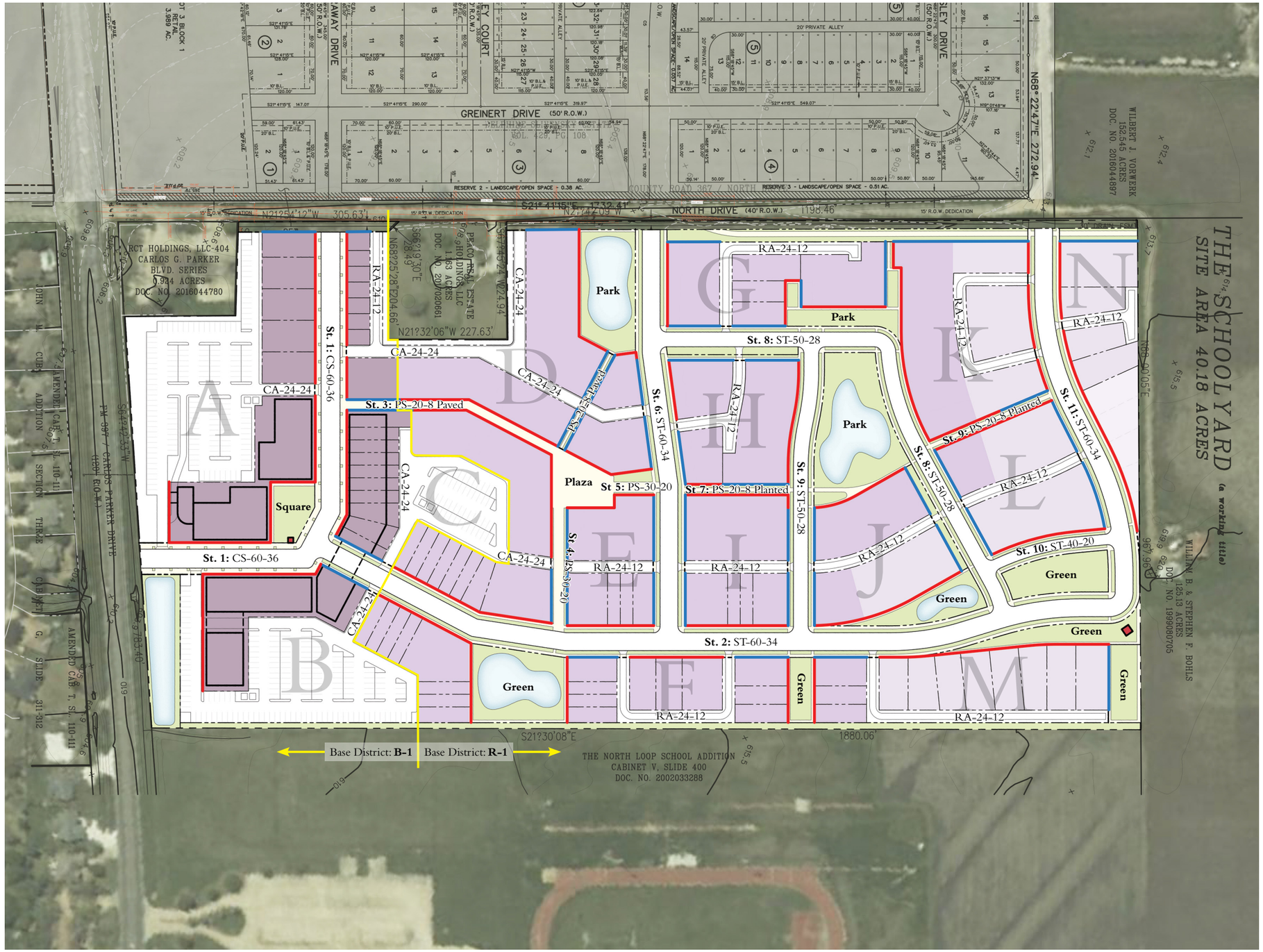


A Typical Rural to Urban Transect, with Transect Zones



Notes:

1. Parking lots facing Carlos G. Parker Blvd. are screened with clustered, mixed shrubs and trees.
2. A single row of street trees complements those in ROW, if any, along Carlos G. Parker Blvd.
3. Street 2 and/or Street 11 are intended to connect to the property to the north with the exact location of the connection(s) to be determined if and when the property to the north is developed.
4. Street 9 and/or Street 6 may connect to the property to the east with the agreement of the applicant and the property owner to the east.



T3: Neighborhood Edge Zone

T4: Neighborhood General Zone

T5: Neighborhood Center Zone

X **Block Letter**

St. #: X-#-# **Thoroughfare Number & Type** (*see C.5-C.7*)

Civic Space (*see C.8-C.9*)

Civic Building

R.O.W.

Lot Line

Primary Frontage

Secondary Frontage

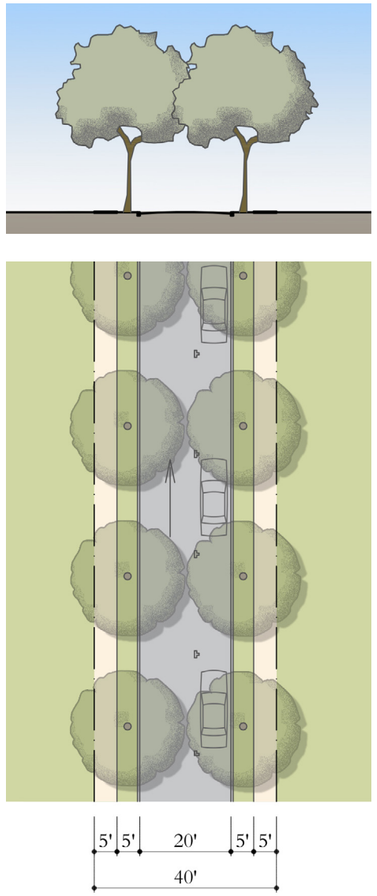
Base Zoning District

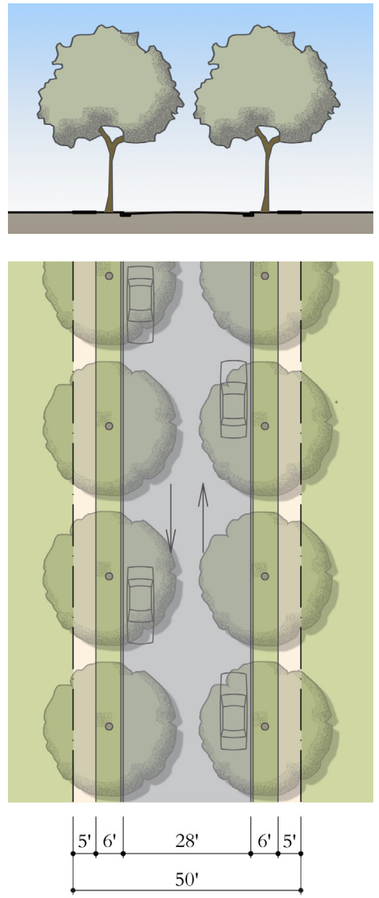
Notes:

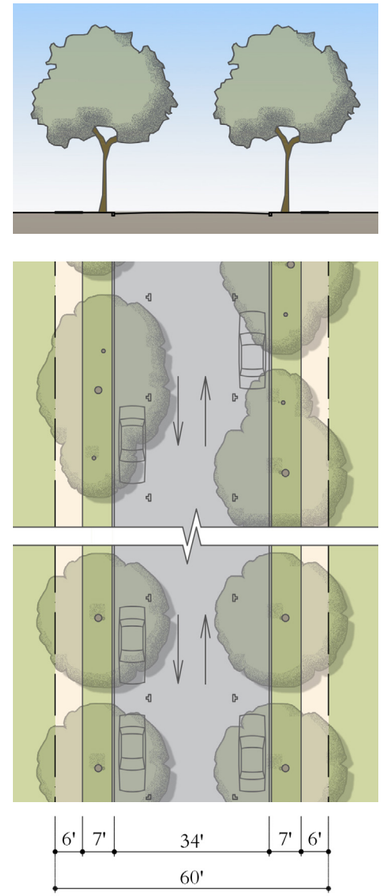
1. The exact locations of boundaries between base zones may be adjusted to accommodate future adjustments to the Master Plan.
2. Although Street 6 is intended to align with the street across North Drive, a median is not proposed for Street 6 and the dimensions of Street 6 shall be as noted on the Regulating Plan and Thoroughfares Types (*See C.5*).

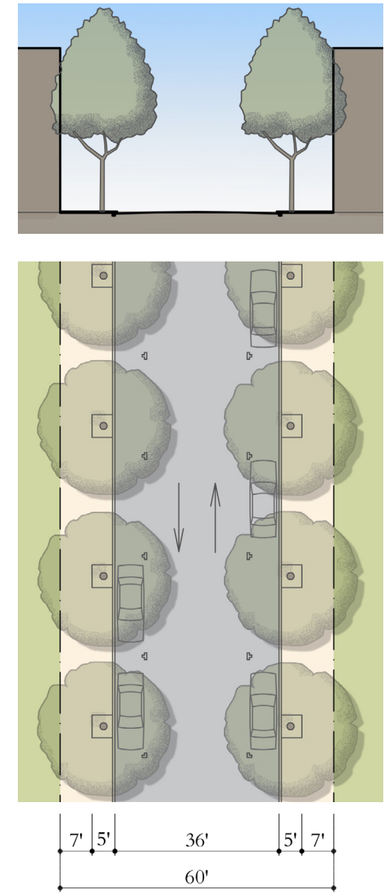
0 ft 100 ft 200 ft 400 ft

N









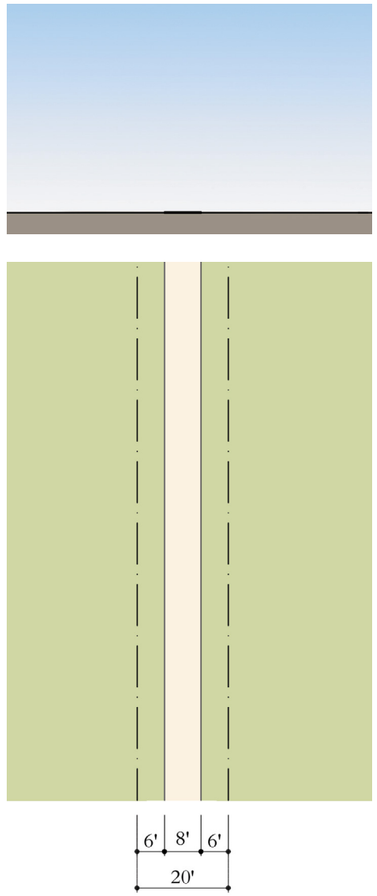
	ST-40-20	YS-50-28	ST-60-34	CS-60-36	XX-##-##
Thoroughfare Type	Street	Yield Street	Street	Commercial Street	Thoroughfare Type
Right-of-Way or Easement Width	40 ft. ROW	50 ft. ROW	60 ft. ROW	60 ft. ROW	Right-of-Way or Easement Width
Pavement Width	20 ft. Pavement	28 ft. Pavement	34 ft. Pavement	36 ft. Pavement	Pavement Width
Movement	Slow Movement	Yield Movement	Slow Movement	Slow Movement	Movement
Traffic Lanes	One-Way Traffic	Two-Way Traffic	Two-Way Traffic	Two-Way Traffic	Traffic Lanes
Parking Lanes	Parking One Side	Parking Both Sides	Parking Both Sides	Parking Both Sides	Parking Lanes
Pavement / Curb	12 ft. Curb Radius	12 ft. Curb Radius	12 ft. Curb Radius	12 ft. Curb Radius	Pavement / Curb
Curb Type	Header Curbs	Header Curbs	Header Curbs	Header Curbs	Curb Type
Planter Type (includes curb if any)	5 ft. Tree Lawn	6 ft. Tree Lawn	7 ft. Tree Lawn	5 ft. Tree Grates	Planter Type (includes curb if any)
Landscape Type	Allee, 25 ft. o.c.	Allee, 25 ft. o.c.	T3: Clustered / T4-5: Allee, 25 ft. o.c.	Allee, 25 ft. o.c.	Landscape Type
Walkway Type	5 ft. Sidewalk	5 ft. Sidewalk	6 ft. Sidewalk	7 ft. Sidewalk	Walkway Type
Notes			This thoroughfare type overrides City standards for Neighborhood Avenue.		

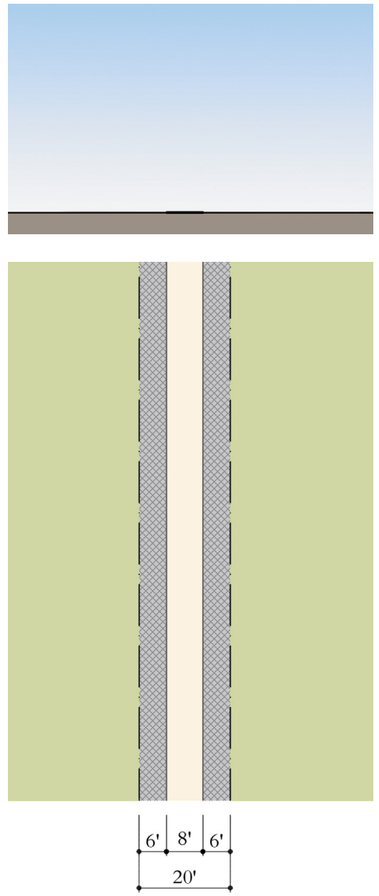
Thoroughfare Type
- RD Road
- ST Street
- YS Yield Street
- CS Commercial Street
- LN Lane
- RA Rear Alley
- PT Path
- PS Passage

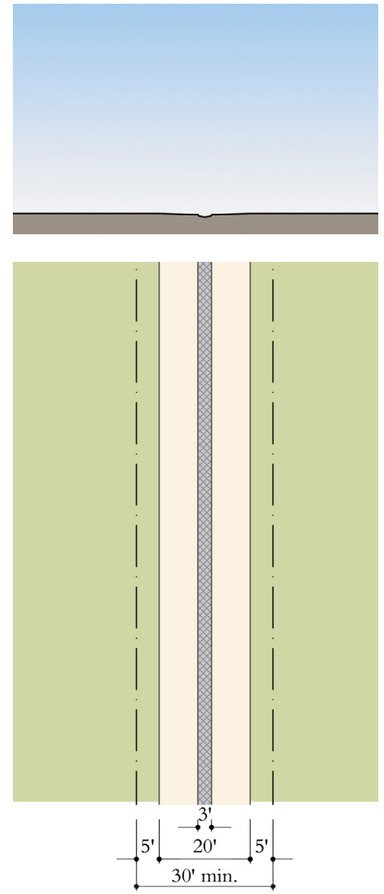
Right-of-Way Width

Pavement Width

XX-##-##







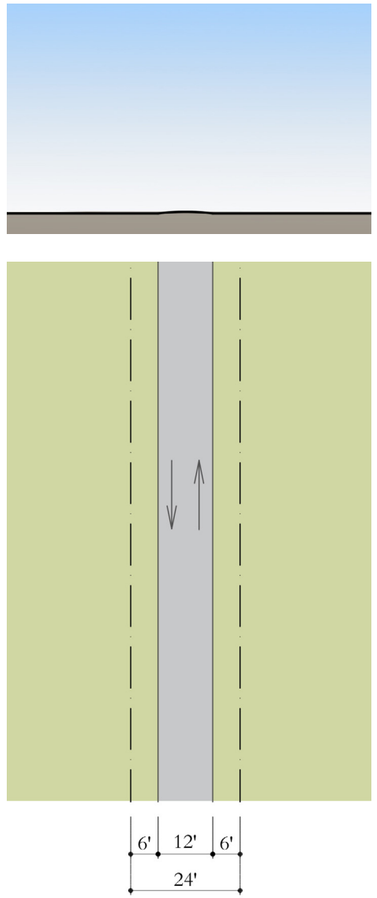
Thoroughfare Type

RD	Road
ST	Street
YS	Yield Street
CS	Commercial Street
LN	Lane
RA	Rear Alley
PT	Path
PS	Passage

Right-of-Way Width

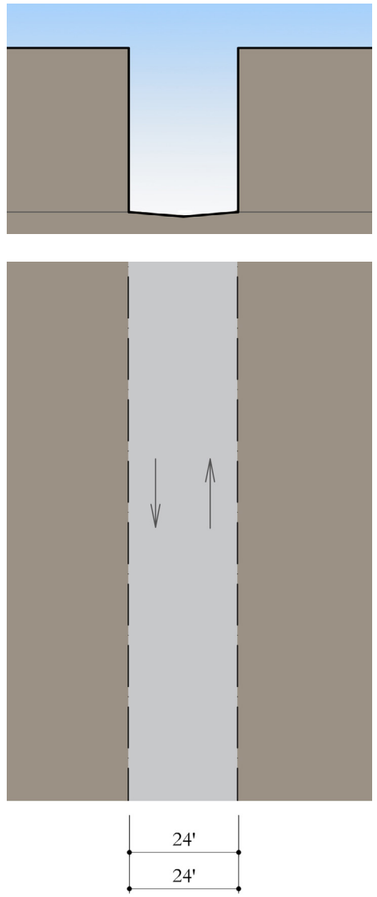
Pavement Width

	PS-20-8 Planted	PS-20-8 Paved	PS-30-20	XX-##-##
	Passage	Passage	Passage	Thoroughfare Type
	20 ft. ROW	20 ft. ROW	ROW Width Varies, min. 30 ft.	Right-of-Way or Easement Width
	8 ft. Pavement	8 ft. Pavement	20 ft. Pavement	Pavement Width
	N/A	N/A	N/A	Movement
	N/A	N/A	N/A	Traffic Lanes
	N/A	N/A	N/A	Parking Lanes
	N/A	6 ft. Brick or Slate Pavers	3 ft. Cobblestone Center Drain	Pavement / Curb
	N/A	N/A	Inverted Crown	Curb Type
	6 ft. Planting Zone	N/A	5 ft. Planting Zone	Planter Type (includes curb if any)
	Clustered	N/A	Ground cover	Landscape Type
	8 ft. Pavement	8 ft. Pavement	20 ft. Pavement	Walkway Type
	This thoroughfare type will be privately owned and maintained.	This thoroughfare type will be privately owned and maintained.	This thoroughfare type will be privately owned and maintained.	Notes



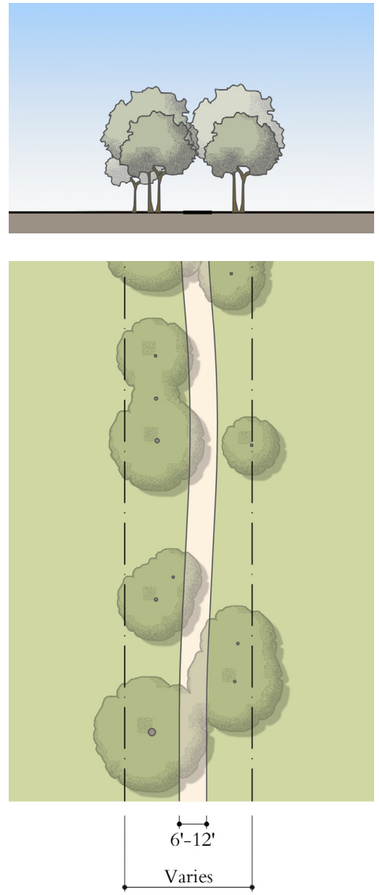
RA-24-12

Rear Alley
24 ft. ROW
12 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
6 ft. Lawn
Varies
No Sidewalk
This thoroughfare type will be privately owned and maintained.



CA-24-24

Commercial Alley
24 ft. ROW
24 ft. Pavement
Slow Movement
Two-Way Traffic, Fire Access
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
N/A
N/A
No Sidewalk
This thoroughfare type will be privately owned and maintained.



PT-V-6-12

Path
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
N/A
Open
Trees, ground cover, shrubs, lawn
6 ft. to 12 ft. Pavement
This thoroughfare type will be privately owned and maintained.

Thoroughfare Type
- RD Road
- ST Street
- YS Yield Street
- CS Commercial Street
- LN Lane
- RA Rear Alley
- PT Path
- PS Passage

Right-of-Way Width

Pavement Width

XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Notes

THOROUGHFARE STANDARDS

Thoroughfare Standards contained herein supersede the provisions of appendix C, Chapter 6, Table 5.2.1 and section 5.5 of the Taylor Code of Ordinances. The following apply to all thoroughfares (*C.5-C.7*):

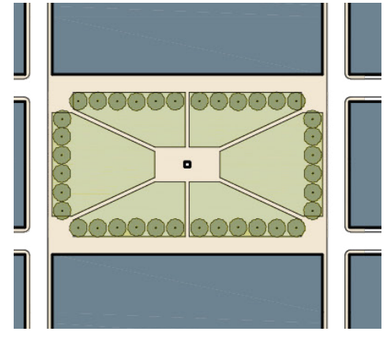
1. **Paving Materials.** In addition to paving materials and surfaces currently acceptable to the City asphalt pavers, brick pavers, and concrete pavers may be used. Paving materials and surfaces other than asphalt and concrete shall be maintained by the Property Owners' Association (POA).
2. **Street Trees.** The following apply to street trees:
   - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by Warrant.
   - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by Warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances. At retail frontages, the spacing of the trees may be irregular to avoid visually obscuring the shop fronts. Street trees are not required where a gallery, arcade, or colonnade is present.
   - Trees shall be maintained by the POA to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) for moving vans, buses, emergency vehicles, and the like.
   - The public frontage in T3 shall include trees planted in a naturalistic or regularly-spaced allee pattern of a single or alternated species with shade canopies of a height that, at maturity, clears at least one story.
   - The public frontage in T4 and T5 shall include trees planted in a regularly-spaced allee pattern of a single species with shade canopies of a height that, at maturity, clears at least one story.
3. **Utility Easements.** Typically, water and sewer shall be provided in primary thoroughfares and other utilities shall be provided in secondary thoroughfares, with easements in these thoroughfares as required. Provision of utilities in easements on private lots shall be the exception and the location of last resort.
4. **Carlos G. Parker Blvd and North Dr Rights-of-Way.** Within each of these RsOW., it would be ideal to have a sidewalk of 5'-8' in width adjacent to the R.O.W. boundary and a planting strip of 7' minimum with street trees. Because Carlos G. Parker Blvd is a TxDOT one ROW/Road, improvements to it may be limited and would require coordination with the State Agency.
5. **Encroachments over Rights-of-Way.** Portions of buildings may be permitted to encroach over RsOW as consistent with the Lot Standards (*See C.10 and C.12*).

Park

A large open area available for recreation, usually located at the neighborhood edge often with buildings at some or all of the perimeter, but not always. Its landscape may comprise paved paths and unpaved trails, some open lawn, trees, and open shelters, ponds, and other natural features, all naturalistically disposed and requiring limited maintenance. A very large park serving as a corridor is a greenway.

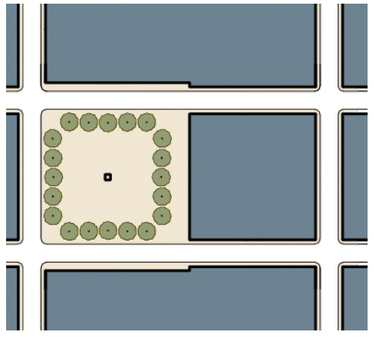
Green

A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting mostly of grassy areas and trees, naturalistically disposed and requiring only limited maintenance.



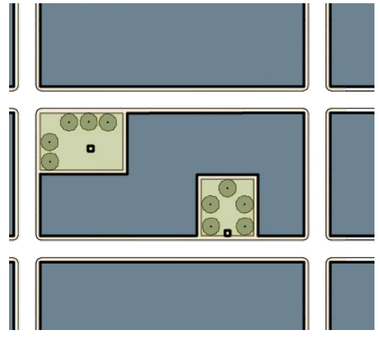
Square

A public space, seldom larger than a block, at the intersection of important streets. A square is circumscribed spatially by frontages; its streetscape consists of paved walks, lawns, trees, and civic buildings all formally disposed and requiring substantial maintenance.



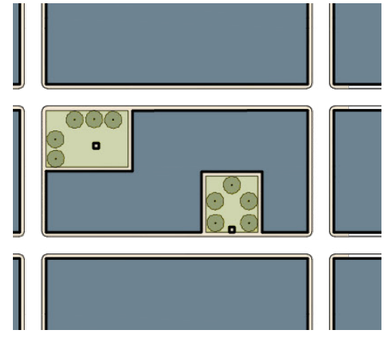
Plaza

A public space at the intersection of important streets set aside for civic purposes and commercial activities. A plaza is circumscribed by frontages, although not necessarily thoroughfares; its landscape consists of durable pavement for parking and trees requiring little maintenance.



Pocket Park

A small open space suitable for socializing, eating, and resting. Pocket parks may be equipped with benches and plantings, with tables and public art optional. They may be placed alongside thoroughfares or as intimate spaces within blocks, but should be visible from a thoroughfare (including paths). Pocket parks may be located anywhere.



Playground

An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within any civic space. There shall be no minimum or maximum size.

CIVIC SPACE STANDARDS

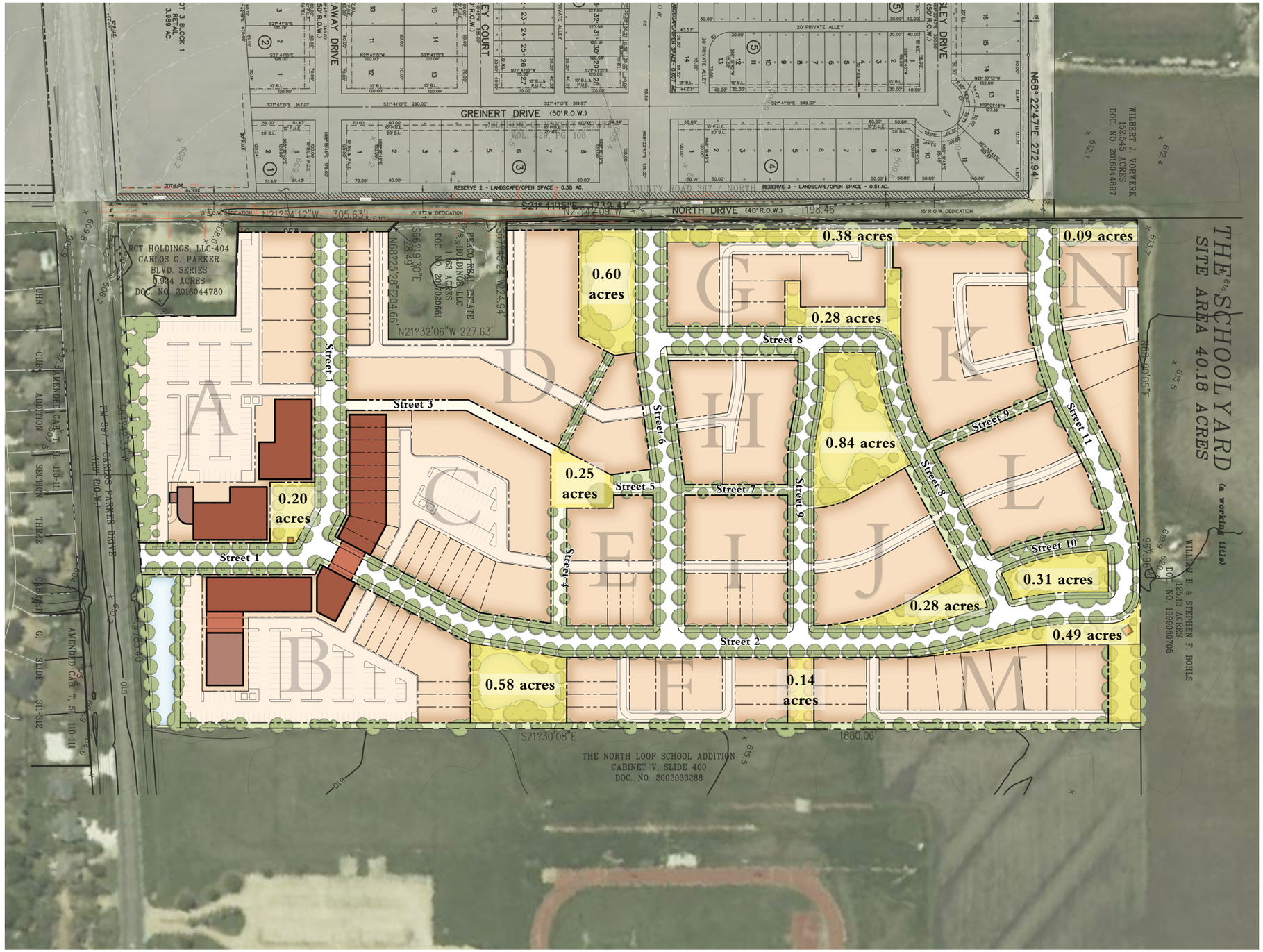
The following apply to all civic spaces:

1. **Maintenance and Ownership.** All civic spaces shall be owned and maintained by the POA.
2. **Open Space.** A minimum of 5% of the gross area of the property, including stormwater management areas which are above the floodplain, shall be open space (*See C.9*).

		T3	T4	T5
PK	Park	X	X	
GR	Green	X	X	
SQ	Square	X	X	X
PZ	Plaza		X	X
PG	Playground	X	X	X
PP	Pocket Park	X	X	X

Notes:

1. Swimming pools, recreation courts (tennis, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within civic space.



Notes:

1. Refinements to the location and area of open spaces are anticipated as the master plan is further refined (including its storm water management system). However, in no case shall the Open Space Ratio be less than 5% (*See C.8*).
2. Street 2 and/or Street 11 are intended to connect to the property to the north with the exact location of the connection(s) to be determined if/when the property to the north is developed. Such connection(s) may reduce the open space shown.
3. Street 9 and/or Street 6 may connect to the property to the east with the agreement of the applicant and the property owner to the east. Such connection(s) may reduce the open space shown.

Open Space

Open Space

Total Area: **4.16 acres**

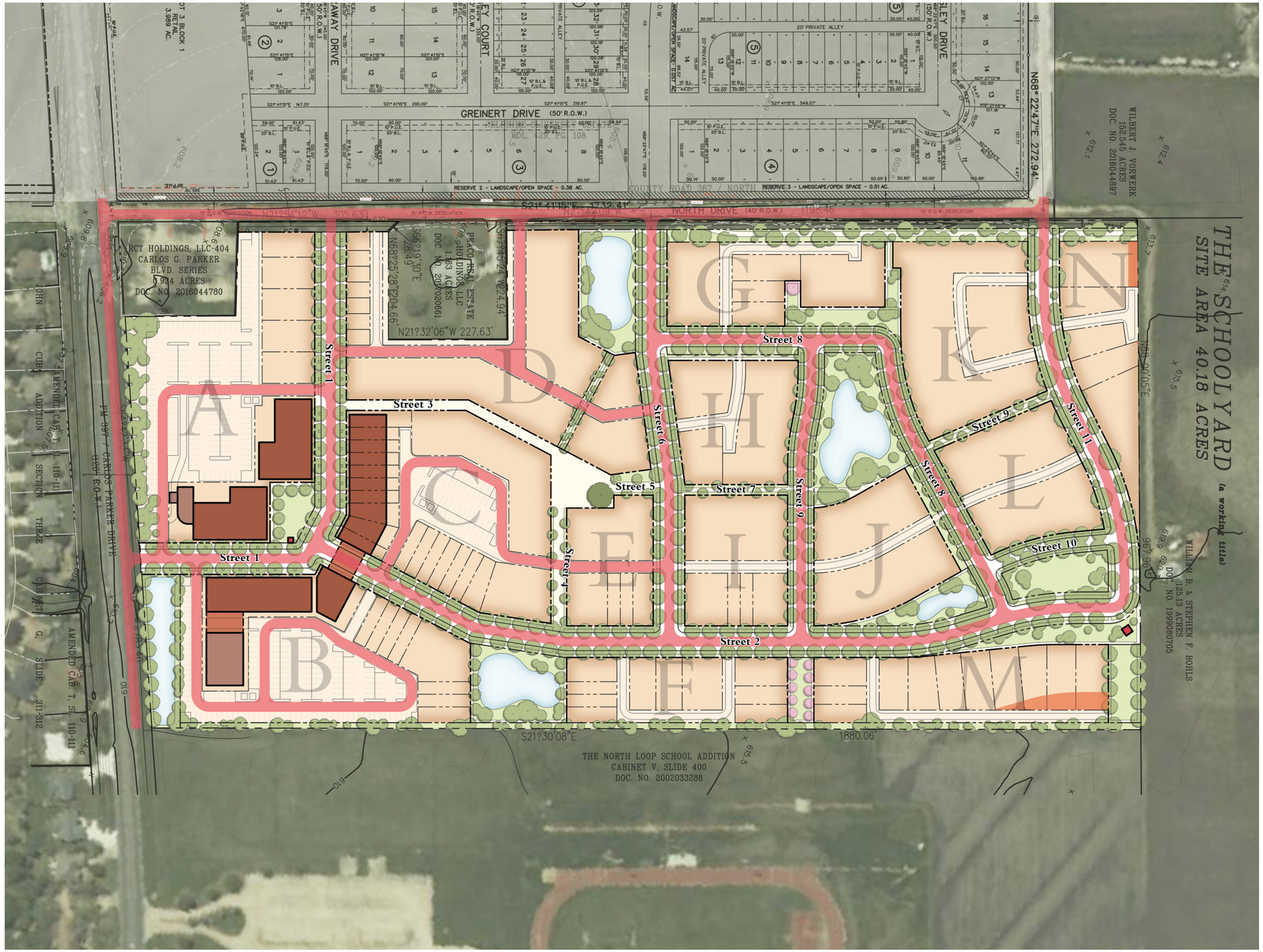
Open Space Ratio: **10.35%**

0 ft 100 ft 200 ft 400 ft

N

The following pages of lot standards (*C.10 and C.12*) apply to all private lots:

1. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the Permitted Encroachments chart (*See C.12*). Projections of windowsills, belt courses, bay windows, cornices, eaves, footings, and other ornamental features may project into any setback.
2. **Encroachments Over Rights-Of-Way.** Where shown on the Master Plan (*See C.2*), portions of buildings may span the full width of the ROW. These portions must maintain a minimum 13 ft. 6 in. clearance above grade, and shall be no deeper than 40 ft. as measured parallel to the adjacent ROW boundary.
3. **Dwelling size.** There is no minimum dwelling size.
4. **Number of buildings and units.** Lots may have more than one building. Corner lots may have two accessory units provided that one faces the secondary frontage.
5. **Building entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the primary frontage of that lot. The primary entrance to accessory buildings may face any thoroughfare type.
6. **Building height.** Building height shall be as shown on the Lot Requirements chart (*See C.12*). Exemptions from height limits include: church spires and belfries, monuments, ornamental towers and spires, water and fire towers, chimneys, flag poles, necessary mechanical appurtenances, and civic structures.
7. **Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise. Front yards of a depth greater than 12 ft. require one deciduous tree of a minimum height of 30 ft. at maturity and one additional tree for every 18 linear ft. of frontage not occupied by a terrace, stoop, or porch. Lawn is prohibited at frontages in T5 and in all zones where the lawn area is 6 ft. or less in either dimension. Plant material, including ground cover, shall be planted no farther apart than 12 in. Required plant materials shall comply with City requirements. Artificial plants may not be used to satisfy the requirements herein. Erosion control is required where there is no landscape or hardscape.
8. **Site Perimeter Landscaping.** There is no site perimeter landscaping requirement.
9. **Fences.** A fence along a shared rear or side lot line shall be no closer than 5 ft. to another fence. Alternatively, neighbors may share a single fence along a shared side or rear lot line.
10. **Parking Standards.** There shall be no minimum or maximum parking standards.
11. **Parking Lots.** Given the intention of building a compact, walkable, urban community, parking lots shall be relegated to the interior of the block and shielded from frontages with buildings and walls. Walkable communities require less parking and thus reduce the size and number of parking lots required. The following requirements apply:
    - Surfacing. Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, graded and drained to dispose of surface water into appropriate structures.
    - Parking lots shall not face frontages, with the exceptions of frontages along Carlos G Parker Blvd NW and North Dr.
    - Parking lots on adjacent private lots shall connect to one another.
    - Light Spillover. Given the intention of making parking lots as compact as possible and creating shared access from one owner's parking lot to another, parking lot lighting may spill over onto an adjacent parking lot.
    - Landscaping. Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 sq. ft. min. with one 2 in. min. caliper tree and filled with ground cover) is required for every 10 spaces that are side-by-side. Parking lots of fewer than 50 spaces are exempt from landscaping requirements.
12. **Emergency Access.** Emergency vehicle access is provided as shown on the Emergency Vehicle Access Diagram (*See C.11*), typically within 150 feet of all buildable area on a lot. This access, which may be provided by primary or secondary thoroughfares, shall be paved with a clear width of 20 ft. and a 15 ft. inside turning radius, except for those thoroughfares designated as Yield Streets (YS). Buildings on portions of lost greater than 150 ft. from the Emergency Vehicle Access Route may require a fire suppression system to meet building and fire code requirements.
13. **Other subdivision standards.** Lots may front on thoroughfares or civic spaces, whether owned publicly or privately, through which access to residences may be established, consistent with the Regulating Plan or minor adjustments therein. Lots may be configured as shown on the Regulating Plan, and shall be consistent with the Lot Standards. No maximum block length is required. Intersection angles and street jog offsets are acceptable if consistent with the Regulating Plan or minor adjustments therein. Maximum cul-de-sac length does not apply to alleys.



Emergency Vehicle Access

- Emergency vehicle access route
- Portions of lots over 150' from emergency vehicle access route (*see Standard #11 on C.10*)

0 ft 100 ft 200 ft 400 ft

N

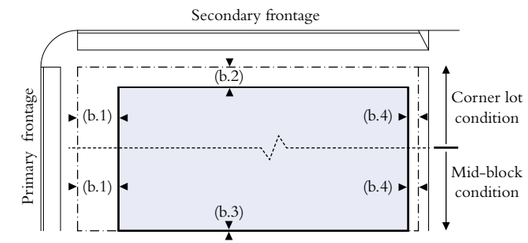
Lot Requirements

T3: Neighborhood Edge Zone	T4: Neighborhood General Zone	T5: Neighborhood Center Zone

a.	**LOT DIMENSIONS**			
	Lot Width	50 ft. min., 120 ft. max.	12 ft. min., 96 ft. max.	12 ft. min., 180 ft. max.
	Lot Coverage	70% max.	80% max.	95% max.
b.	**SETBACKS - PRINCIPAL BUILDING**			
(b.1)	**Front Setback (Principal)**	18 ft. min., 30 ft. max.	0 ft. min 18 ft. max	0 ft. min 12 ft. max
(b.2)	**Front Setback (Secondary)**	12 ft. min., 30 ft. max.	0 ft. min 18 ft. max	0 ft. min 12 ft. max
(b.3)	**Side Setback**	5 ft. min.	0 ft. min	0 ft. min 24 ft. max
(b.4)	**Rear Setback**	4 ft. min.	4 ft. min	4 ft. min
	Primary Frontage Buildout	40% min	50% min	60% min
c.	**SETBACKS - OUTBUILDING**			
(c.1)	**Front Setback**	20 ft. min from facade	20 ft. min from facade	40 ft. max from rear prop
(c.2)	**Side Setback**	0 ft. or 5 ft. min	0 ft. min or 5 ft. min	0 ft. min
(c.3)	**Rear Setback**	4 ft. min	4 ft. min	4 ft. max
d.	**BUILDING HEIGHT**			
(d.1)	**Principal Building**	2 1/2 Stories max	3 Stories max	5 Stories max
(d.2)	**Outbuilding**	2 1/2 Stories max	2 1/2 Stories max	2 1/2 Stories max
e.	**PRIVATE FRONTAGES** (*see C.13*)			
	Common Lawn	permitted	not permitted	not permitted
	Porch & Fence	permitted	permitted	not permitted
	Stoop	permitted	permitted	permitted
	Storefront & Awning	not permitted	permitted	permitted
	Gallery	not permitted	permitted	permitted
f.	**BUILDING USE** (*see C.14*)			
	Residential	open	open	open
	Lodging	not permitted	limited	open
	Office	not permitted	limited	permitted
	Retail	not permitted	limited	permitted
	Manufacturing	restricted	limited	open
	Civic	permitted	permitted	permitted

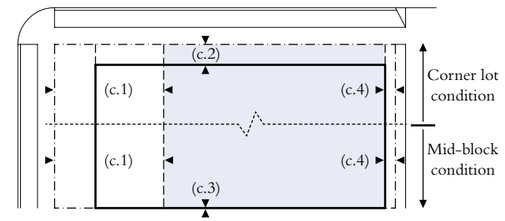
Setbacks: Principal Building

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the primary frontage to the minimum specified frontage buildout percentage. (The frontage buildout requirement does not apply at secondary frontages.)



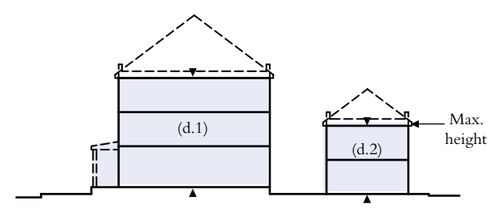
Setbacks: Outbuilding

1. The outbuilding shall be distanced from the lot lines as shown.



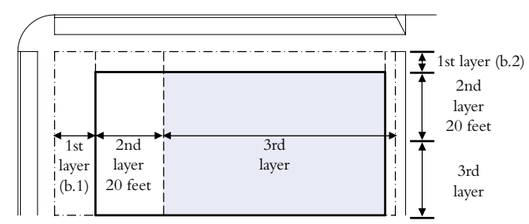
Building Height

1. Building height shall be measured in number of stories, excluding attics and raised basements.
2. Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
3. Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling.



Parking Placement

1. Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages may be permitted in the first or second layer by variance.



Permitted Encroachments

	Setbacks Facing Frontages	Side and Rear Setbacks	Thoroughfares (incl. ROW) [1]
Patios [2]		•	
Decks [2]		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps [2]	•	•	
Porches and Steps [3]	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings		•	•
At Commercial Uses Only			
Merchandise	•	•	•
Cafe Tables	•	•	•
Chairs	•	•	•
Umbrellas	•	•	•
Planters	•	•	•
Heaters	•	•	•
Arcades [4]	•	•	•
Colonnades [4]	•	•	•
Galleries	•	•	•
Canopies	•	•	•
Marquees	•	•	•
Signs	•	•	•
Lights	•	•	•
Buildings [4] *(Also see requirement on C.8)*	•		•

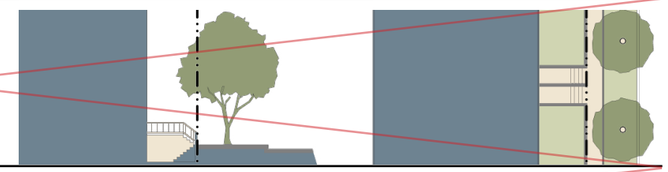
Notes:

1. All encroachments into utility easements are subject to the permission of the affected easement owner.
2. To within 2 feet of vehicular lanes. A 7-foot minimum clear height shall be maintained, with the exception of columns, piers, and posts. A 5-foot minimum pedestrian clear zone shall also be maintained.
3. May encroach into setbacks up to 6 feet.
4. May encroach into setbacks up to 12 feet.
5. Conditioned habitable space may encroach into the R.O.W above an Arcade or Colonnade as indicated, if a 12'-6" height clearance is maintained.

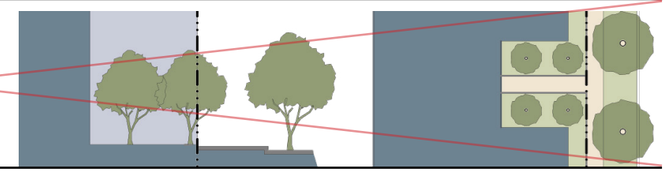
Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.

Porch: a facade is set back from the frontage line with a front porch. The porch should be within a conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 8 ft deep.

Terrace and Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.



Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.

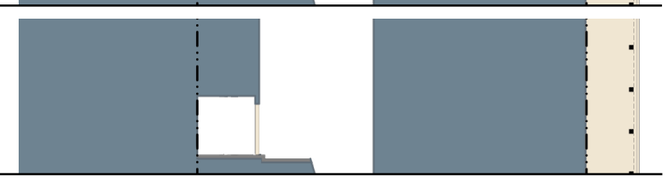


Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the storefront.

Storefront and Awning: a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may be present where retail is anticipated in the future.

Gallery: a roof extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for office, retail, and manufacturing uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.

Arcade or Colonnade: An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.



T3 Neighborhood Edge Zone

T4 Neighborhood General Zone

T5 Neighborhood Center Zone

	T3: Neighborhood Edge Zone	T4: Neighborhood General Zone	T5: Neighborhood Center Zone
Residential: Premises available for long-term human habitation by means of ownership or rental for more than 30 days.	**Open Residential:** Up to six dwelling units and one accessory dwelling unit are permitted on each lot.		
Lodging: Premises available for short-term human habitation, including daily and weekly rental.	Lodging uses are not permitted.	**Limited Lodging:** The property shall be owner-occupied. The number of bedrooms available for lodging shall be limited to 8. Breakfast may be provided to overnight guests before noon each day. (e.g. bed & breakfast or inn)	**Open Lodging:** Food service may be provided at all times. The maximum length of stay shall not exceed 90 days.
Office: Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding retail sales and manufacturing.	Office uses are not permitted.	**Limited Office:** The area available for office use shall be limited to the first story.	Office uses are permitted.
Retail: Premises available for the commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.	Retail uses are not permitted.	**Limited Retail:** The building area available for retail use shall be limited to the first story of buildings on corner lots. The specific use shall be further limited to neighborhood store or food service seating no more than 30.	Retail uses are permitted.
Manufacturing: Premises available for the creation, assemblage, and/or repair of artifacts including their retail sale except when such activity creates adverse impacts.	**Restricted Manufacturing:** Manufacturing uses are permitted in rear yards only. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).	**Limited Manufacturing:** Manufacturing uses shall be limited to the first story of buildings on corner lots. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).	**Open Manufacturing:** Manufacturing uses are permitted. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).
Civic: Organizations dedicated to arts and culture, education (including schools), government, recreation, religion, social service, transit, as well as cemeteries, municipal parking, post offices, wedding chapels and the like.	Civic uses are permitted in any Transect Zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.		

Uses Prohibited in this PD

The uses listed below, regardless of whether the proposal will be a primary or accessory use, shall be prohibited in this PD:

- Adult Entertainment
- Automobile and/or Truck Washing Facility
- Automobile Body Repair Shop
- Automobile Fueling Station
- Cell Towers exposed to view
- Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling
- Commercial Amusement, Outdoor
- Commercial Kennels and Animal Husbandry
- Commercial Stable
- Concrete or Asphalt Batching Plant
- Construction and Demolition Debris Disposal Facility
- Distribution Facilities
- Solid Waste Incinerators
- Junk & Wrecked Vehicle Salvage Yard Facility
- Methane Recovery Facility associated with Soil Removal
- Mineral Extraction and Surface Mining
- Motor Vehicle Impound lots
- Mover Storage Facility
- Moving Truck and Trailer Rental
- Outdoor Vending Machines, except those for bikes, scooters, etc.
- Paint Mixing & Spraying Facility
- Petroleum or Related Products Refining or Distributor
- Plastic & Rubber Products Manufacture
- Race Tracks
- Recycling and Salvage Center (except architectural salvage)
- Salvage Motor Vehicle Auction or Pool Facility
- Sanitary Landfill
- Shooting Range, Outdoor
- Solid Waste Disposal Facility
- Truck Stop
- Truck Terminals
- Wind Energy Conversion System, Large Wind Farms
- Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, socio-economic disruption, etc.). Impacts confined to this community are not considered adverse.
- Similar Uses: For a proposed use not listed herein, a Waiver or a Warrant may be issued as described elsewhere in these PD Standards.

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: an Apartment not greater than 700 square feet sharing ownership and utility connections with a Primary Building; it may or may not be within an Outbuilding. *See C.11 and C.14.*

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path. *See C.5-C.6.*

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-Story structure connecting a Primary Building to an Outbuilding. *See C.16.*

Bed and Breakfast: *See C.14.*

Block: the aggregate of private Lots, Secondary Thoroughfares, and Parking Lots, circumscribed by Primary Thoroughfares.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. *See C.8.*

Commercial: the term collectively including Lodging, Office, and Retail Uses.

Common Lawn: *See C.13.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system. *See C.5-C.7.*

Driveway: a vehicular lane within a Lot, often leading to a garage.

Dwelling Unit: one or more rooms used, or intended to be used for occupancy by one person or a group of persons living together as a family. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall be a separate dwelling unit.

Effective Turning Radius: *See C.16.*

Elevation: *See C.16.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit. *See C.10 and C.12.*

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit. *See C.10 and C.12.*

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Facade: *See C.16.*

Frontage: *See C.13 and C.16.*

Frontage Line: *See C.16.*

Frontage Buildout: That portion of a setback line which shall have a building facade on it.

Gallery: *See C.13.*

Green: *See C.8.*

Inn: *See C.14.*

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. (Syn. flexhouse.)

Lodging: *See C.14.*

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Layer: a range of depth of a Lot within which certain elements are permitted. See *C.16.*

Lot Line: *See C.16.*

Lot Width: the length of the Primary Frontage Line of a Lot. *See C.12.*

Manufacturing: *See C.14.*

Office: *See C.14.*

Open Space: land intended to remain undeveloped; it may be for Civic Space. *See C.8.*

Outbuilding: a building, usually located toward the rear of the same Lot as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding. *See C.16.*

Park: *See C.8.*

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages. *See C.6.*

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network. *See C.7.*

Pavement Radius: *See C.16.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *See C.8.*

POA: Property Owners Association

Primary Building: the main building on a Lot, usually located toward the Frontage. *See C.16.*

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See C.16. See* **Frontage.**

Private Frontage: *See C.16. See* **Frontage.**

Public Frontage: *See C.16. See* **Frontage.**

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges. *See C.7.*

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode. *See C.3.*

Residential: *See C.14.*

Retail: *See C.14.*

Right-of-Way (R.O.W.): *See C.16.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3).

Secondary Frontage: *See C.16. See* **Frontage.**

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed on *C.12. See C.16.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity. *See C.5-C.7.*

Square: *See C.8.*

Stoop: *See C.13.*

Storefront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. *See C.13.*

Story: a habitable level within a building, excluding an Attic or raised basement. *See C.12.*

Street (ST): a local urban Thoroughfare of low speed and capacity. *See C.5.*

Swale: a low or slightly depressed natural area for drainage.

T-zone: *See* **Transect Zone.**

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. *See C.5-C.7 and C.16.*

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism. *See C.2 and C.4.*

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. *See C.4.* (syn. T-zone)

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See C.16.*

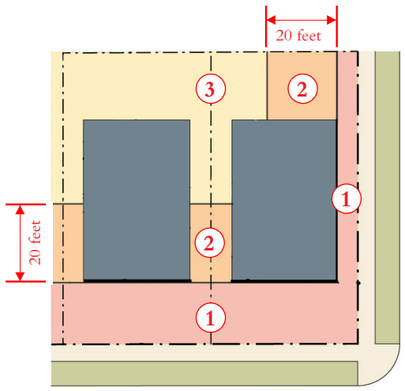
Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use. See *C.14.*

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing. *See C.2.*

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but that is justified by its Intent. Warrants are granted administratively. *See C.2.*

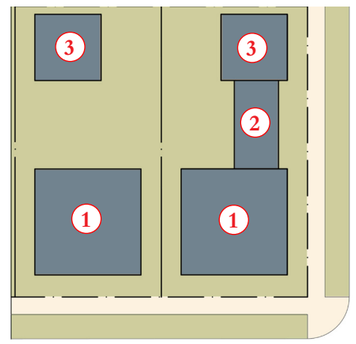
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare. *See C.5.*

Lot Layers



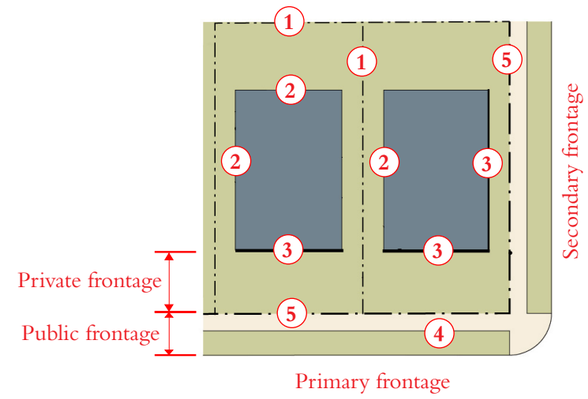
1. **1st Layer**
2. **2nd Layer**
3. **3rd Layer**

Principle Building & Outbuilding



1. **Primary Building**
2. **Backbuilding**
3. **Outbuilding**

Frontage & Lot Lines



1. **Lot Line**: the boundary that legally and geometrically demarcates a lot.
2. **Elevation**: an exterior wall of a building not facing a frontage line.
3. **Facade**: the exterior wall(s) of a building that is (are) set along a frontage line. Facades face frontage lines and define the public realm, and are therefore more regulated than the elevations facing other lot lines.
4. **Right-of-Way (R.O.W.):** the composite public area dedicated to circulation, including the vehicular way and the streetscape.

   Frontage: the area between a building facade and a thoroughfare or civic space, inclusive of its various built and planted components. Frontage is divided into private frontage and public frontage.
5. **Frontage Line:** the line between the public and private frontage, (primary or secondary). The frontage line is co-incident with the property line(s), at frontages.

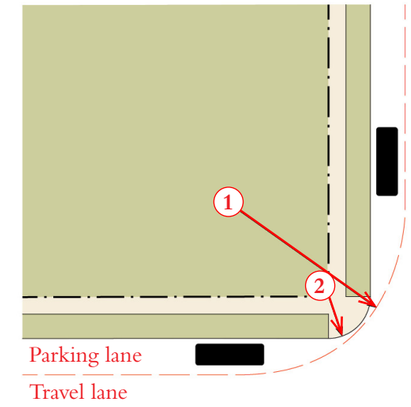
   Primary Frontage: on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.

   Secondary Frontage: on lots with multiple frontages, the frontage(s) that are not the primary frontage.

   Private Frontage: the privately held Layer between the Frontage Line and the Primary Building Facade.

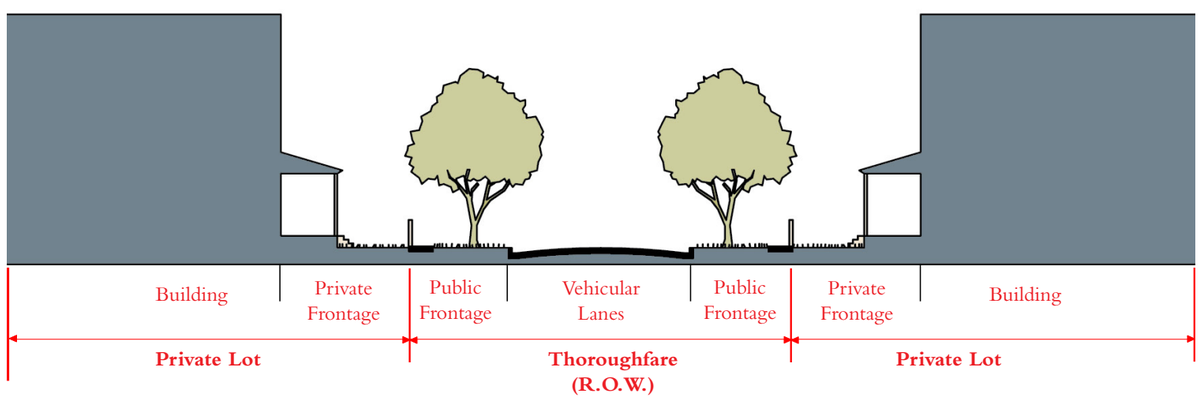
   Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

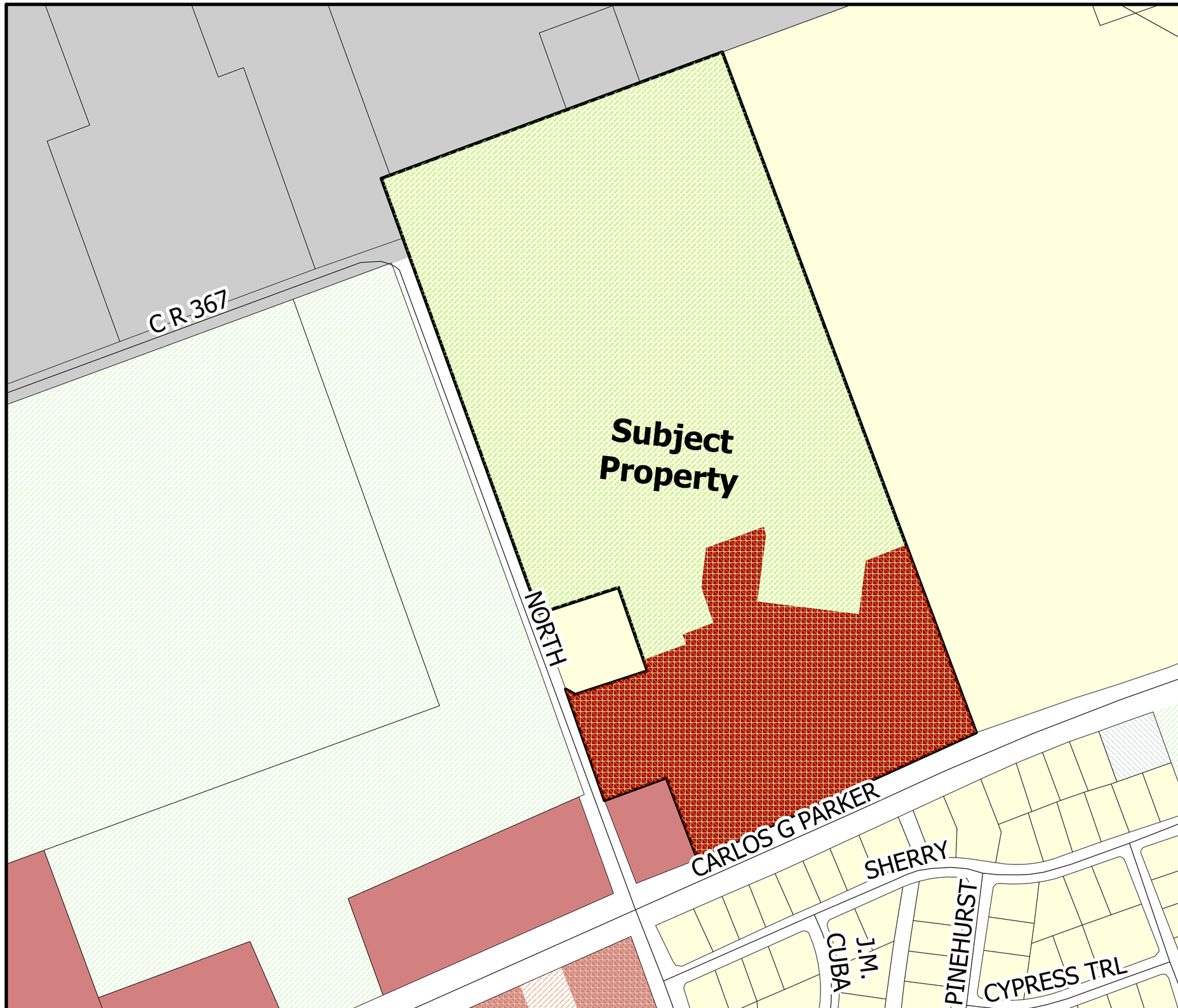
Turning Radius



1. **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
2. **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

Thoroughfare & Frontages





N

PZ-2021-1357

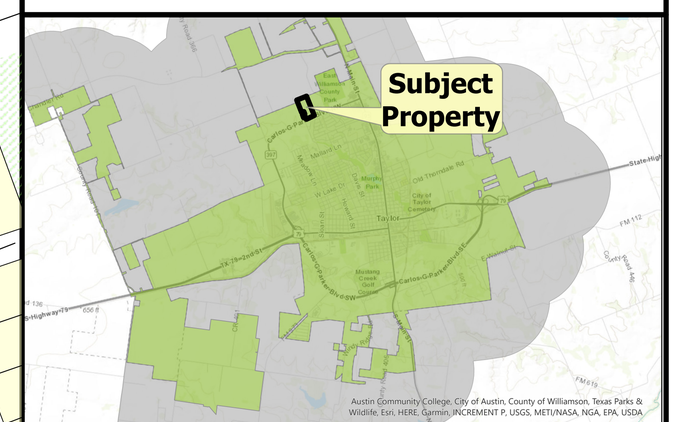
Northside
Proposed Zoning Map
Approximately 29.42 acres of R-1/RPD and 10.76 acres of B-1/CPD

Legend

- ETJ
- Subject Property
- Parcels
- Streets

ZONING

- B-1
- B-1/CPD
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development
- R/A Rural Agriculture
- MF-1/RPD



0 145 290 580 US Feet

Exhibit "C"

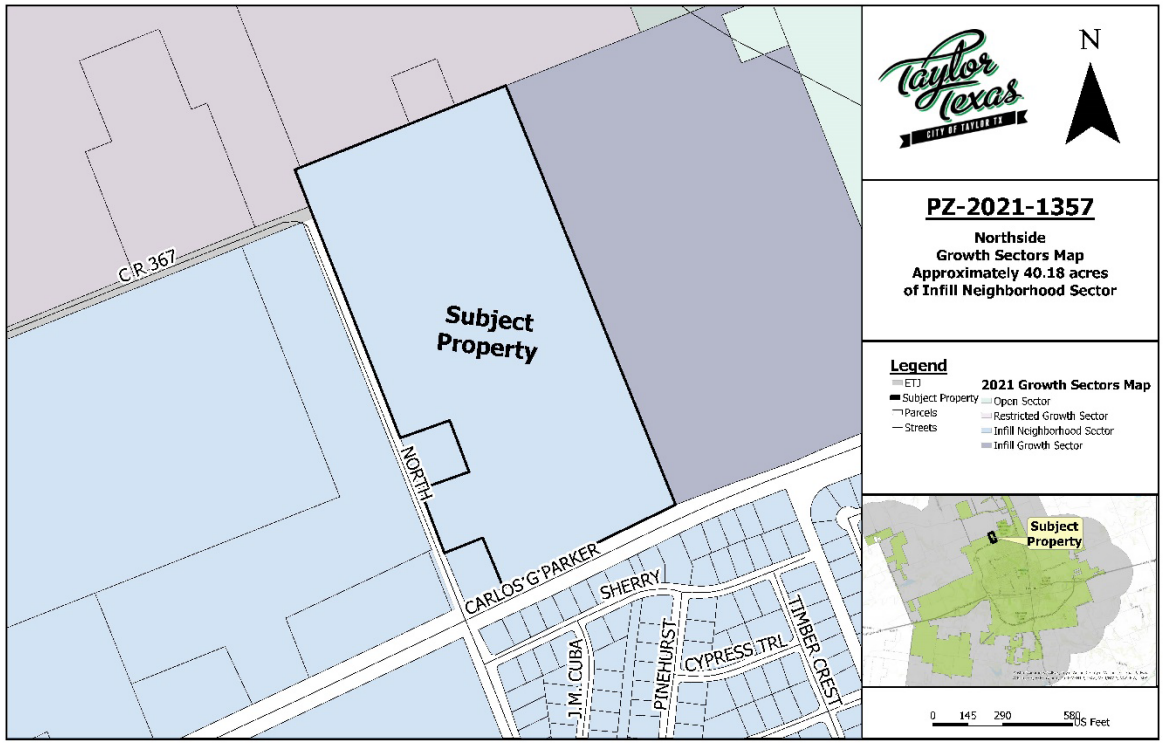
City of Taylor City Council

February 24, 2022

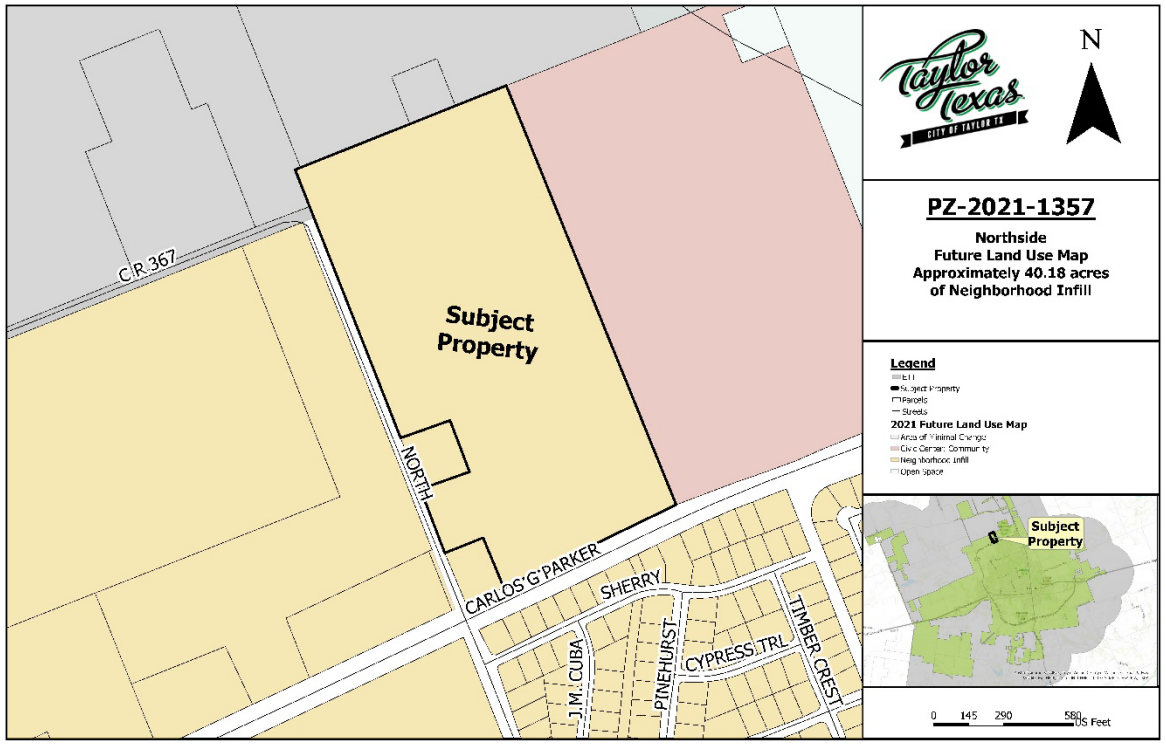
PZ-2021-1357

Northside Re-Zoning & Planned Development

Growth Sectors & Future Land Use Maps

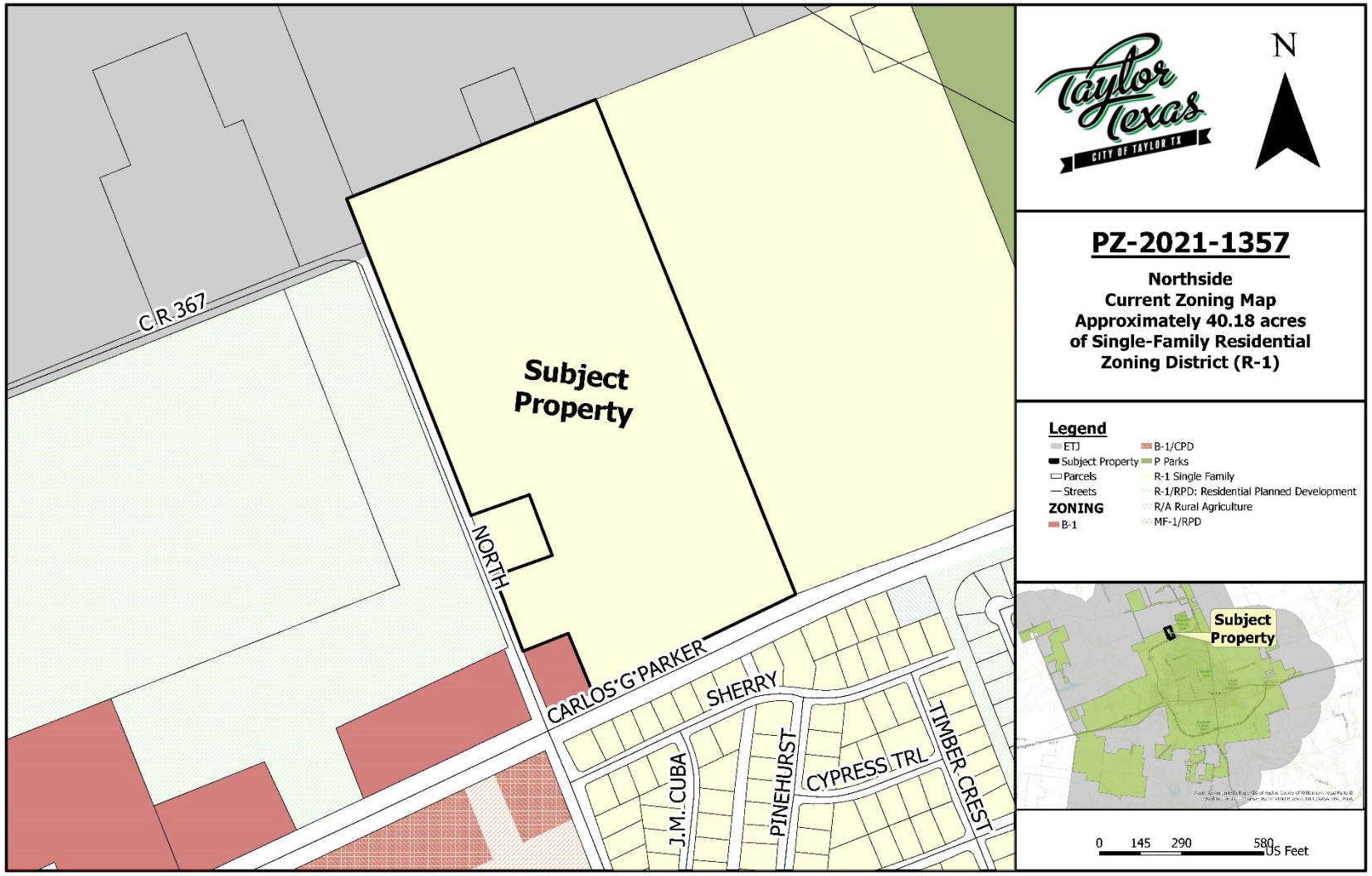


Infill Neighborhood Sector

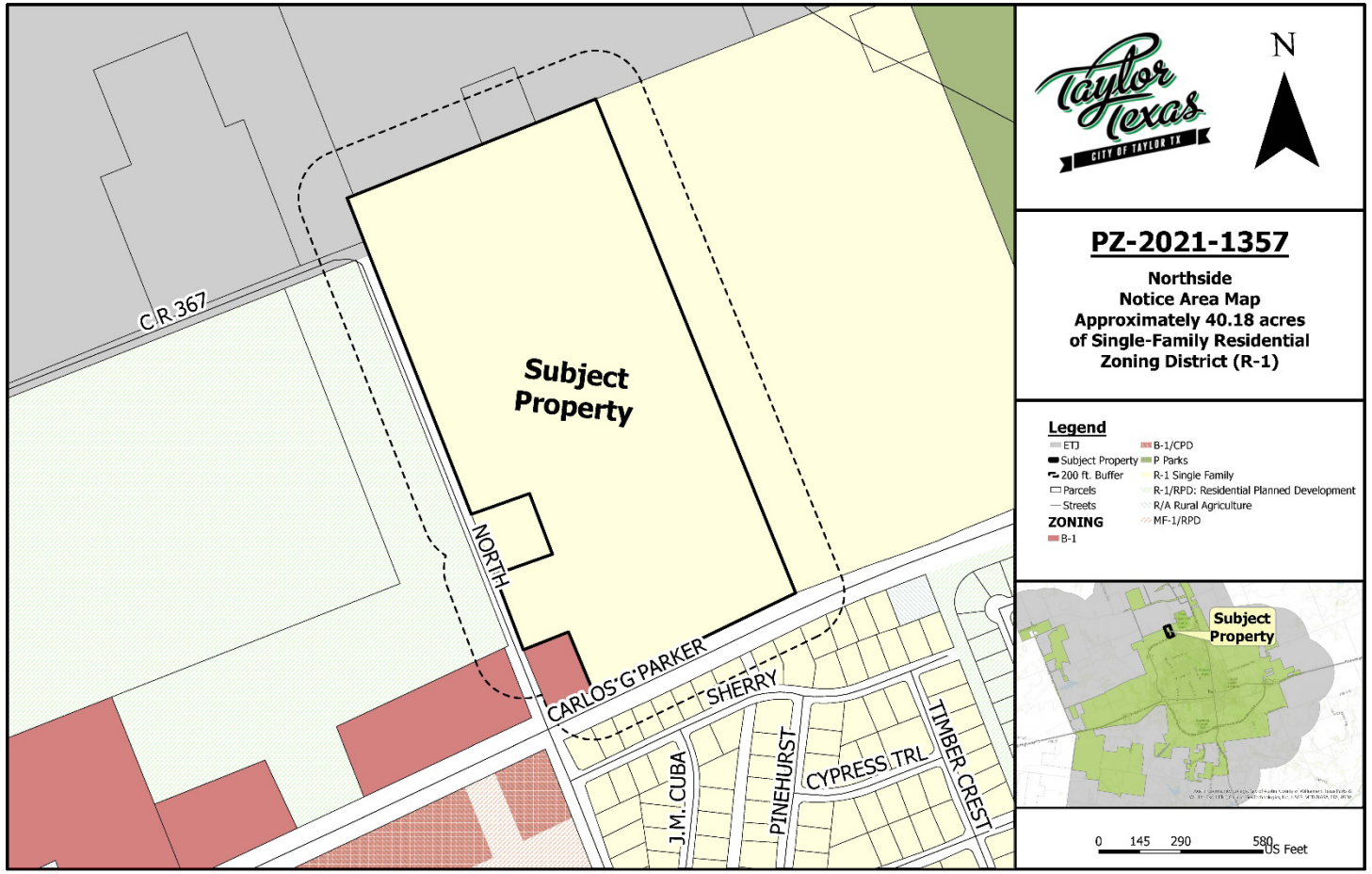


Neighborhood Infill

Current Zoning Map



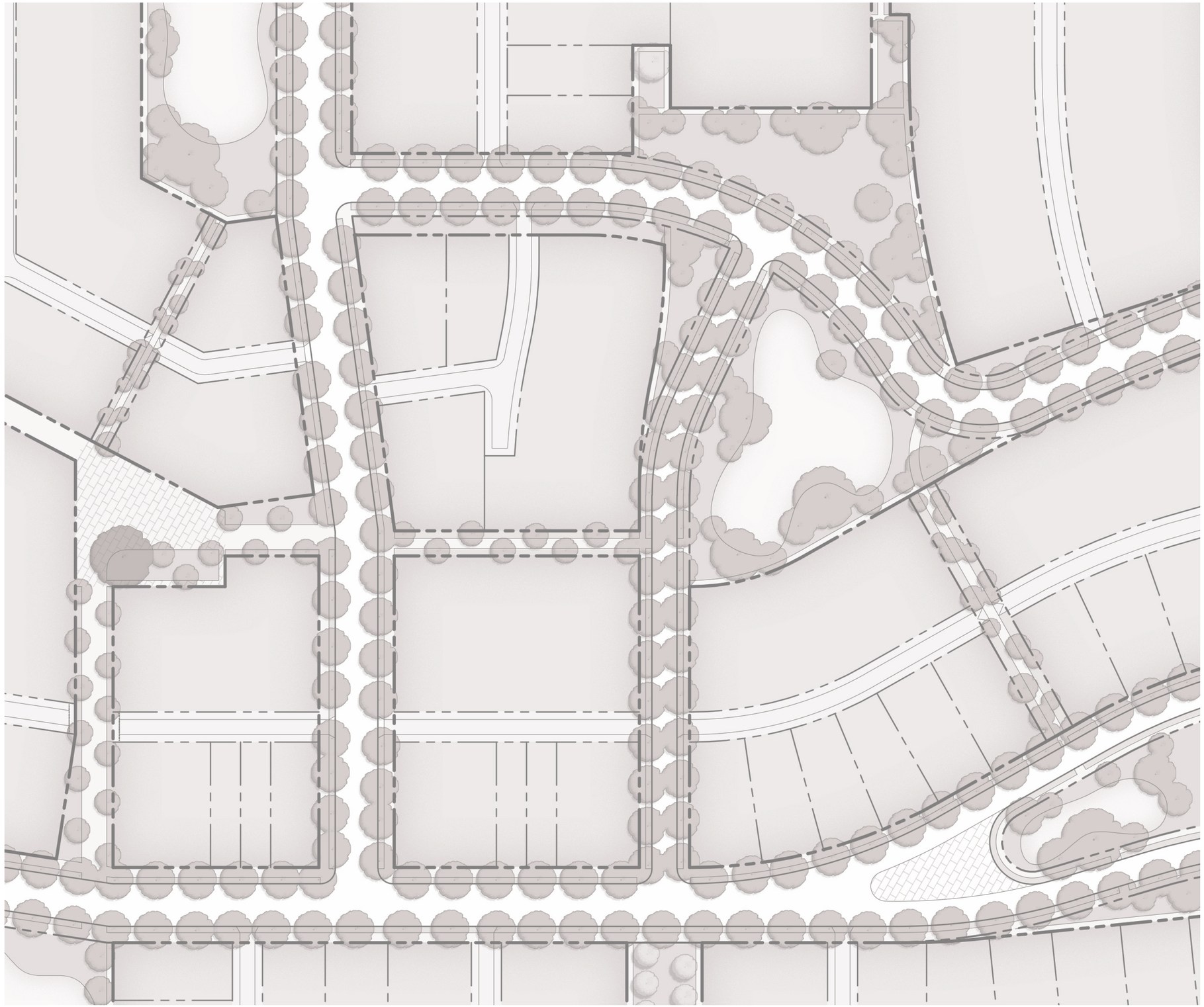
Notice Area Map



- 24 notices were sent out to adjacent property owners within 200 ft. of the subject property and public entities.
- Staff did not receive any responses from the notified parties.

P&Z Recommendation

The Planning & Zoning Commission unanimously recommended approval of the proposed re-zonings and planned development overlays at their February 8th meeting as the changes meet the intent of the Comprehensive Plan.



A Master Plan For

NORTHSIDE

Taylor, Texas

A: BACKGROUND

Local Context Map A.1
Site Boundary A.2
Scale Comparisons A.3
Existing Conditions Plan A.4

B: URBAN DESIGN

Master Plan B.1
Master Plan with Annotations B.2
Character Images B.3
Program Matrix B.7
Parking Diagram B.8
Phasing Plan B.9

C: PLANNED DEVELOPMENT STANDARDS

Overview of PD Standards C.1
Purpose and Intent C.2
Master Plan C.3
Regulating Plan C.4
Thoroughfare Types C.5
Thoroughfare Standards C.7
Civic Space Types C.8
Open Space Diagram C.9
Urban Regulations C.10
Definitions C.15

For

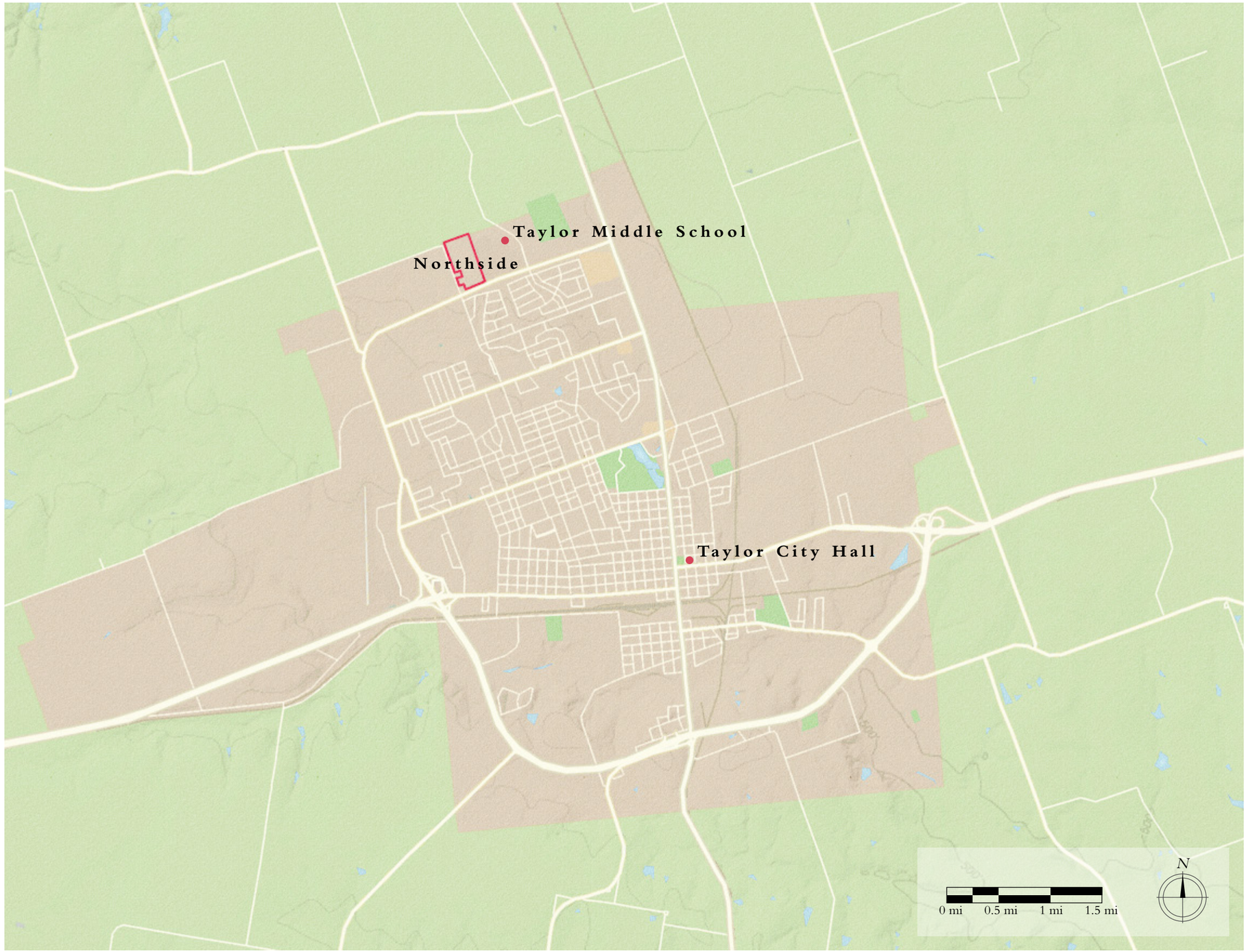
The City of Taylor, Texas

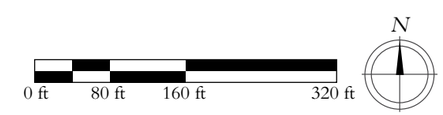
and

Geraldo Reyes & **Elizabeth Krueger**

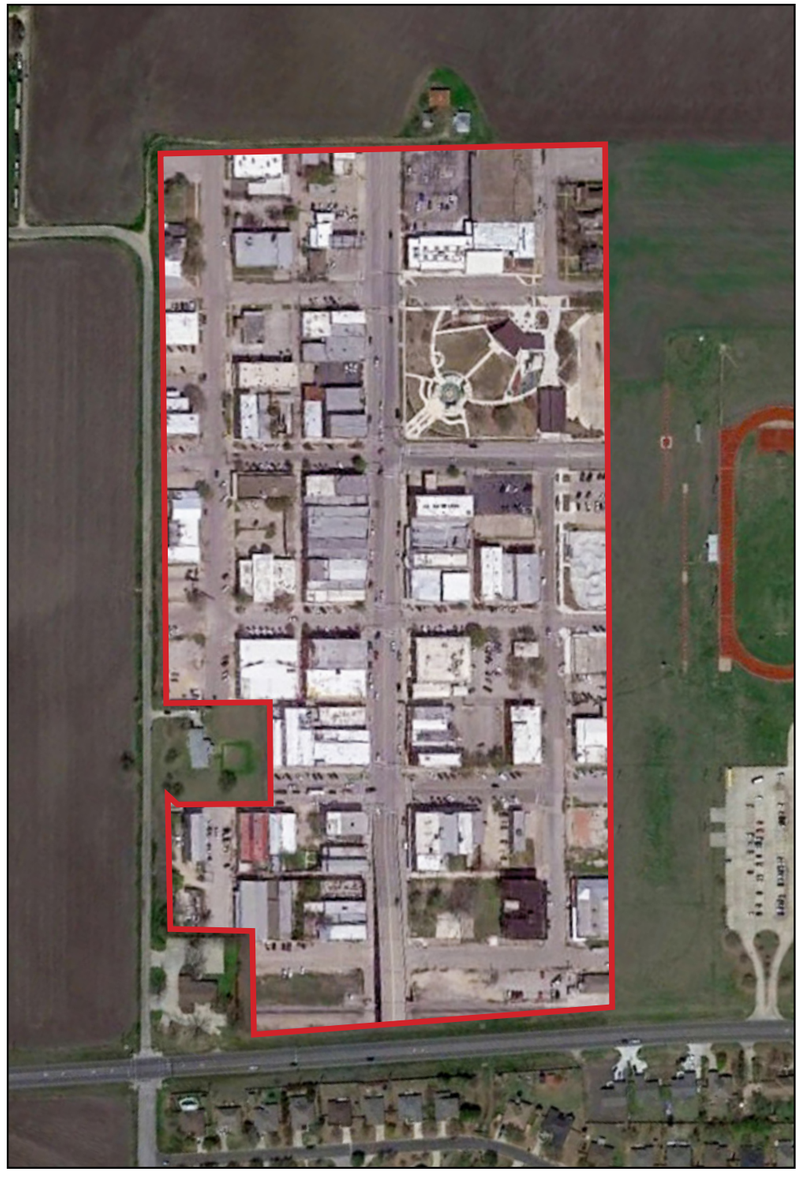
by

Michael Watkins Architect, llc

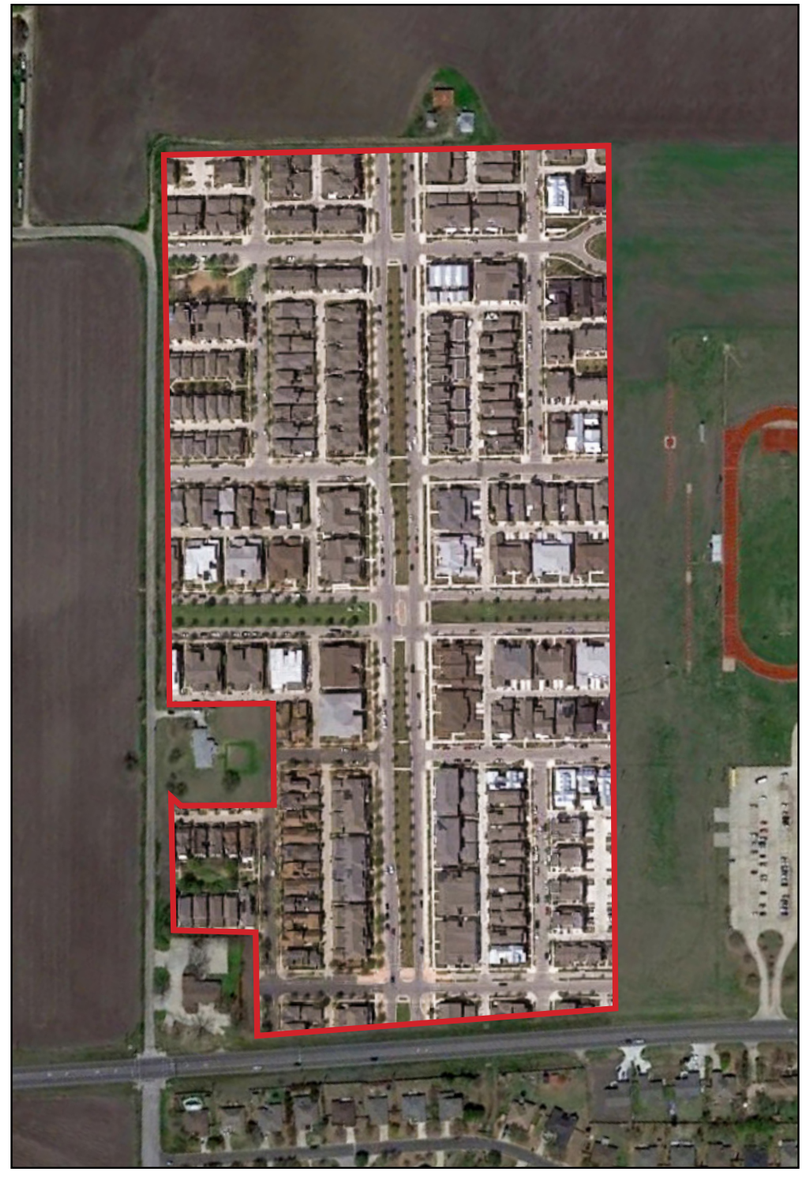

Taylor Middle School
Northside
Taylor City Hall
0 mi
0.5 mi
1 mi
1.5 mi
N



SITE BOUNDARY



Downtown Taylor, TX

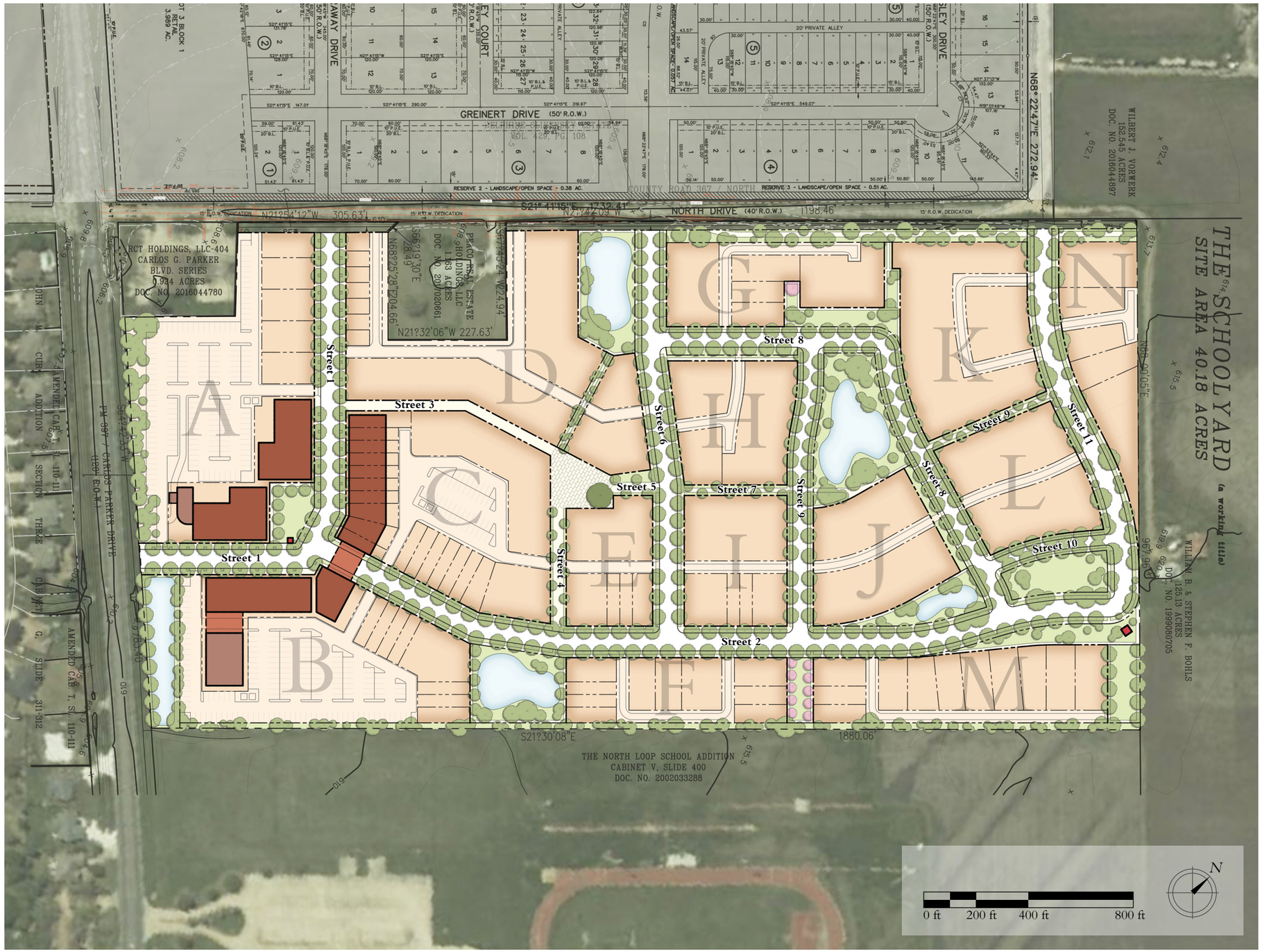


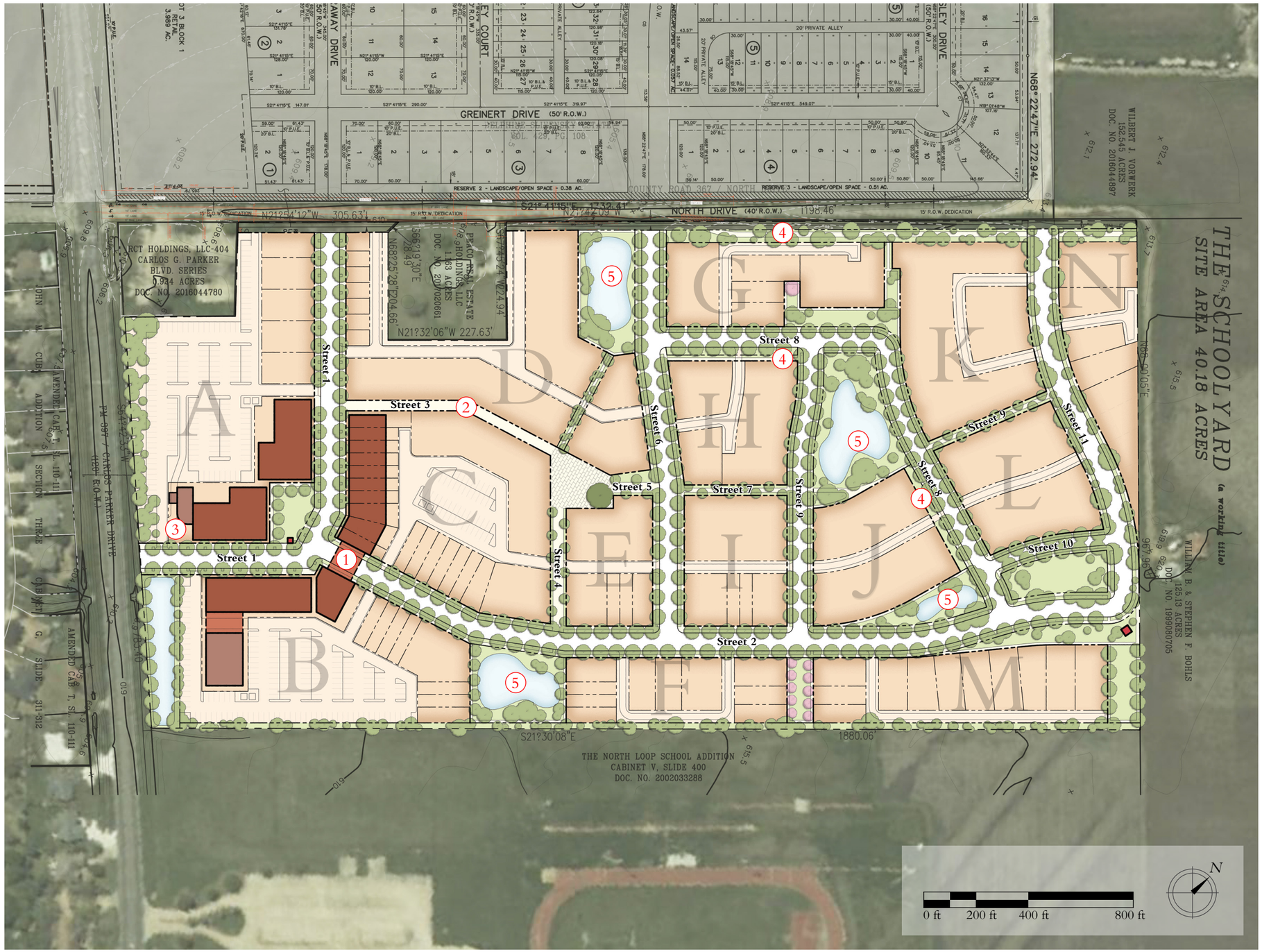
Meuller, Austin, TX

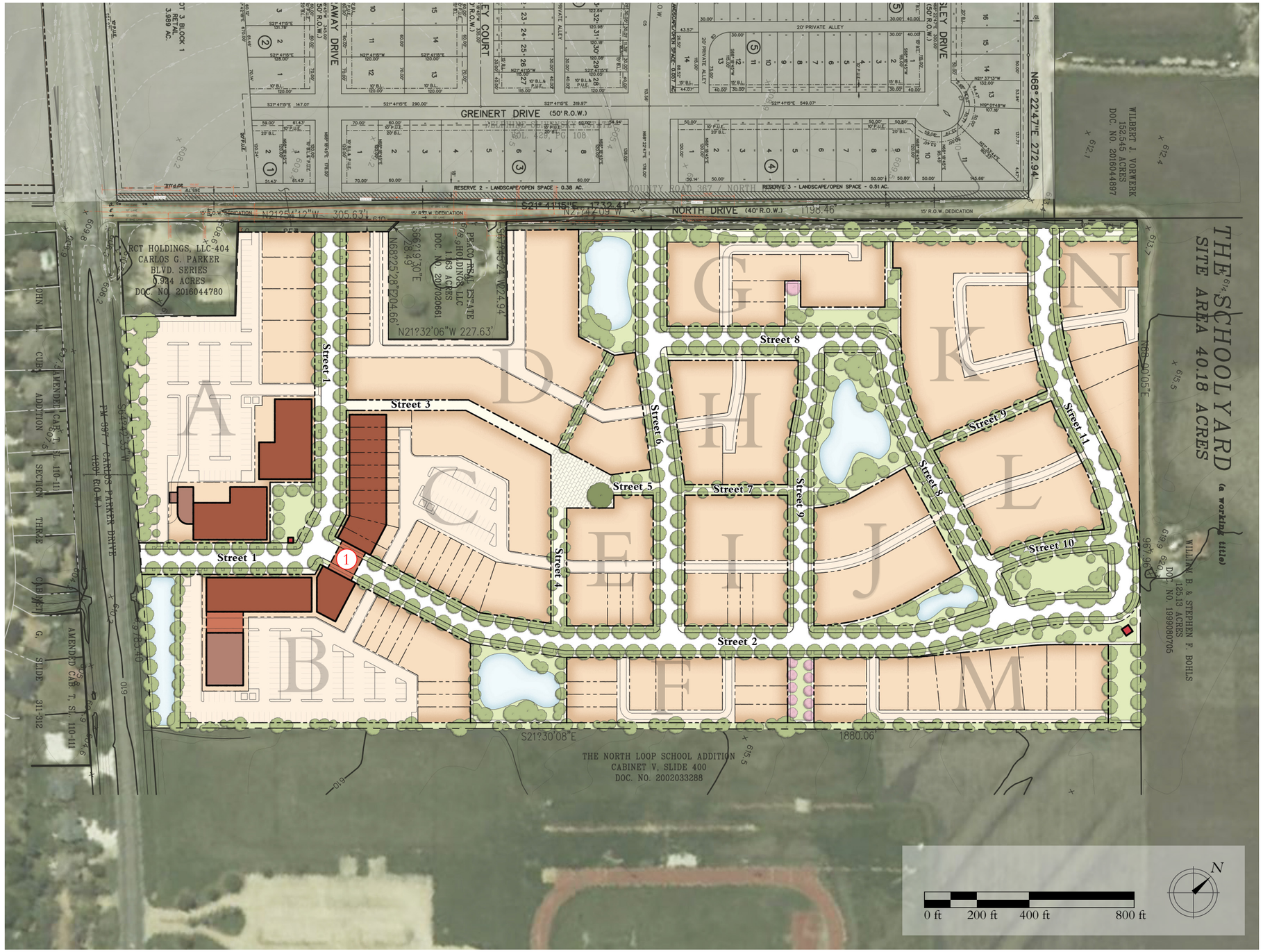
Norton Commons, Louisville, KY

Comparing Northside's site to familiar places with similar urban structure illustrates the scale of the community (neighborhood, town, city, etc.), and helps contextualize the scale of the site relative to the sizes of buildings, streets, and civic spaces.

THE SCHOOLYARD
(a working title)
SITE AREA 40.18 ACRES
GREINERT DRIVE (50' R.O.W.)
NORTH DRIVE (40' R.O.W.)
COUNTY ROAD 367 / NORTH
S21°41'15"E 1732.41'
N68° 22'47"E 2772.94'
S21°30'08"E 1880.06'
N68°90'05"E
WILBERT J. VORWERK
152.545 ACRES
DOC. NO. 2016044897
WILLIAM B. & STEPHEN F. BOHLS
125.13 ACRES
DOC. NO. 1998080705
RCT HOLDINGS, LLC-404
CARLOS G. PARKER
BLVD. SERIES
3.924 ACRES
DOC. NO. 2016044780
THE NORTH LOOP SCHOOL ADDITION
CABINET V, SLIDE 400
DOC. NO. 2002033288
AMENDED CAB. T, SL. 110-111
FM 987 / CARLOS PARKER DRIVE
(120' R.O.W.)
30' DRAIN. ESMT.
0 ft
200 ft
400 ft
800 ft
N


THE SCHOOL YARD (a working title)
SITE AREA 40.18 ACRES
GREINERT DRIVE (50' R.O.W.)
NORTH DRIVE (40' R.O.W.)
COUNTY ROAD 367 / NORTH
RESERVE 2 - LANDSCAPE/OPEN SPACE - 0.38 AC.
RESERVE 3 - LANDSCAPE/OPEN SPACE - 0.51 AC.
20' PRIVATE ALLEY
WILBERT J. VORWERK
152.545 ACRES
DOC. NO. 2016044897
RCT HOLDINGS, LLC-404
CARLOS G. PARKER
BLVD. SERIES
3.934 ACRES
DOC. NO. 2016044780
PEACOCK REAL ESTATE
& HOLDINGS, LLC
1.163 ACRES
DOC. NO. 2017020661
WILLIAM B. & STEPHEN F. BOHLS
125.13 ACRES
DOC. NO. 1998080705
THE NORTH LOOP SCHOOL ADDITION
CABINET V, SLIDE 400
DOC. NO. 2002033288
AMENDED CAB. T, SL. 110-111
CARLOS PARKER DRIVE
Street 1
Street 2
Street 3
Street 4
Street 5
Street 6
Street 7
Street 8
Street 9
Street 10
Street 11
0 ft
200 ft
400 ft
800 ft
N


THE SCHOOL YARD
SITE AREA 40.18 ACRES
(a working title)
GREINERT DRIVE (50' R.O.W.)
NORTH DRIVE (40' R.O.W.)
COUNTY ROAD 367 / NORTH
Street 1
Street 2
Street 3
Street 4
Street 5
Street 6
Street 7
Street 8
Street 9
Street 10
Street 11
Street 13
A
B
C
D
E
F
G
H
I
J
K
L
M
0 ft
200 ft
400 ft
800 ft
N

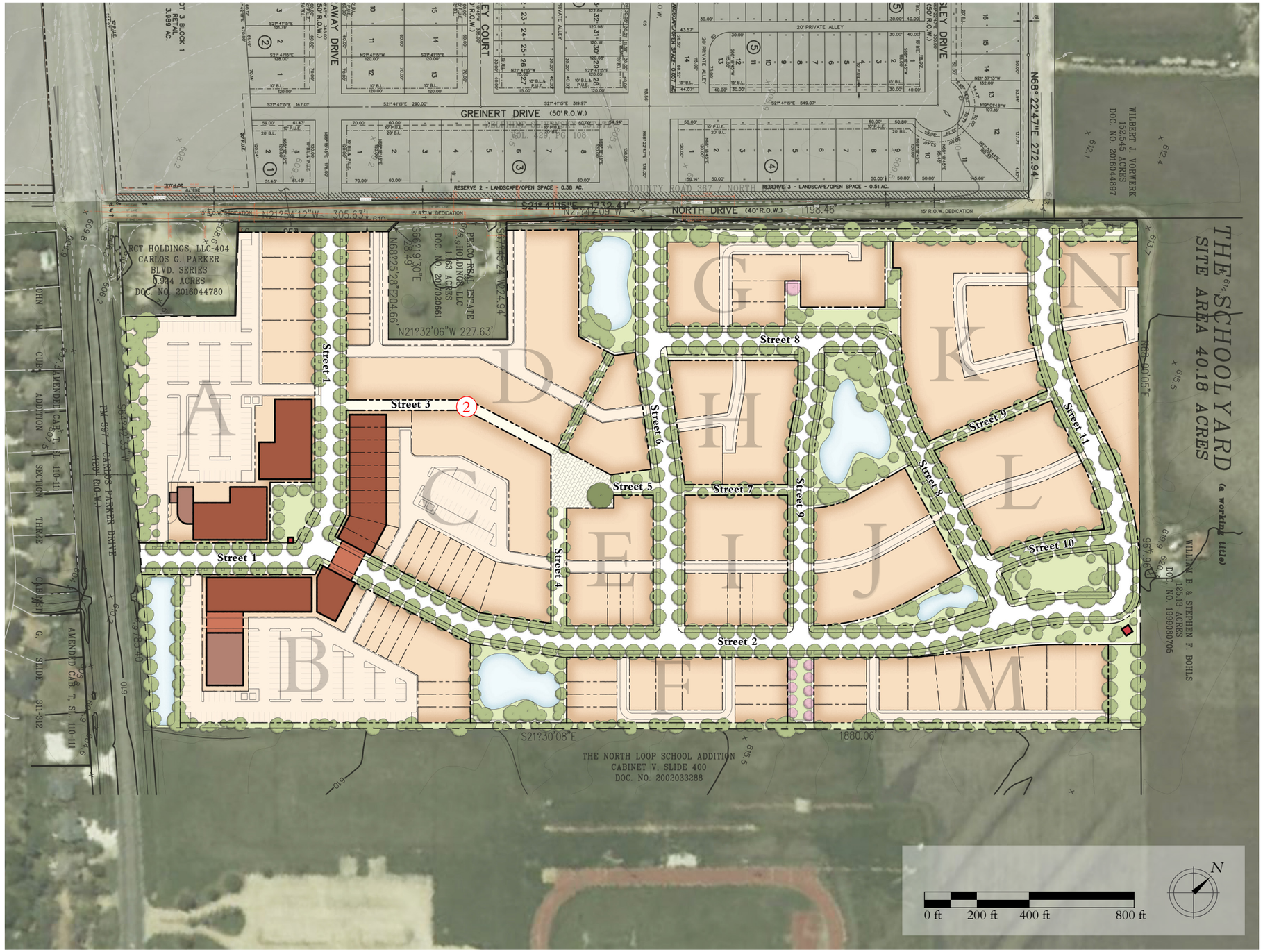


1: Bridge Building on Main Square

Forest Hills Village, New York, NY

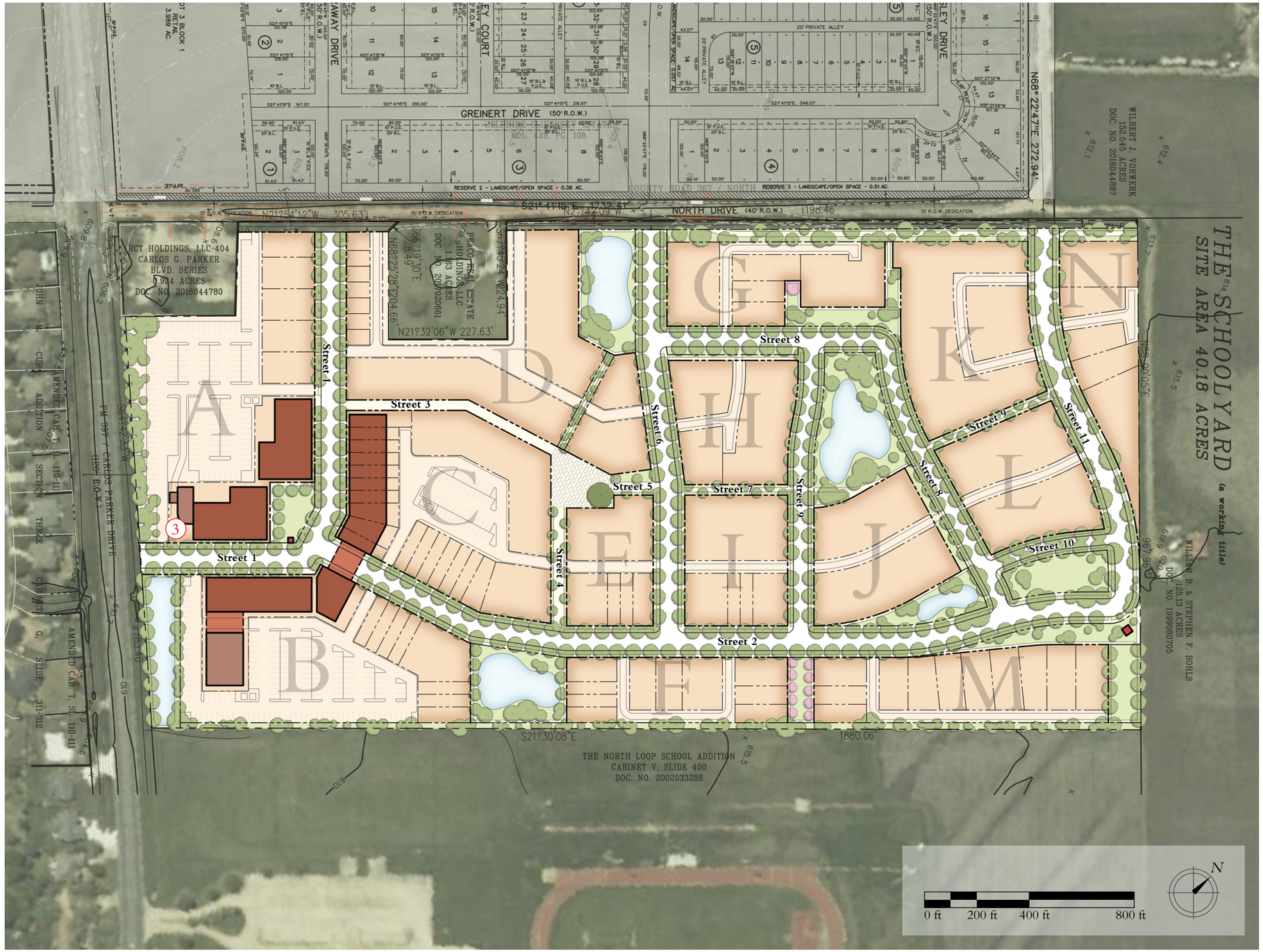
Village of Mariemont, OH

Sessions Village, Columbus, OH

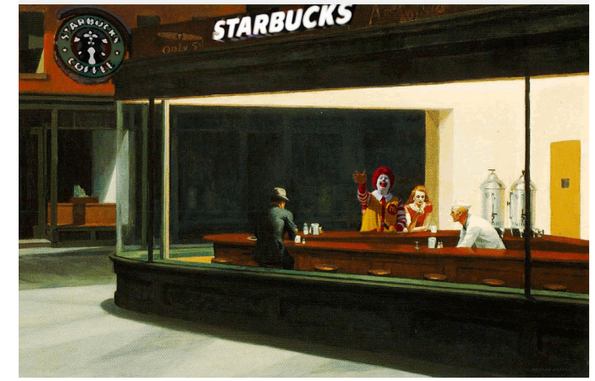


2: Pedestrian Street with Vines

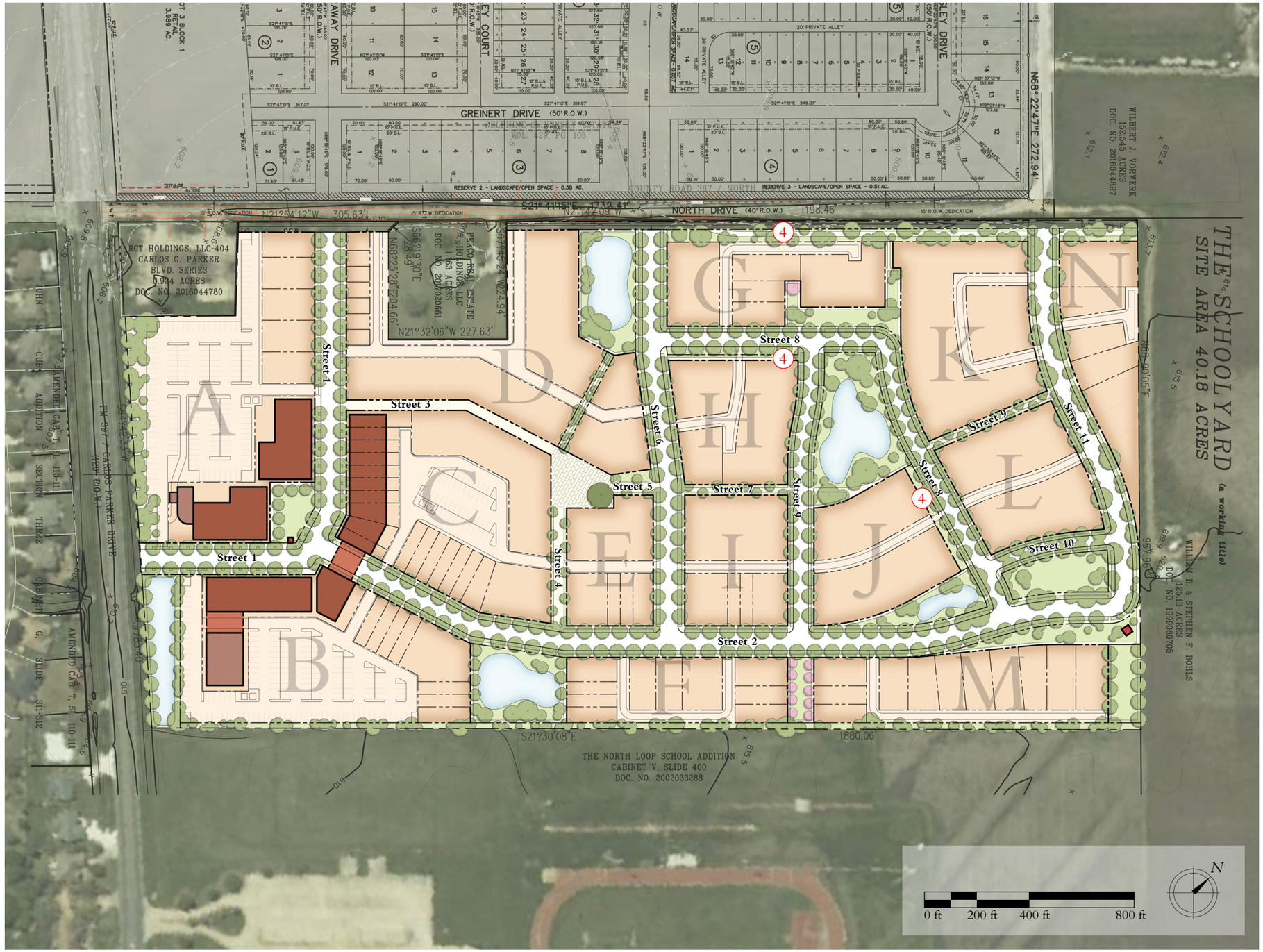
Jerez de la Frontera, Spain



3: Corner Starbucks Facing Carlos Parker Dr.

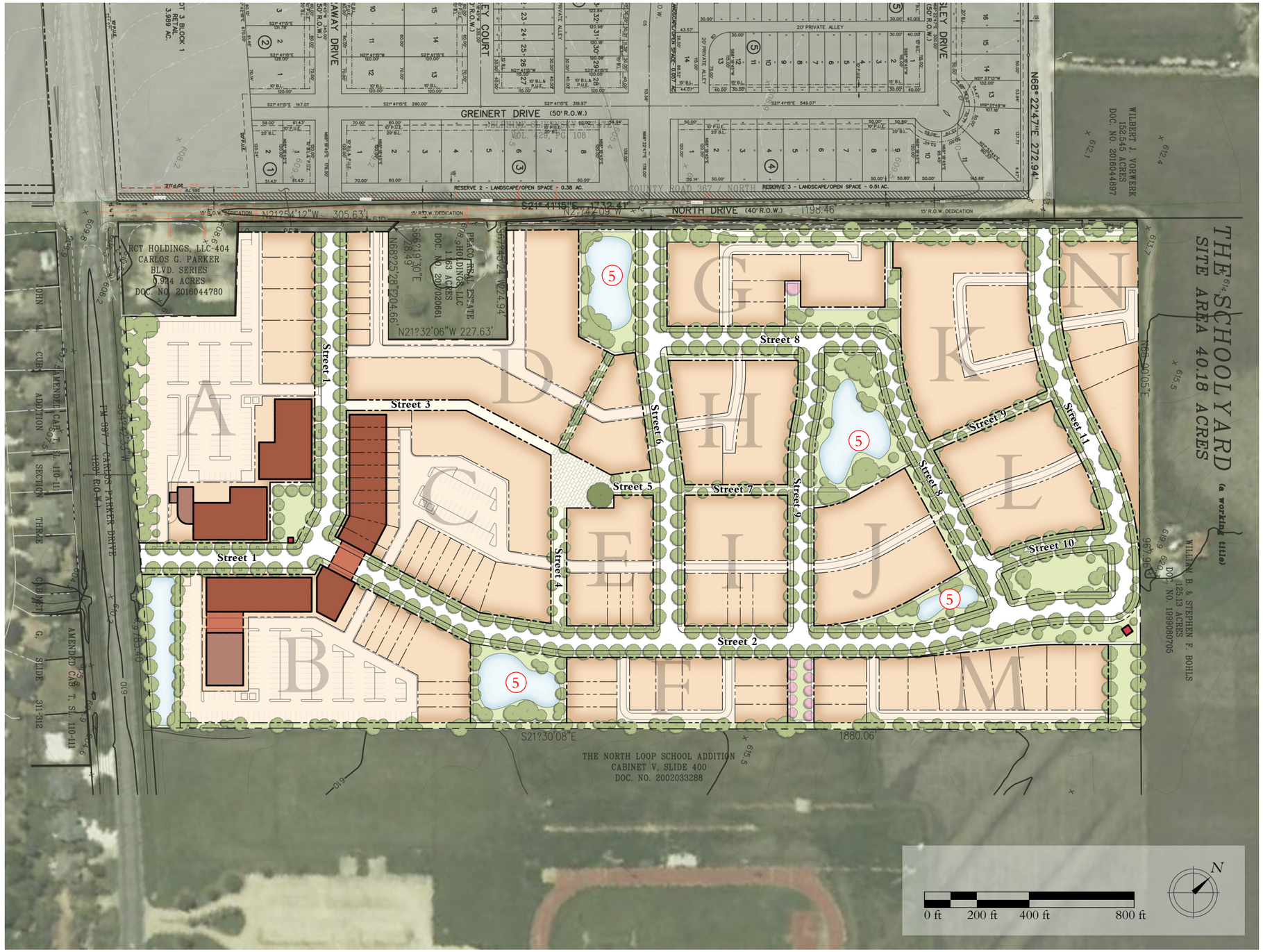


From American Solitude *by Edward Hopper*

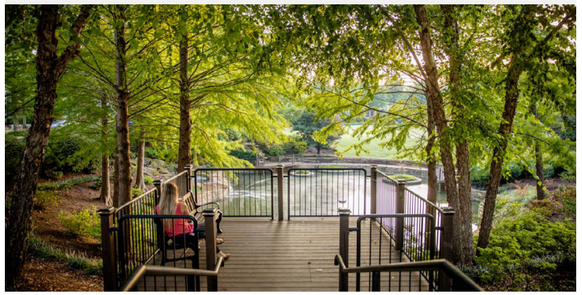


4: Drainage Ditches Along Streets and Paths

Carlton Landing, OK



5: Drainage Pond in Park



Glenwood Park, Atlanta, GA

RESIDENTIAL PROGRAM

Lot Depth: 100'+

Frontage (ft.)	5802
Efficiency Factor	15%
Adjusted Frontage (ft.)	4931.7

	X-Large House	Large House	Medium House	Small House	Large TH	Small TH	4-Plex Apt	Subtotal	
Typ. Lot Width (ft.)	72	60	48	36	24	16	72		
# of Units / Lot	1	1	1	1	1	1	4		
% of Lots for This Lot Depth	10%	16%	24%	20%	16%	8%	6%		
		70%			**24%**		**6%**		
# of Lots	11	17	26	22	17	9	7	109	Lots
# of Units	11	17	26	22	17	9	28	130	Units
Total # of Lots		**76**			**26**		**7**	**109**	Lots

Lot Depth: 80'

Frontage (ft.)	962
Efficiency Factor	15%
Adjusted Frontage (ft.)	817.7

	Small House	Large TH	Small TH	Subtotal	
Typ. Lot Width (ft.)	36	24	16		
# of Units / Lot	1	1	1		
% of Lots for This Lot Depth	0%	64%	36%		
	0%	**100%**			
# of Lots	0	24	14	38	Lots
# of Units	0	24	14	38	Units
Total # of Lots	**0**	**38**		**38**	Lots

Total

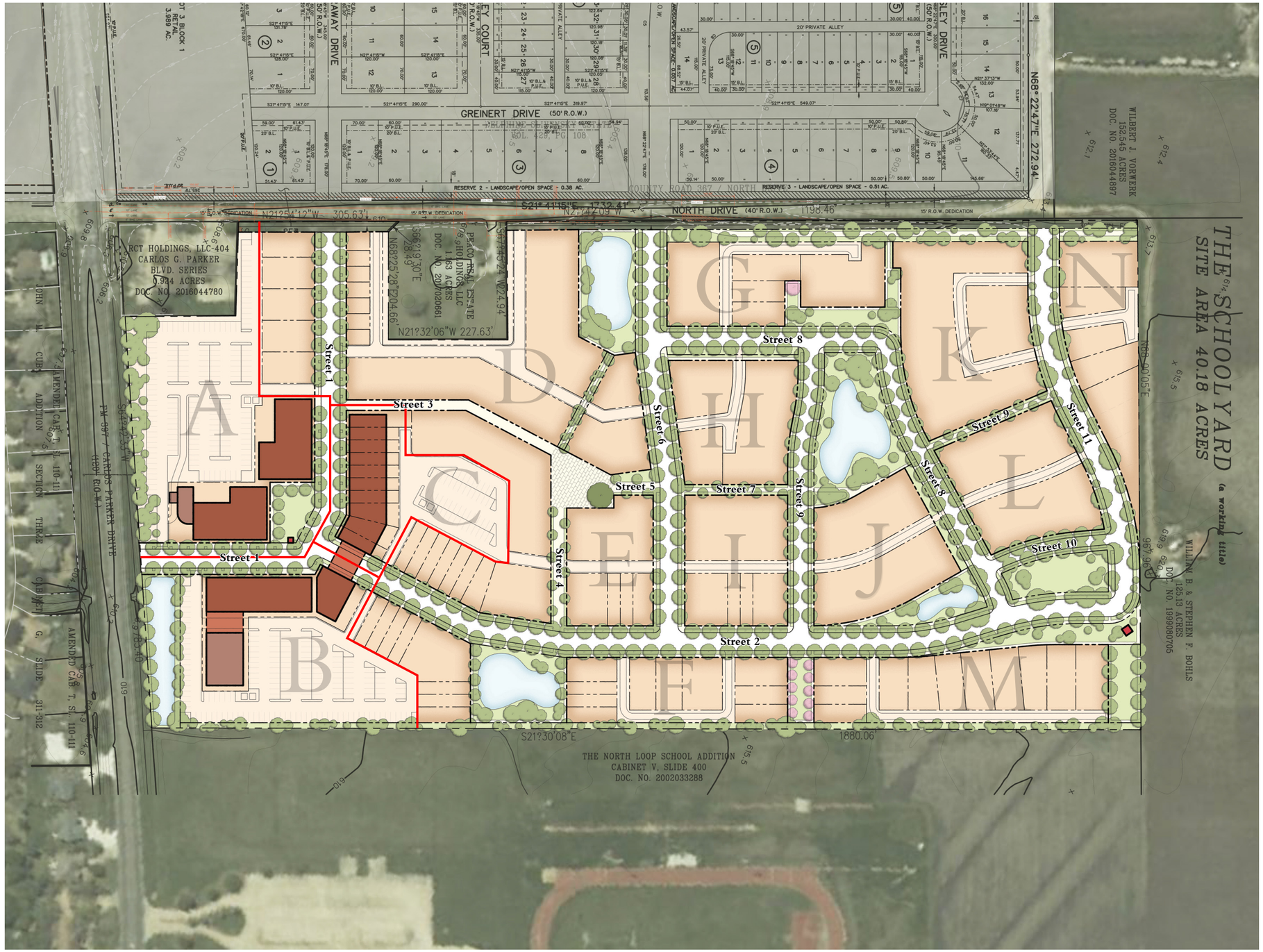
	X-Large House	Large House	Medium House	Small House	Large TH	Small TH	Liner	4-Plex Apt	Live-Work	Mixed-Use	Total	
Typ. Lot Width (ft.)							30		24	80		
# of Units / Lot							1		1	20		
% of Total Lots	7%	10%	16%	13%	25%	14%	4%	4%	6%	1%		
		46%			**39%**		**4%**	**4%**	**6%**	**1%**		
# of Lots	11	17	26	22	41	23	7	7	10	2	**166**	Lots
# of Units	11	17	26	22	41	23	7	28	10	40	**225**	Units
Total # of Lots		**76**			**64**		**7**	**7**	**10**	**2**	**166**	Lots

COMMERCIAL PROGRAM

	Hotel	In-Line Retail	Starbucks	Office	Live-Work	Mixed-Use	Total	
Hotel Keys	80						**80**	Keys
Total SF of Office				5,000			**5,000**	SF of Office
Total SF of Retail		7,000	2,000		9,600	24,000	**42,600**	SF of Retail

GRAND TOTAL

166 Lots and **47,600** SF of Commercial



Area A

	Count		Ratio	Parking Req.	Parking Provided	
Mixed-Use Apt	40	Units	2.0 /unit	80	175	Parking Lots
SF of Retail	26,000	SF	5.0 /1000 SF	130	37	On Streets
			Total	210	212	2

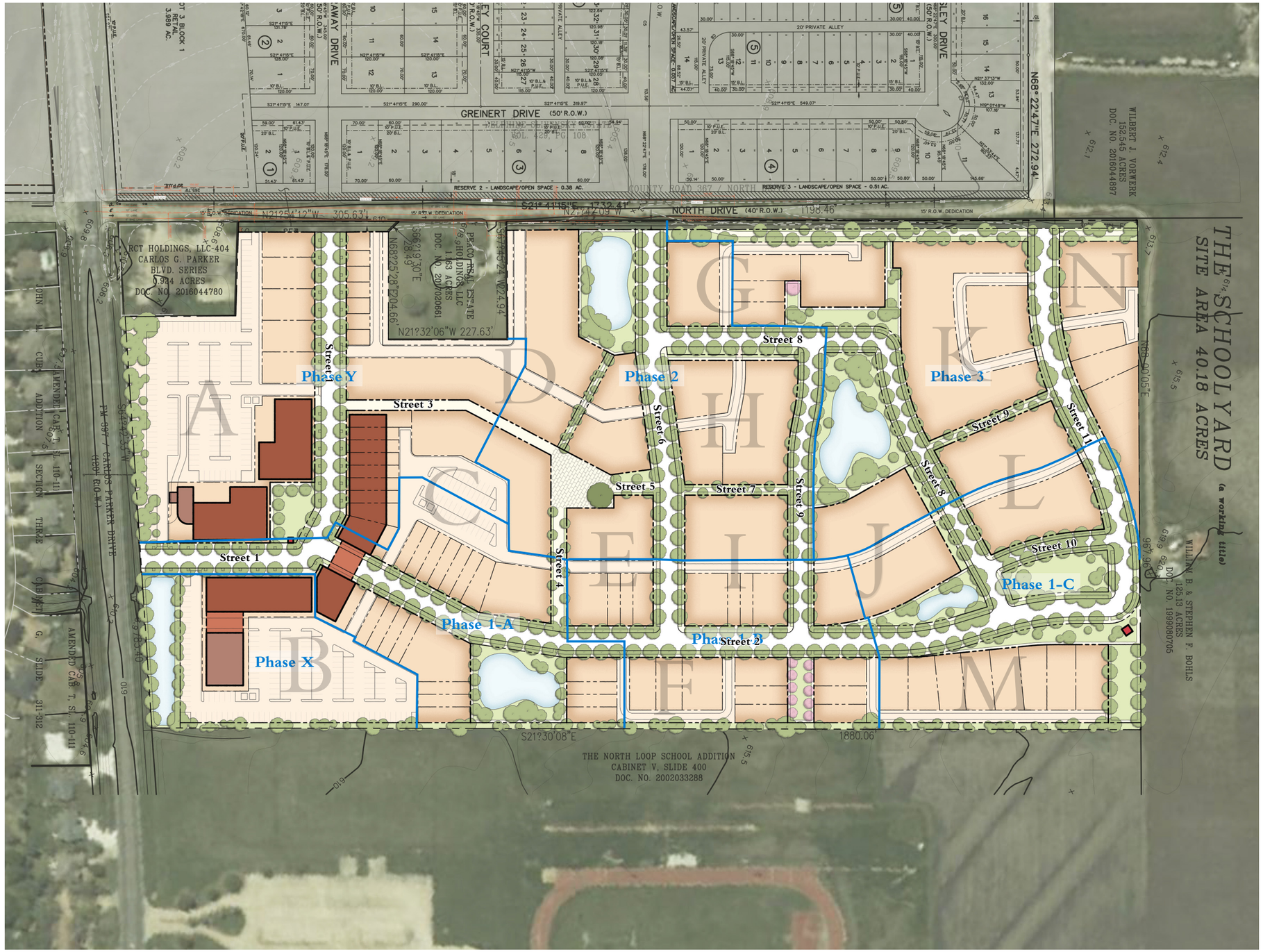
Area B

	Count		Ratio	Parking Req.	Parking Provided	
SF of Office	5,000	SF	3.0 /1000 SF	15	2	On lots
SF of Retail	7,000	SF	5.0 /1000 SF	35	165	Parking Lots
Hotel	80	Keys	1.0 /key + 25	105	9	On Streets
			Total	155	176	21

Area C

	Count		Ratio	Parking Req.	Parking Provided	
Live-Work	10	Units	2.0 /unit	20	20	On lots
SF of Retail	9,600	SF	5.0 /1000 SF	48	48	Parking Lots
					18	On Streets
			Total	68	86	18

Parking for lots not included in Areas A, B, or C is provided on each lot.



Northside's phasing is intended to **maximize variety and flexibility**. Phases 1-3 are sequential and account for most of the residential lots in the community.

Phase 1 is subdivided into Phases 1-A, 1-B, and 1-C, which combined include the full range transect zones in Northside. **Phase 1-A** gives a complete first step for realizing the vision of Northside: a vehicular street, a civic space, the beginning of a pedestrian street, and the private lots that shape them. **Phases 1-B** and **1-C** build on that public realm, while introducing more variety in civic spaces, lot sizes, and building types. Combined, Phase 1 includes detached houses, townhouses, and neighborhood-scale multi-family buildings, and its division into sub-phases allows for the balance between these types to be adjusted based on market demand.

Phases 2 and **3** continue to build out each of the transect zones from Phase 1, allowing lessons about the market from Phase 1 to be applied for the remaining residential development. Each phase is focused on a unique civic space: a pedestrian plaza in Phase 2 and a multi-part naturalistic park in Phase 3. These phases also introduce additional types of streets, including a vehicular yield street and additional pedestrian streets.

Phases X and **Y** include all of the commercial area in Northside, as well as some adjacent residential. These phases are sequential with each other, but independent of Phases 1-3, so that they can be undertaken when the market is favorable for the commercial types. **Phase X** includes in-line retail facing Carlos Parker Dr. and an 80-key hotel, for both of which there is thought to be immediate demand. **Phase Y** includes the remaining retail, focused around the main square, which is more likely to succeed once some portion of Northside's residential is already built.

C: PLANNED DEVELOPMENT STANDARDS

Overview of PD Standards....C.1
Purpose & Intent....C.2
Master Plan....C.3
Regulating Plan....C.4
Thoroughfare Types....C.5-C.7
Thoroughfare Standards....C.7
Civic Space Types & Standards....C.8-9
Lot Standards....C.10-C.12
Frontage Types....C.13
Use....C.14
Definitions....C.15

PLANNED DEVELOPMENT STANDARDS

PURPOSE & INTENT, and JUSTIFICATION

MAPS

The **Master Plan** illustrates the vision for the neighborhood and shows one possible scenario for the distribution of private lots and uses. The **Regulating Plan** shows the location of the transect zones, and identifies the types of thoroughfares, and civic spaces.

DEFINITIONS

The Public Realm

THOROUGHFARES

CIVIC SPACES

The Private Realm

PRIVATE LOTS

Urban Regulations

The **Urban Regulations** vary according to the transect zones. They include three components: **Lot Standards**, **Frontage Types**, and **Uses**.

The **Lot Standards** regulate those aspects of private buildings and lots which affect the public realm.

Frontage Types describes different conditions of the private frontage permitted in each of the transect zones, including the key elements and configurations of each.

The **Use** matrix describes the uses permitted in each of the transect zones The uses include residential, lodging, office, retail, manufacturing, civic, and other, each to various degrees, with emphasis on mixed-use wherever possible.

PURPOSE & INTENT

The intent of these PD Standards is to enable a pedestrian-friendly neighborhood design, with a fine-grained mix of civic spaces, thoroughfares, building types, and uses arranged with a clear center and edge. Good urban design takes pressure off of the architecture, allowing building designs to be simple and appropriate to the local context, in service of shaping a beautiful and pedestrian-friendly public realm.

The proposed community includes approximately 40 acres designed as a mixed-use, walkable community with a range of uses which may include lodging, office, retail, restaurant, and civic uses. The Regulating Plan allows flexibility with the parameters of the PD Standards. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market's needs as the city grows.

At the Scale of the Neighborhood:

- Various daily needs occur within a walk of most dwellings.
- An interconnected network of thoroughfares is designed to disperse traffic.
- A range of civic spaces (parks, greens, squares, and plazas) is distributed throughout the neighborhood.
- Most commercial, civic and institutional activity is embedded in the Neighborhood Center.
- The transect zones reflect distinct physical environments, providing meaningful choices to potential residents.
- A range of housing types are provided to accommodate a diversity of household types and market demand.

At the Scale of the Block and the Building:

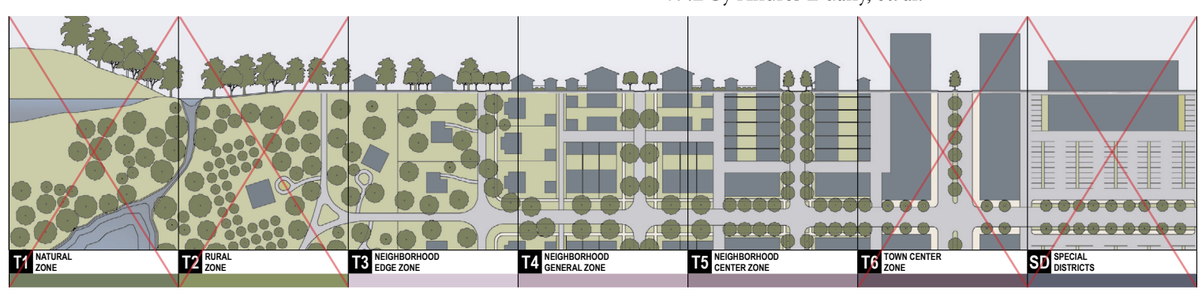
- The design of thoroughfares and buildings should reinforce safe environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the physical definition of thoroughfares and civic spaces.
- Civic buildings are distinctive and reflect their importance.
- The neighborhood evolves harmoniously and orderly.
- Architecture and landscape design should grow from climate, topography, history, and regional building practices.

JUSTIFICATION

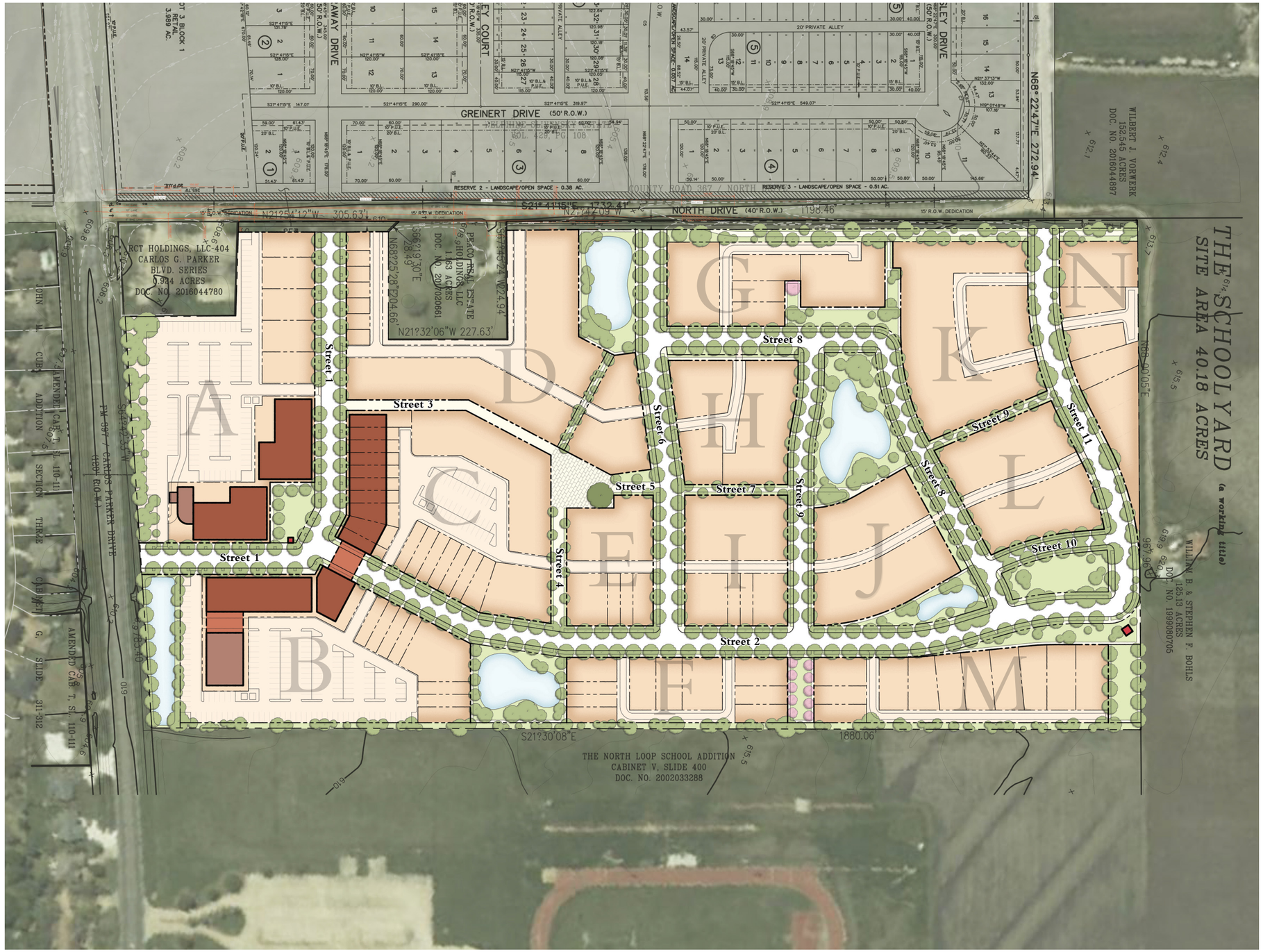
The primary reason for requesting the zoning change is to propose zoning and technical design standards to make the community as pedestrian- and bike-friendly as reasonably possible, while accommodating the necessary requirements of emergency access, trash collection, stormwater management and the like. This new community closely aligns with the City's long-term vision/goals and will help the City meet the ever growing demand for walkable communities.

Additional Notes

1. All improvements to the community shall follow these PD Standards, including any approved variances adopted as part of the PD Standards. In the event of a conflict between the PD Standards and any otherwise applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the land owner, the developer, and the City immediately for resolution.
2. It is the design purpose and intent not the "letter" of the PD Standards to which improvements should conform.
3. The PD Standards are typologically-based and thus represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. It is expected that the standards for the typical condition will be applied to the actual condition, and modified or refined in a reasonable manner that achieves the intent of the PD.
4. There are two types of deviations from these PD Standards: Warrants and Variances (see Definitions). Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of "scrivener's errors" within this document shall be handled by Warrant.
5. Sources for various texts, definitions and illustrations include the Lexicon of the New Urbanism and Smartcode v9.2 by Andres Duany, et. al.



A Typical Rural to Urban Transect, with Transect Zones

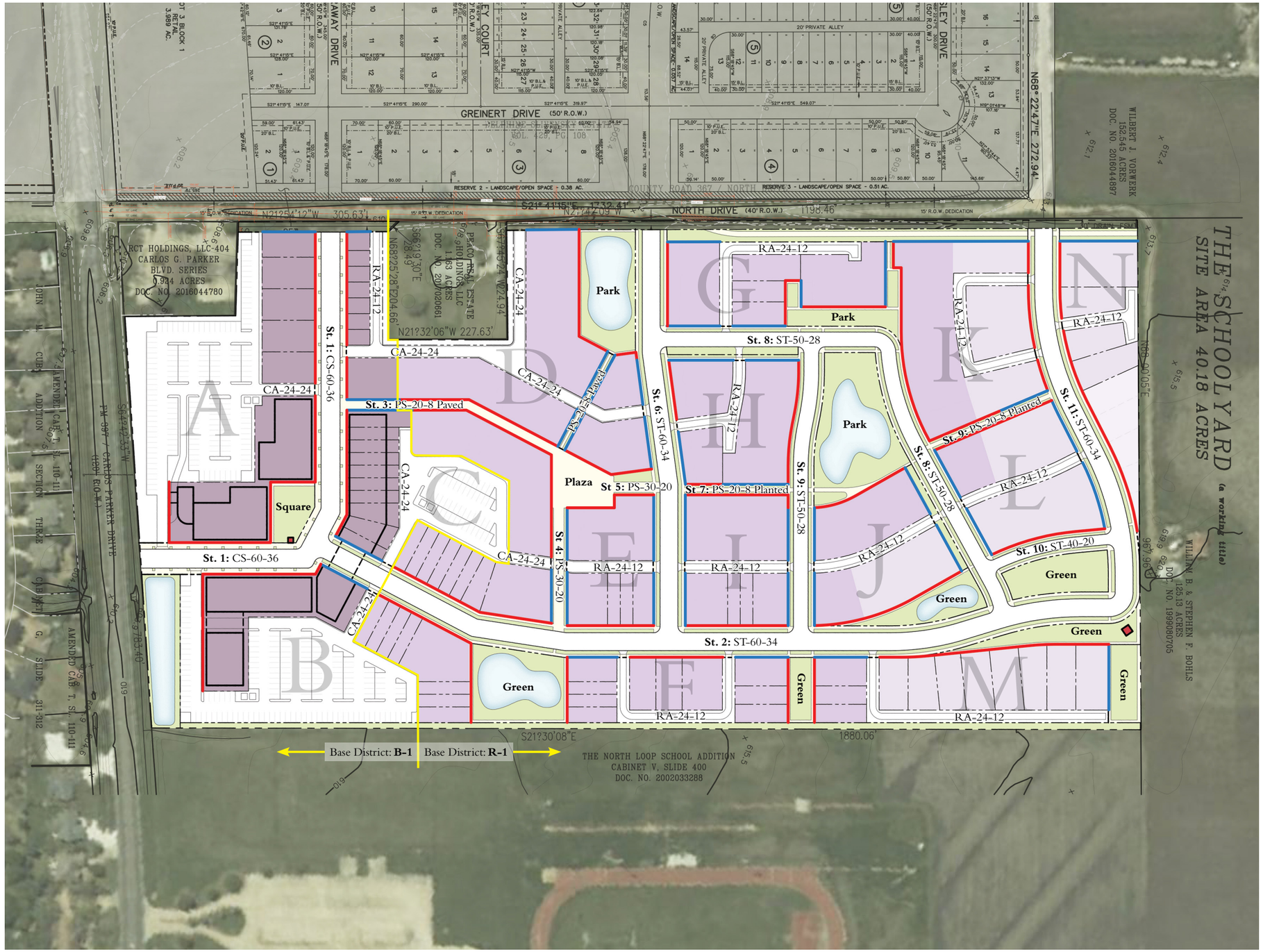


Notes:

1. Parking lots facing Carlos G. Parker Blvd. are screened with clustered, mixed shrubs and trees.
2. A single row of street trees complements those in ROW, if any, along Carlos G. Parker Blvd.
3. Street 2 and/or Street 11 are intended to connect to the property to the north with the exact location of the connection(s) to be determined if and when the property to the north is developed.
4. Street 9 and/or Street 6 may connect to the property to the east with the agreement of the applicant and the property owner to the east.

0 ft 100 ft 200 ft 400 ft

N



T3: Neighborhood Edge Zone

T4: Neighborhood General Zone

T5: Neighborhood Center Zone

X Block Letter

St. #: X-#-# Thoroughfare Number & Type (*see C.5-C.7*)

Civic Space (*see C.8-C.9*)

Civic Building

R.O.W.

Lot Line

Primary Frontage

Secondary Frontage

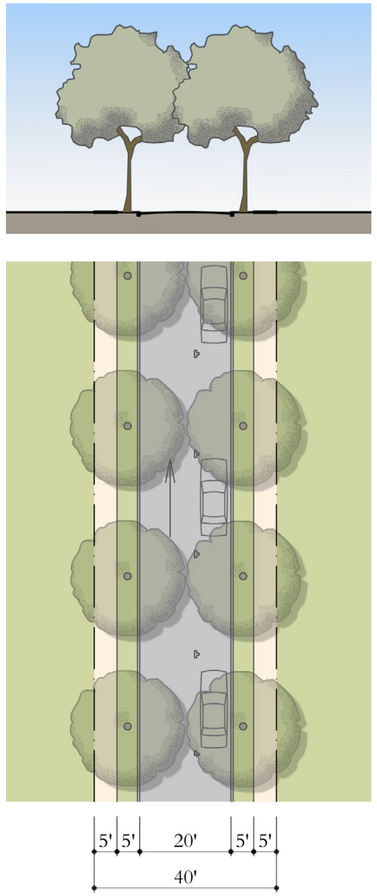
Base Zoning District

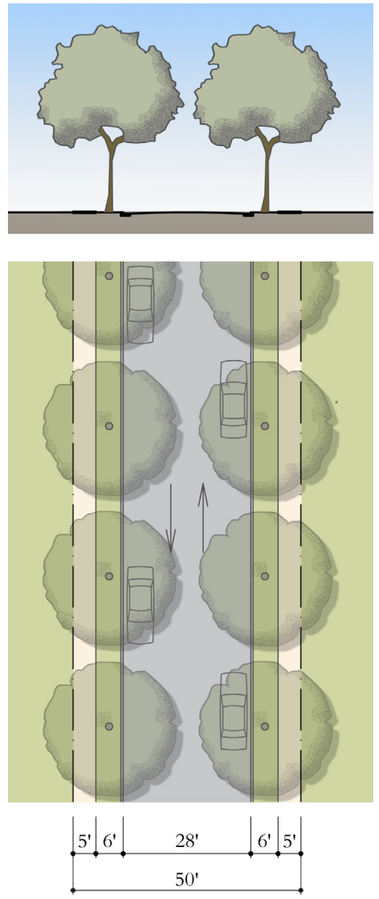
Notes:

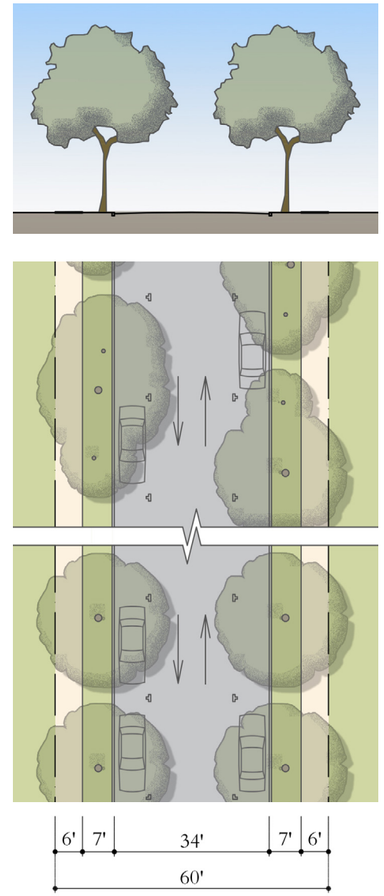
1. The exact locations of boundaries between base zones may be adjusted to accommodate future adjustments to the Master Plan.
2. Although Street 6 is intended to align with the street across North Drive, a median is not proposed for Street 6 and the dimensions of Street 6 shall be as noted on the Regulating Plan and Thoroughfares Types (*See C.5*).

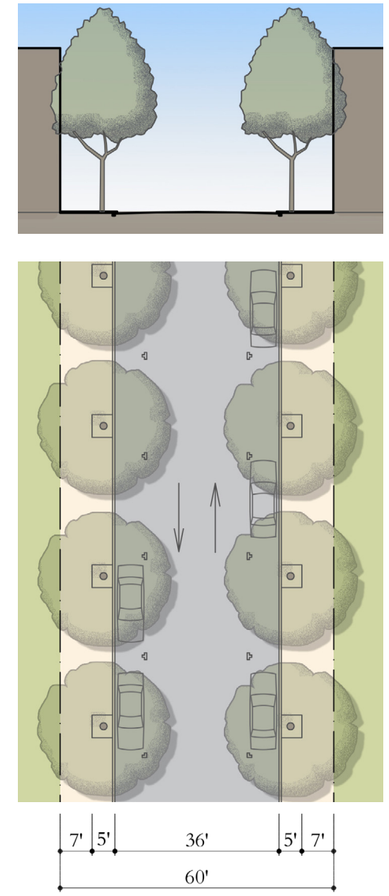
0 ft 100 ft 200 ft 400 ft

N









	ST-40-20	YS-50-28	ST-60-34	CS-60-36	XX-##-##
Thoroughfare Type	Street	Yield Street	Street	Commercial Street	Thoroughfare Type
Right-of-Way or Easement Width	40 ft. ROW	50 ft. ROW	60 ft. ROW	60 ft. ROW	Right-of-Way or Easement Width
Pavement Width	20 ft. Pavement	28 ft. Pavement	34 ft. Pavement	36 ft. Pavement	Pavement Width
Movement	Slow Movement	Yield Movement	Slow Movement	Slow Movement	Movement
Traffic Lanes	One-Way Traffic	Two-Way Traffic	Two-Way Traffic	Two-Way Traffic	Traffic Lanes
Parking Lanes	Parking One Side	Parking Both Sides	Parking Both Sides	Parking Both Sides	Parking Lanes
Pavement / Curb	12 ft. Curb Radius	12 ft. Curb Radius	12 ft. Curb Radius	12 ft. Curb Radius	Pavement / Curb
Curb Type	Header Curbs	Header Curbs	Header Curbs	Header Curbs	Curb Type
Planter Type (includes curb if any)	5 ft. Tree Lawn	6 ft. Tree Lawn	7 ft. Tree Lawn	5 ft. Tree Grates	Planter Type (includes curb if any)
Landscape Type	Allee, 25 ft. o.c.	Allee, 25 ft. o.c.	T3: Clustered / T4-5: Allee, 25 ft. o.c.	Allee, 25 ft. o.c.	Landscape Type
Walkway Type	5 ft. Sidewalk	5 ft. Sidewalk	6 ft. Sidewalk	7 ft. Sidewalk	Walkway Type
Notes			This thoroughfare type overrides City standards for Neighborhood Avenue.		

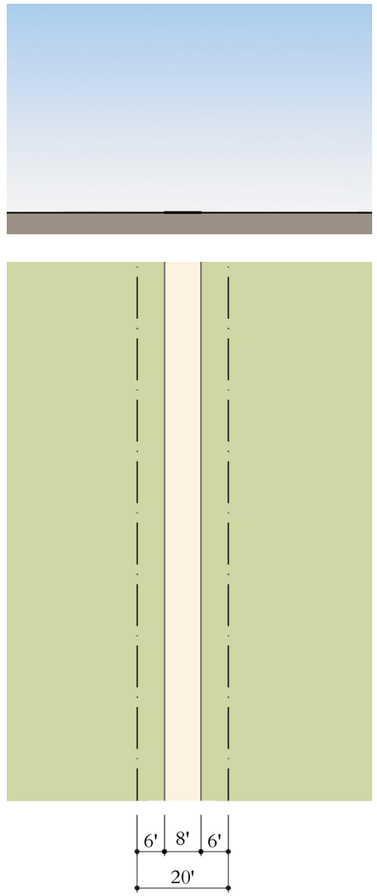
Thoroughfare Type

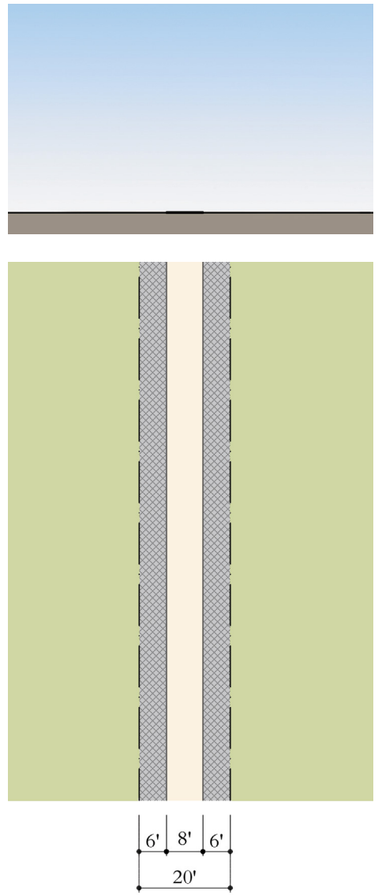
- RD Road
- ST Street
- YS Yield Street
- CS Commercial Street
- LN Lane
- RA Rear Alley
- PT Path
- PS Passage

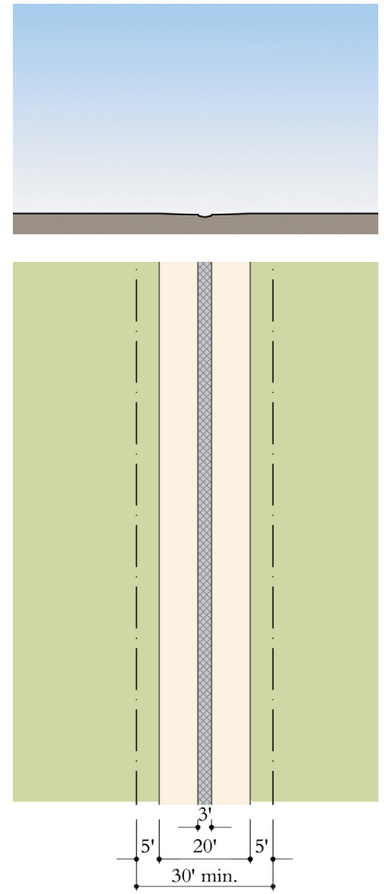
Right-of-Way Width

Pavement Width

XX-##-##







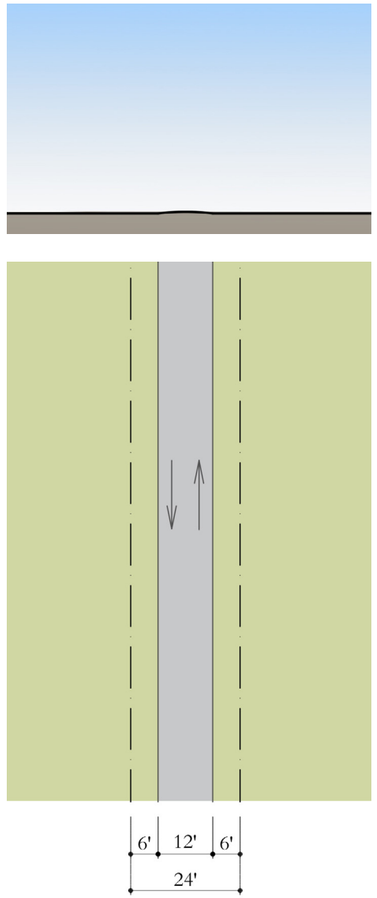
Thoroughfare Type

RD	Road
ST	Street
YS	Yield Street
CS	Commercial Street
LN	Lane
RA	Rear Alley
PT	Path
PS	Passage

Right-of-Way Width

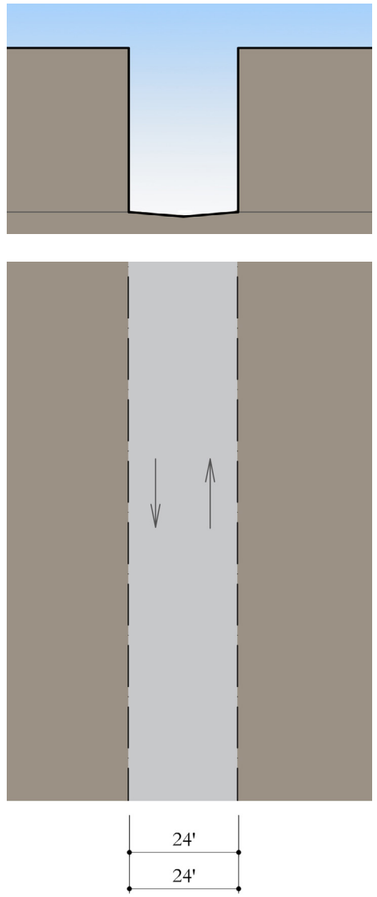
Pavement Width

	PS-20-8 Planted	PS-20-8 Paved	PS-30-20	XX-##-##
	Passage	Passage	Passage	Thoroughfare Type
	20 ft. ROW	20 ft. ROW	ROW Width Varies, min. 30 ft.	Right-of-Way or Easement Width
	8 ft. Pavement	8 ft. Pavement	20 ft. Pavement	Pavement Width
	N/A	N/A	N/A	Movement
	N/A	N/A	N/A	Traffic Lanes
	N/A	N/A	N/A	Parking Lanes
	N/A	6 ft. Brick or Slate Pavers	3 ft. Cobblestone Center Drain	Pavement / Curb
	N/A	N/A	Inverted Crown	Curb Type
	6 ft. Planting Zone	N/A	5 ft. Planting Zone	Planter Type (includes curb if any)
	Clustered	N/A	Ground cover	Landscape Type
	8 ft. Pavement	8 ft. Pavement	20 ft. Pavement	Walkway Type
	This thoroughfare type will be privately owned and maintained.	This thoroughfare type will be privately owned and maintained.	This thoroughfare type will be privately owned and maintained.	Notes



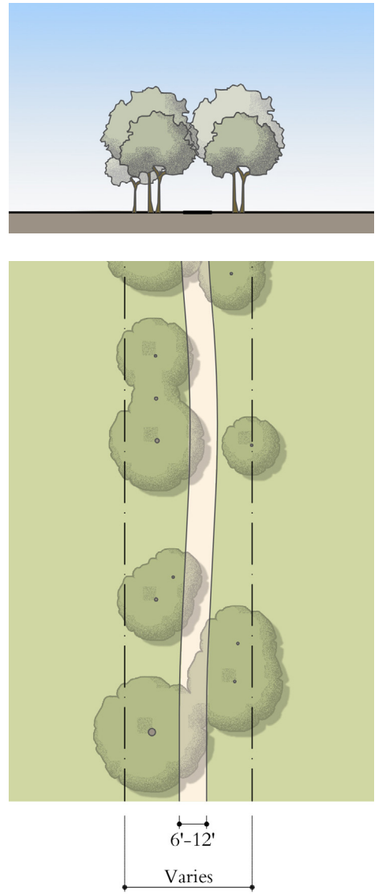
RA-24-12

Rear Alley
24 ft. ROW
12 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
6 ft. Lawn
Varies
No Sidewalk
This thoroughfare type will be privately owned and maintained.



CA-24-24

Commercial Alley
24 ft. ROW
24 ft. Pavement
Slow Movement
Two-Way Traffic, Fire Access
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
N/A
N/A
No Sidewalk
This thoroughfare type will be privately owned and maintained.



PT-V-6-12

Path
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
N/A
Open
Trees, ground cover, shrubs, lawn
6 ft. to 12 ft. Pavement
This thoroughfare type will be privately owned and maintained.

Thoroughfare Type
- RD Road
- ST Street
- YS Yield Street
- CS Commercial Street
- LN Lane
- RA Rear Alley
- PT Path
- PS Passage

Right-of-Way Width

Pavement Width

XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Notes

THOROUGHFARE STANDARDS

Thoroughfare Standards contained herein supersede the provisions of appendix C, Chapter 6, Table 5.2.1 and section 5.5 of the Taylor Code of Ordinances. The following apply to all thoroughfares (*C.5-C.7*):

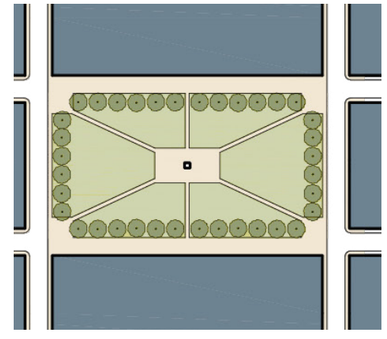
1. **Paving Materials.** In addition to paving materials and surfaces currently acceptable to the City asphalt pavers, brick pavers, and concrete pavers may be used. Paving materials and surfaces other than asphalt and concrete shall be maintained by the Property Owners' Association (POA).
2. **Street Trees.** The following apply to street trees:
   - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by Warrant.
   - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by Warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances. At retail frontages, the spacing of the trees may be irregular to avoid visually obscuring the shop fronts. Street trees are not required where a gallery, arcade, or colonnade is present.
   - Trees shall be maintained by the POA to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) for moving vans, buses, emergency vehicles, and the like.
   - The public frontage in T3 shall include trees planted in a naturalistic or regularly-spaced allee pattern of a single or alternated species with shade canopies of a height that, at maturity, clears at least one story.
   - The public frontage in T4 and T5 shall include trees planted in a regularly-spaced allee pattern of a single species with shade canopies of a height that, at maturity, clears at least one story.
3. **Utility Easements.** Typically, water and sewer shall be provided in primary thoroughfares and other utilities shall be provided in secondary thoroughfares, with easements in these thoroughfares as required. Provision of utilities in easements on private lots shall be the exception and the location of last resort.
4. **Carlos G. Parker Blvd and North Dr Rights-of-Way.** Within each of these RsOW., it would be ideal to have a sidewalk of 5'-8' in width adjacent to the R.O.W. boundary and a planting strip of 7' minimum with street trees. Because Carlos G. Parker Blvd is a TxDOT one ROW/Road, improvements to it may be limited and would require coordination with the State Agency.
5. **Encroachments over Rights-of-Way.** Portions of buildings may be permitted to encroach over RsOW as consistent with the Lot Standards (*See C.10 and C.12*).

Park

A large open area available for recreation, usually located at the neighborhood edge often with buildings at some or all of the perimeter, but not always. Its landscape may comprise paved paths and unpaved trails, some open lawn, trees, and open shelters, ponds, and other natural features, all naturalistically disposed and requiring limited maintenance. A very large park serving as a corridor is a greenway.

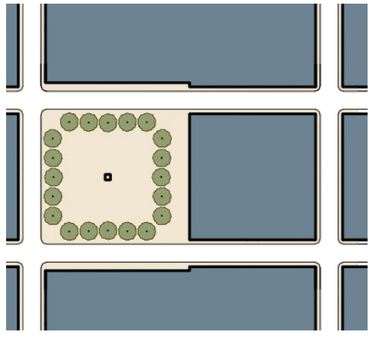
Green

A medium-sized public space available for unstructured recreation, circumscribed by building facades, its landscape consisting mostly of grassy areas and trees, naturalistically disposed and requiring only limited maintenance.



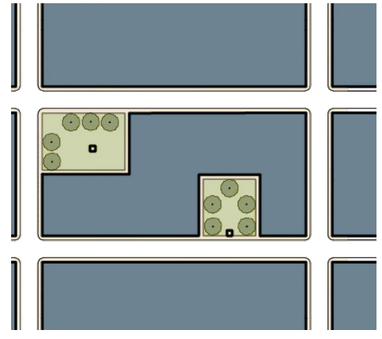
Square

A public space, seldom larger than a block, at the intersection of important streets. A square is circumscribed spatially by frontages; its streetscape consists of paved walks, lawns, trees, and civic buildings all formally disposed and requiring substantial maintenance.



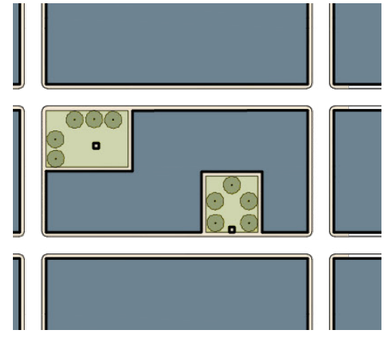
Plaza

A public space at the intersection of important streets set aside for civic purposes and commercial activities. A plaza is circumscribed by frontages, although not necessarily thoroughfares; its landscape consists of durable pavement for parking and trees requiring little maintenance.



Pocket Park

A small open space suitable for socializing, eating, and resting. Pocket parks may be equipped with benches and plantings, with tables and public art optional. They may be placed alongside thoroughfares or as intimate spaces within blocks, but should be visible from a thoroughfare (including paths). Pocket parks may be located anywhere.



Playground

An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within any civic space. There shall be no minimum or maximum size.

CIVIC SPACE STANDARDS

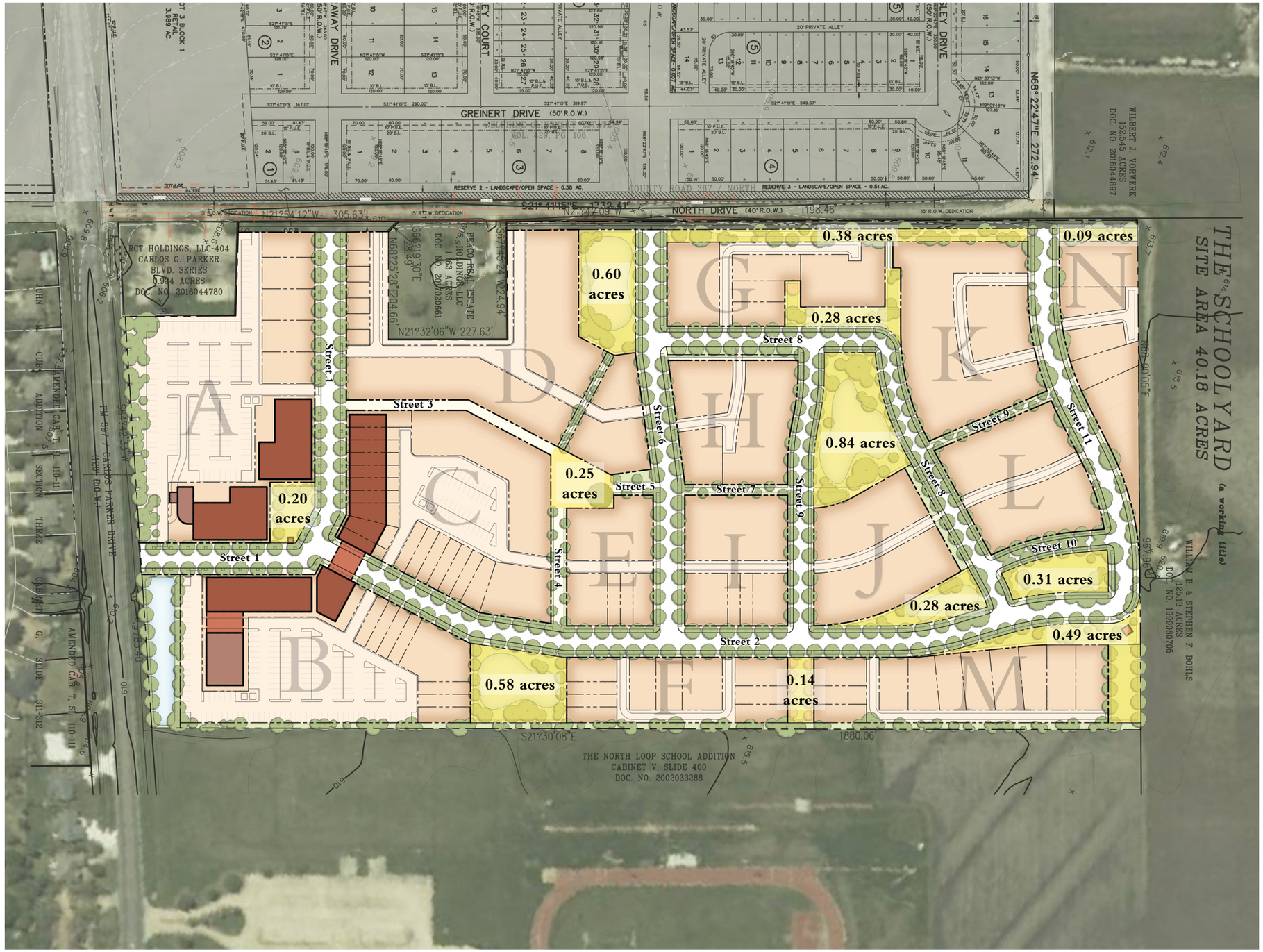
The following apply to all civic spaces:

1. **Maintenance and Ownership.** All civic spaces shall be owned and maintained by the POA.
2. **Open Space.** A minimum of 5% of the gross area of the property, including stormwater management areas which are above the floodplain, shall be open space (*See C.9*).

		T3	T4	T5
PK	Park	X	X	
GR	Green	X	X	
SQ	Square	X	X	X
PZ	Plaza		X	X
PG	Playground	X	X	X
PP	Pocket Park	X	X	X

Notes:

1. Swimming pools, recreation courts (tennis, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within civic space.



Notes:

1. Refinements to the location and area of open spaces are anticipated as the master plan is further refined (including its storm water management system). However, in no case shall the Open Space Ratio be less than 5% (*See C.8*).
2. Street 2 and/or Street 11 are intended to connect to the property to the north with the exact location of the connection(s) to be determined if/when the property to the north is developed. Such connection(s) may reduce the open space shown.
3. Street 9 and/or Street 6 may connect to the property to the east with the agreement of the applicant and the property owner to the east. Such connection(s) may reduce the open space shown.

Open Space

Open Space

Total Area: **4.16 acres**

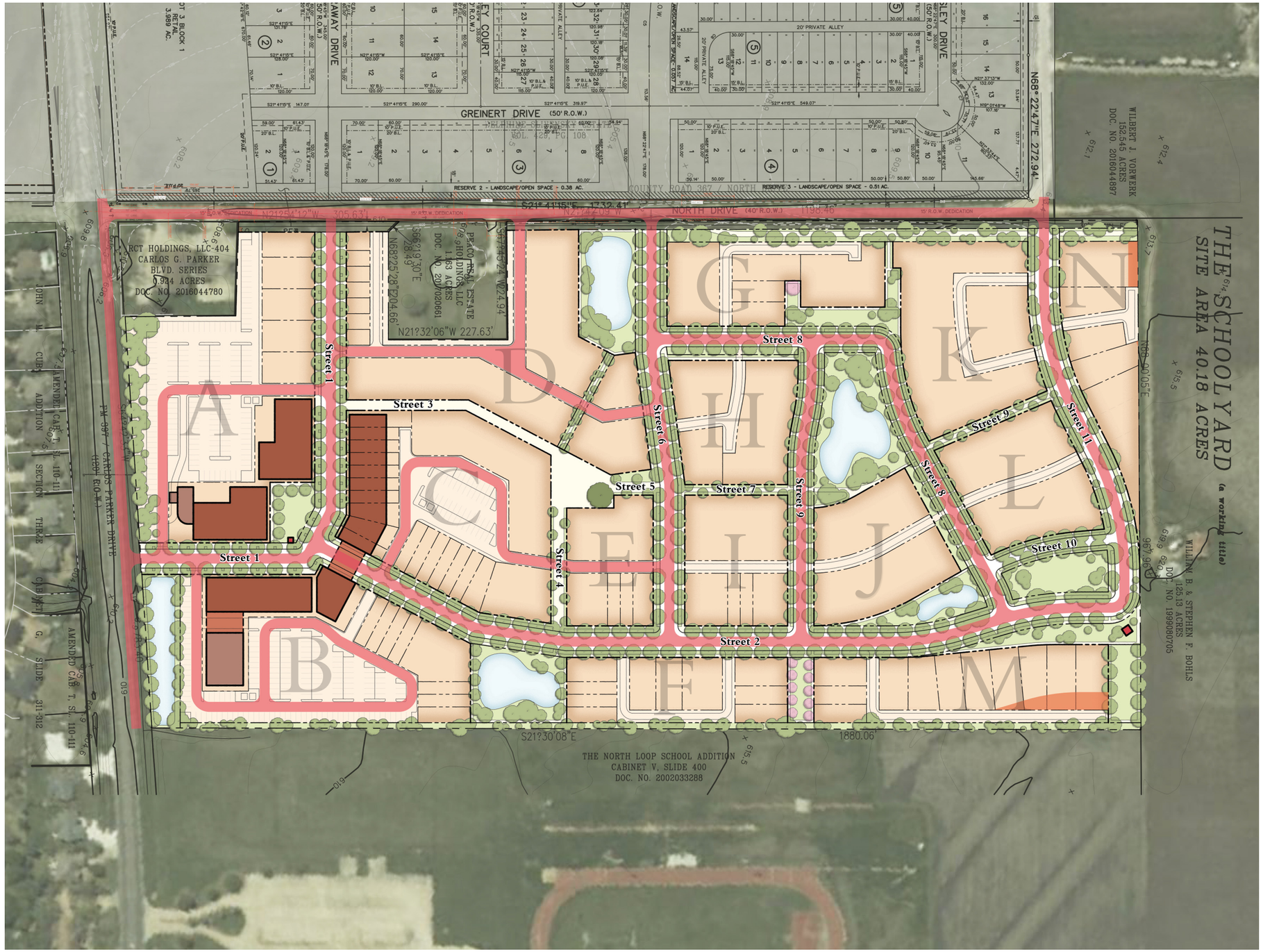
Open Space Ratio: **10.35%**

0 ft 100 ft 200 ft 400 ft

N

The following pages of lot standards (*C.10 and C.12*) apply to all private lots:

1. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the Permitted Encroachments chart (*See C.12*). Projections of windowsills, belt courses, bay windows, cornices, eaves, footings, and other ornamental features may project into any setback.
2. **Encroachments Over Rights-Of-Way.** Where shown on the Master Plan (*See C.2*), portions of buildings may span the full width of the ROW. These portions must maintain a minimum 13 ft. 6 in. clearance above grade, and shall be no deeper than 40 ft. as measured parallel to the adjacent ROW boundary.
3. **Dwelling size.** There is no minimum dwelling size.
4. **Number of buildings and units.** Lots may have more than one building. Corner lots may have two accessory units provided that one faces the secondary frontage.
5. **Building entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the primary frontage of that lot. The primary entrance to accessory buildings may face any thoroughfare type.
6. **Building height.** Building height shall be as shown on the Lot Requirements chart (*See C.12*). Exemptions from height limits include: church spires and belfries, monuments, ornamental towers and spires, water and fire towers, chimneys, flag poles, necessary mechanical appurtenances, and civic structures.
7. **Landscaping.** Landscaping on private lots is only required at frontages unless noted otherwise. Front yards of a depth greater than 12 ft. require one deciduous tree of a minimum height of 30 ft. at maturity and one additional tree for every 18 linear ft. of frontage not occupied by a terrace, stoop, or porch. Lawn is prohibited at frontages in T5 and in all zones where the lawn area is 6 ft. or less in either dimension. Plant material, including ground cover, shall be planted no farther apart than 12 in. Required plant materials shall comply with City requirements. Artificial plants may not be used to satisfy the requirements herein. Erosion control is required where there is no landscape or hardscape.
8. **Site Perimeter Landscaping.** There is no site perimeter landscaping requirement.
9. **Fences.** A fence along a shared rear or side lot line shall be no closer than 5 ft. to another fence. Alternatively, neighbors may share a single fence along a shared side or rear lot line.
10. **Parking Standards.** There shall be no minimum or maximum parking standards.
11. **Parking Lots.** Given the intention of building a compact, walkable, urban community, parking lots shall be relegated to the interior of the block and shielded from frontages with buildings and walls. Walkable communities require less parking and thus reduce the size and number of parking lots required. The following requirements apply:
    - Surfacing. Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, graded and drained to dispose of surface water into appropriate structures.
    - Parking lots shall not face frontages, with the exceptions of frontages along Carlos G Parker Blvd NW and North Dr.
    - Parking lots on adjacent private lots shall connect to one another.
    - Light Spillover. Given the intention of making parking lots as compact as possible and creating shared access from one owner's parking lot to another, parking lot lighting may spill over onto an adjacent parking lot.
    - Landscaping. Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 sq. ft. min. with one 2 in. min. caliper tree and filled with ground cover) is required for every 10 spaces that are side-by-side. Parking lots of fewer than 50 spaces are exempt from landscaping requirements.
12. **Emergency Access.** Emergency vehicle access is provided as shown on the Emergency Vehicle Access Diagram (*See C.11*), typically within 150 feet of all buildable area on a lot. This access, which may be provided by primary or secondary thoroughfares, shall be paved with a clear width of 20 ft. and a 15 ft. inside turning radius, except for those thoroughfares designated as Yield Streets (YS). Buildings on portions of lost greater than 150 ft. from the Emergency Vehicle Access Route may require a fire suppression system to meet building and fire code requirements.
13. **Other subdivision standards.** Lots may front on thoroughfares or civic spaces, whether owned publicly or privately, through which access to residences may be established, consistent with the Regulating Plan or minor adjustments therein. Lots may be configured as shown on the Regulating Plan, and shall be consistent with the Lot Standards. No maximum block length is required. Intersection angles and street jog offsets are acceptable if consistent with the Regulating Plan or minor adjustments therein. Maximum cul-de-sac length does not apply to alleys.



Emergency Vehicle Access

- Emergency vehicle access route
- Portions of lots over 150' from emergency vehicle access route (*see Standard #11 on C.10*)

0 ft 100 ft 200 ft 400 ft

N

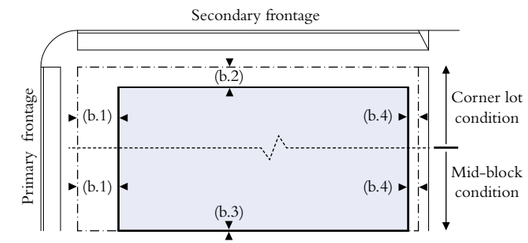
Lot Requirements

T3: Neighborhood Edge Zone	T4: Neighborhood General Zone	T5: Neighborhood Center Zone

a.	**LOT DIMENSIONS**			
	Lot Width	50 ft. min., 120 ft. max.	12 ft. min., 96 ft. max.	12 ft. min., 180 ft. max.
	Lot Coverage	70% max.	80% max.	95% max.
b.	**SETBACKS - PRINCIPAL BUILDING**			
(b.1)	**Front Setback (Principal)**	18 ft. min., 30 ft. max.	0 ft. min 18 ft. max	0 ft. min 12 ft. max
(b.2)	**Front Setback (Secondary)**	12 ft. min., 30 ft. max.	0 ft. min 18 ft. max	0 ft. min 12 ft. max
(b.3)	**Side Setback**	5 ft. min.	0 ft. min	0 ft. min 24 ft. max
(b.4)	**Rear Setback**	4 ft. min.	4 ft. min	4 ft. min
	Primary Frontage Buildout	40% min	50% min	60% min
c.	**SETBACKS - OUTBUILDING**			
(c.1)	**Front Setback**	20 ft. min from facade	20 ft. min from facade	40 ft. max from rear prop
(c.2)	**Side Setback**	0 ft. or 5 ft. min	0 ft. min or 5 ft. min	0 ft. min
(c.3)	**Rear Setback**	4 ft. min	4 ft. min	4 ft. max
d.	**BUILDING HEIGHT**			
(d.1)	**Principal Building**	2 1/2 Stories max	3 Stories max	5 Stories max
(d.2)	**Outbuilding**	2 1/2 Stories max	2 1/2 Stories max	2 1/2 Stories max
e.	**PRIVATE FRONTAGES** (*see C.13*)			
	Common Lawn	permitted	not permitted	not permitted
	Porch & Fence	permitted	permitted	not permitted
	Stoop	permitted	permitted	permitted
	Storefront & Awning	not permitted	permitted	permitted
	Gallery	not permitted	permitted	permitted
f.	**BUILDING USE** (*see C.14*)			
	Residential	open	open	open
	Lodging	not permitted	limited	open
	Office	not permitted	limited	permitted
	Retail	not permitted	limited	permitted
	Manufacturing	restricted	limited	open
	Civic	permitted	permitted	permitted

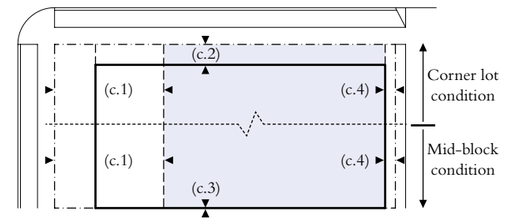
Setbacks: Principal Building

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the primary frontage to the minimum specified frontage buildout percentage. (The frontage buildout requirement does not apply at secondary frontages.)



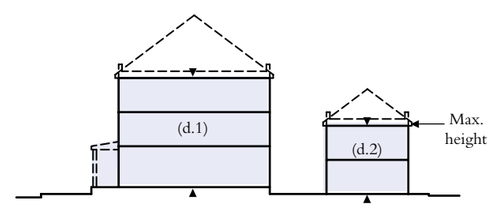
Setbacks: Outbuilding

1. The outbuilding shall be distanced from the lot lines as shown.



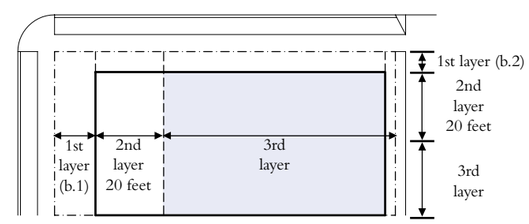
Building Height

1. Building height shall be measured in number of stories, excluding attics and raised basements.
2. Ground-floor habitable rooms at frontages shall be 10' min. floor-to-ceiling.
3. Upper-story habitable rooms at frontages shall be 9' min. floor-to-ceiling.



Parking Placement

1. Parking (whether open, covered, or enclosed) shall only be provided within the third layer. Garages may be permitted in the first or second layer by variance.



Permitted Encroachments

	Setbacks Facing Frontages	Side and Rear Setbacks	Thoroughfares (incl. ROW) [1]
Patios [2]		•	
Decks [2]		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps [2]	•	•	
Porches and Steps [3]	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings		•	•
At Commercial Uses Only			
Merchandise	•	•	•
Cafe Tables	•	•	•
Chairs	•	•	•
Umbrellas	•	•	•
Planters	•	•	•
Heaters	•	•	•
Arcades [4]	•	•	•
Colonnades [4]	•	•	•
Galleries	•	•	•
Canopies	•	•	•
Marquees	•	•	•
Signs	•	•	•
Lights	•	•	•
Buildings [4] *(Also see requirement on C.8)*	•		•

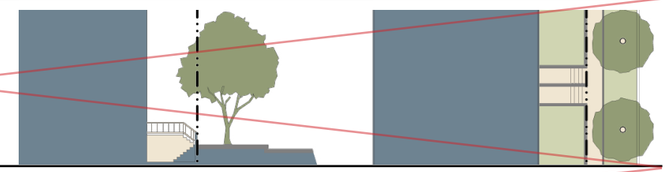
Notes:

1. All encroachments into utility easements are subject to the permission of the affected easement owner.
2. To within 2 feet of vehicular lanes. A 7-foot minimum clear height shall be maintained, with the exception of columns, piers, and posts. A 5-foot minimum pedestrian clear zone shall also be maintained.
3. May encroach into setbacks up to 6 feet.
4. May encroach into setbacks up to 12 feet.
5. Conditioned habitable space may encroach into the R.O.W above an Arcade or Colonnade as indicated, if a 12'-6" height clearance is maintained.

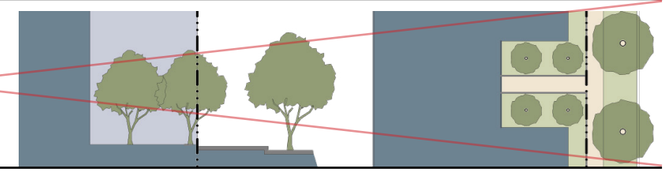
Common Lawn: a facade set back substantially from the frontage line. The front yard should remain unfenced and be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front porch is encouraged but not required, as social interaction from the sidewalk is unlikely at such a distance.

Porch: a facade is set back from the frontage line with a front porch. The porch should be within a conversational distance of the sidewalk. Hedges, fences, or garden walls at the frontage line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 8 ft deep.

Terrace and Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential uses from the sidewalk, by creating an elevated front garden. The terrace created may also be suitable for restaurants and cafes, as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.



Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for a garden or plaza, providing a transition from the public sidewalk to the building entry. This type should be used sparingly. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.

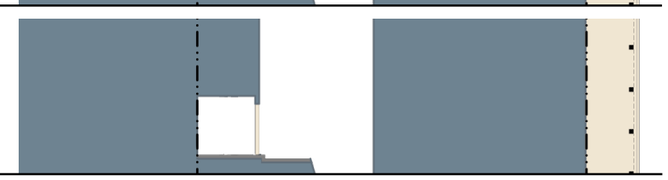


Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the storefront.

Storefront and Awning: a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with a cantilevered shed roof or an awning. The absence of a raised ground story generally precludes residential uses on the ground floor, although residential uses may be present where retail is anticipated in the future.

Gallery: a roof extends over the sidewalk above while the building facade remains at the frontage line. This type is most common for office, retail, and manufacturing uses. To be useful, the gallery should be no less than 12 feet deep and should overlap the sidewalk to within 2 feet of a vehicular lane so that a pedestrian cannot bypass it.

Arcade or Colonnade: An arcade (arches) or colonnade (columns and beams) is a structure including habitable space extending over a sidewalk supported by arches and open to the adjacent street or civic space. The ground story remains at the frontage line while the facade of the upper stories overlaps the sidewalk. This type is most common for office, retail, and manufacturing uses.



T3 Neighborhood Edge Zone

T4 Neighborhood General Zone

T5 Neighborhood Center Zone

	T3: Neighborhood Edge Zone	T4: Neighborhood General Zone	T5: Neighborhood Center Zone
Residential: Premises available for long-term human habitation by means of ownership or rental for more than 30 days.	**Open Residential:** Up to six dwelling units and one accessory dwelling unit are permitted on each lot.		
Lodging: Premises available for short-term human habitation, including daily and weekly rental.	Lodging uses are not permitted.	**Limited Lodging:** The property shall be owner-occupied. The number of bedrooms available for lodging shall be limited to 8. Breakfast may be provided to overnight guests before noon each day. (e.g. bed & breakfast or inn)	**Open Lodging:** Food service may be provided at all times. The maximum length of stay shall not exceed 90 days.
Office: Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding retail sales and manufacturing.	Office uses are not permitted.	**Limited Office:** The area available for office use shall be limited to the first story.	Office uses are permitted.
Retail: Premises available for the commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.	Retail uses are not permitted.	**Limited Retail:** The building area available for retail use shall be limited to the first story of buildings on corner lots. The specific use shall be further limited to neighborhood store or food service seating no more than 30.	Retail uses are permitted.
Manufacturing: Premises available for the creation, assemblage, and/or repair of artifacts including their retail sale except when such activity creates adverse impacts.	**Restricted Manufacturing:** Manufacturing uses are permitted in rear yards only. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).	**Limited Manufacturing:** Manufacturing uses shall be limited to the first story of buildings on corner lots. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).	**Open Manufacturing:** Manufacturing uses are permitted. (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).
Civic: Organizations dedicated to arts and culture, education (including schools), government, recreation, religion, social service, transit, as well as cemeteries, municipal parking, post offices, wedding chapels and the like.	Civic uses are permitted in any Transect Zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.		

Uses Prohibited in this PD

The uses listed below, regardless of whether the proposal will be a primary or accessory use, shall be prohibited in this PD:

- Adult Entertainment
- Automobile and/or Truck Washing Facility
- Automobile Body Repair Shop
- Automobile Fueling Station
- Cell Towers exposed to view
- Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling
- Commercial Amusement, Outdoor
- Commercial Kennels and Animal Husbandry
- Commercial Stable
- Concrete or Asphalt Batching Plant
- Construction and Demolition Debris Disposal Facility
- Distribution Facilities
- Solid Waste Incinerators
- Junk & Wrecked Vehicle Salvage Yard Facility
- Methane Recovery Facility associated with Soil Removal
- Mineral Extraction and Surface Mining
- Motor Vehicle Impound lots
- Mover Storage Facility
- Moving Truck and Trailer Rental
- Outdoor Vending Machines, except those for bikes, scooters, etc.
- Paint Mixing & Spraying Facility
- Petroleum or Related Products Refining or Distributor
- Plastic & Rubber Products Manufacture
- Race Tracks
- Recycling and Salvage Center (except architectural salvage)
- Salvage Motor Vehicle Auction or Pool Facility
- Sanitary Landfill
- Shooting Range, Outdoor
- Solid Waste Disposal Facility
- Truck Stop
- Truck Terminals
- Wind Energy Conversion System, Large Wind Farms
- Other uses which create an adverse impact on adjacent properties adjacent to this community (noise, vibration, odor, pollution, socio-economic disruption, etc.). Impacts confined to this community are not considered adverse.
- Similar Uses: For a proposed use not listed herein, a Waiver or a Warrant may be issued as described elsewhere in these PD Standards.

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: an Apartment not greater than 700 square feet sharing ownership and utility connections with a Primary Building; it may or may not be within an Outbuilding. *See C.11 and C.14.*

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path. *See C.5-C.6.*

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a building contained within a pitched roof structure.

Backbuilding: a single-Story structure connecting a Primary Building to an Outbuilding. *See C.16.*

Bed and Breakfast: *See C.14.*

Block: the aggregate of private Lots, Secondary Thoroughfares, and Parking Lots, circumscribed by Primary Thoroughfares.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. *See C.8.*

Commercial: the term collectively including Lodging, Office, and Retail Uses.

Common Lawn: *See C.13.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system. *See C.5-C.7.*

Driveway: a vehicular lane within a Lot, often leading to a garage.

Dwelling Unit: one or more rooms used, or intended to be used for occupancy by one person or a group of persons living together as a family. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall be a separate dwelling unit.

Effective Turning Radius: *See C.16.*

Elevation: *See C.16.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit. *See C.10 and C.12.*

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit. *See C.10 and C.12.*

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Facade: *See C.16.*

Frontage: *See C.13 and C.16.*

Frontage Line: *See C.16.*

Frontage Buildout: That portion of a setback line which shall have a building facade on it.

Gallery: *See C.13.*

Green: *See C.8.*

Inn: *See C.14.*

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. (Syn. flexhouse.)

Lodging: *See C.14.*

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Layer: a range of depth of a Lot within which certain elements are permitted. See *C.16.*

Lot Line: *See C.16.*

Lot Width: the length of the Primary Frontage Line of a Lot. *See C.12.*

Manufacturing: *See C.14.*

Office: *See C.14.*

Open Space: land intended to remain undeveloped; it may be for Civic Space. *See C.8.*

Outbuilding: a building, usually located toward the rear of the same Lot as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding. *See C.16.*

Park: *See C.8.*

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages. *See C.6.*

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network. *See C.7.*

Pavement Radius: *See C.16.*

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: *See C.8.*

POA: Property Owners Association

Primary Building: the main building on a Lot, usually located toward the Frontage. *See C.16.*

Primary Entrance: the main point of access for pedestrians into a building.

Primary Frontage: *See C.16. See* **Frontage.**

Private Frontage: *See C.16. See* **Frontage.**

Public Frontage: *See C.16. See* **Frontage.**

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys are typically paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges. *See C.7.*

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode. *See C.3.*

Residential: *See C.14.*

Retail: *See C.14.*

Right-of-Way (R.O.W.): *See C.16.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3).

Secondary Frontage: *See C.16. See* **Frontage.**

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed on *C.12. See C.16.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity. *See C.5-C.7.*

Square: *See C.8.*

Stoop: *See C.13.*

Storefront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. *See C.13.*

Story: a habitable level within a building, excluding an Attic or raised basement. *See C.12.*

Street (ST): a local urban Thoroughfare of low speed and capacity. *See C.5.*

Swale: a low or slightly depressed natural area for drainage.

T-zone: *See* **Transect Zone.**

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. *See C.5-C.7 and C.16.*

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism. *See C.2 and C.4.*

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. *See C.4.* (syn. T-zone)

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See C.16.*

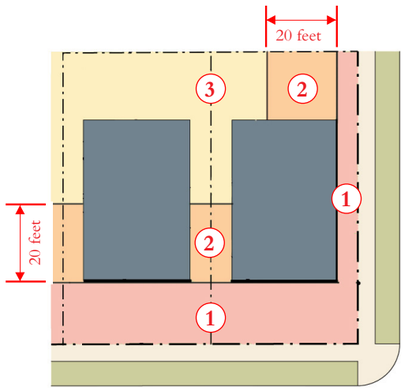
Use: the function or functions accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use. See *C.14.*

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of these PD Standards. Variances are granted by the Zoning Board of Adjustment in a public hearing. *See C.2.*

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of these PD Standards, but that is justified by its Intent. Warrants are granted administratively. *See C.2.*

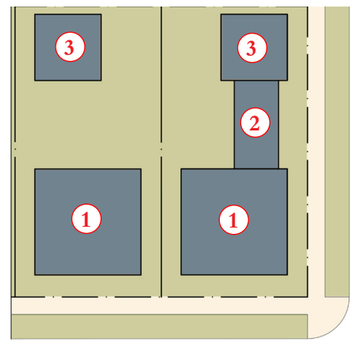
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare. *See C.5.*

Lot Layers



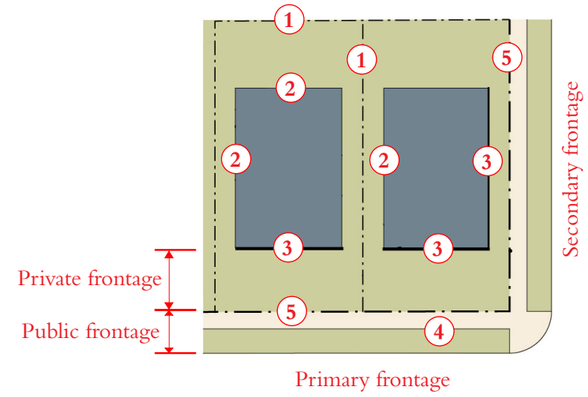
1. **1st Layer**
2. **2nd Layer**
3. **3rd Layer**

Principle Building & Outbuilding



1. **Primary Building**
2. **Backbuilding**
3. **Outbuilding**

Frontage & Lot Lines



1. **Lot Line**: the boundary that legally and geometrically demarcates a lot.
2. **Elevation**: an exterior wall of a building not facing a frontage line.
3. **Facade**: the exterior wall(s) of a building that is (are) set along a frontage line. Facades face frontage lines and define the public realm, and are therefore more regulated than the elevations facing other lot lines.
4. **Right-of-Way (R.O.W.):** the composite public area dedicated to circulation, including the vehicular way and the streetscape.

   Frontage: the area between a building facade and a thoroughfare or civic space, inclusive of its various built and planted components. Frontage is divided into private frontage and public frontage.
5. **Frontage Line:** the line between the public and private frontage, (primary or secondary). The frontage line is co-incident with the property line(s), at frontages.

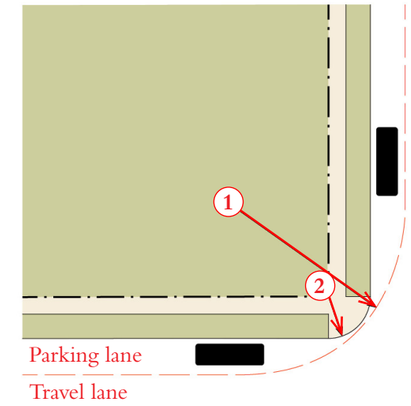
   Primary Frontage: on lots with multiple frontages, the frontage which will bear the address and primary entrance to the building.

   Secondary Frontage: on lots with multiple frontages, the frontage(s) that are not the primary frontage.

   Private Frontage: the privately held Layer between the Frontage Line and the Primary Building Facade.

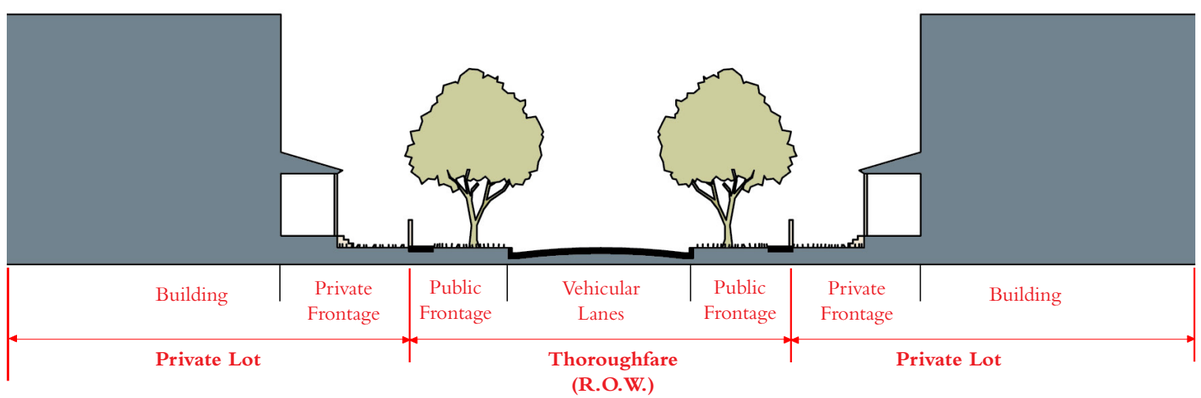
   Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line.

Turning Radius



1. **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
2. **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there is. The smaller the pavement radius, the more slowly the vehicle is forced to make the turn.

Thoroughfare & Frontages



GRAPHIC SCALE
0 50 100
(IN FEET)
DUNAW
TX Registered Engine
5707 SOUTHWES
BUILDING 2, S
AUSTIN, TX
PHONE: 512-3
TBPLS NO. 10

GRAPHIC SCALE
0 50 100
(IN FEET)
WILBERT J.
152.545 A
DOC. NO. 2016
DELPHINE SLIVENSKY ESTATE
VOL. 439, PG. 108
PEACO REAL ESTATE
HOLDINGS, LLC
1.563 ACRES
DOC. NO. 2017020661
PARKING
NORTH DRIVE
UNAWAY
tered Engineering Firm #F-1114
SOUTHWEST PARKWAY
UILDING 2, SUITE 250
AUSTIN, TX 78735
HONE: 512-306-8252
BPLS NO. 10065000

GRAPHIC SCALE
0 50 100
(IN FEET)
WILBERT J. VO
152.545 AC
DOC. NO. 2016
DELPHINE SLIVENSKY ESTATE
VOL. 429, PG. 108
PEACO REAL ESTATE
HOLDINGS, LLC
1.163 ACRES
DOC. NO. 2017020661
RCT HOLDINGS, LLC-104
CARLOS G. PARKER
BLVD. SERIES
0.704 ACRES
DOC. NO. 2016044780
FM 387 / CARLOS PARKER DRIVE
(120' R.O.W.)
AMENDED CAB. T. SL. 110-111
DUNAWAY
Registered Engineering Firm #F-1114
707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252
TBPLS NO. 10065900

GRAPHIC SCALE
0 50 100
(IN FEET)
WILBERT J. VOSWERK
152.545 ACRES
DOC. NO. 2016044897
DELPHINE SLIVENSKY ESTATE
VOL. 429, PG. 108
PEACO REAL ESTATE
HOLDINGS, LLC
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0.704 ACRES
DOC. NO. 2016044780
FM 387 / CARLOS PARKER DRIVE
AMENDED CAB. T. SL. 110-111
JOHN M. CUBA ADDITION SECTION THREE CABINET G, SLIDE 311-312
DUNAWAY
TX Registered Engineering Firm #F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252
TBPLS NO. 10065900

THE SCHOOLYARD (a working title)
SITE AREA 40.18 ACRES
0 200 400
GRAPHIC SCALE IN FEET
TEASLEY DRIVE
HARTSON DRIVE
TRIBUTE BOULEVARD
SLIVENSKY DRIVE
GREINERT DRIVE
ANSLEY COURT
CARAWAY DRIVE
STEELE DRIVE
NORTH DRIVE
CARLOS G. PARKER BLVD.
RESERVE 6 PARKLAND/DRAINAGE 4.20 AC.
RESERVE 8 DETENTION 2.91 AC.
LOT 3, BLOCK 1 RETAIL 3.989 AC.
N68° 22'47"E 272.94'
S64° 42'18"W 1374.97'
0 ft 120 ft 240 ft 480 ft
N

High Spot
PHASE 1-A
TEASLEY DRIVE
HARTSON DRIVE
NORTH DRIVE
TRIBUTE BOULEVARD
SLIVENSKY DRIVE
ANSLEY COURT
GREINERT DRIVE
CARAWAY DRIVE
STEELE DRIVE
RESERVE 8
PARKLAND/DRAINAGE
4.20 AC.
RESERVE 8
DETENTION
2.91 AC.
LOT 3 BLOCK 1
RETAIL
3.989 AC.
WILBERT J. VORWERK
152.545 ACRES
DOC. NO. 2016044897
THE NORTH LOOP SCHOOL ADDITION
CABINET V, SLIDE 400
DOC. NO. 2002093288
PEACO REAL ESTATE
HOLDINGS, LLC
1.163 ACRES
DOC. NO. 2017020661
RGT HOLDINGS, LLC-404
CARLOS G. PARKER
BLVD. SERIES
0.274 ACRES
DOC. NO. 2016044780
615' min. Cl. 90°
FM 397 / CARLOS PARKER DRIVE
(120' R.O.W.)
S64°42'18"W 1374.97'
N68°22'47"E 272.94'
N68°22'47"E 1673.24'

WILBERT J. VORWERK
152.545 ACRES
DOC. NO. 2016044897
N68° 22'47"E 272.94'
TEASLEY DRIVE
(50' R.O.W.)
HARTSON DRIVE (50' R.O.W.)
RESERVE 6
PARKLAND/DRAINAGE
4.20 AC.
TRIBUTE BOULEVARD
80' R.O.W.
SLIVENSKY DRIVE
(50' R.O.W.)
ANSLEY COURT
(50' R.O.W.)
GREINERT DRIVE (50' R.O.W.)
CARAWAY DRIVE
(50' R.O.W.)
STEELE DRIVE
(50' R.O.W.)
20' PRIVATE ALLEY
RESERVE 7
PARKLAND/DRAINAGE
2.36 AC.
RESERVE 8
DETENTION
2.91 AC.
LOT 3 BLOCK 1
RETAIL
3.989 AC.
S64° 42'18"W 1374.97'
NORTH DRIVE
(80' R.O.W.)
PEACO REAL ESTATE
HOLDINGS, LLC
1.163 ACRES
DOC. NO. 2017020661
RCT HOLDINGS, LLC 404
CARLOS G. PARKER
BLVD. SERIES
5.734 ACRES
DOC. NO. 2016044780
FM 397 / CARLOS PARKER DRIVE
(120' R.O.W.)
THE NORTH LOOP SCHOOL ADDITION
CABINET V, SLIDE 400
DOC. NO. 2002093288
High Spot
PHASE 1-B
PHASE 1-A

PHASE 1-C
PHASE 1-B
PHASE 1-A
TEASLEY DRIVE
HARTSON DRIVE
TRIBUTE BOULEVARD
SLIVENSKY DRIVE
ANSLEY COURT
GREINERT DRIVE
CARAWAY DRIVE
STEELE DRIVE
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RESERVE 6
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LOT 3 BLOCK 1
RETAIL
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CARLOS G. PARKER
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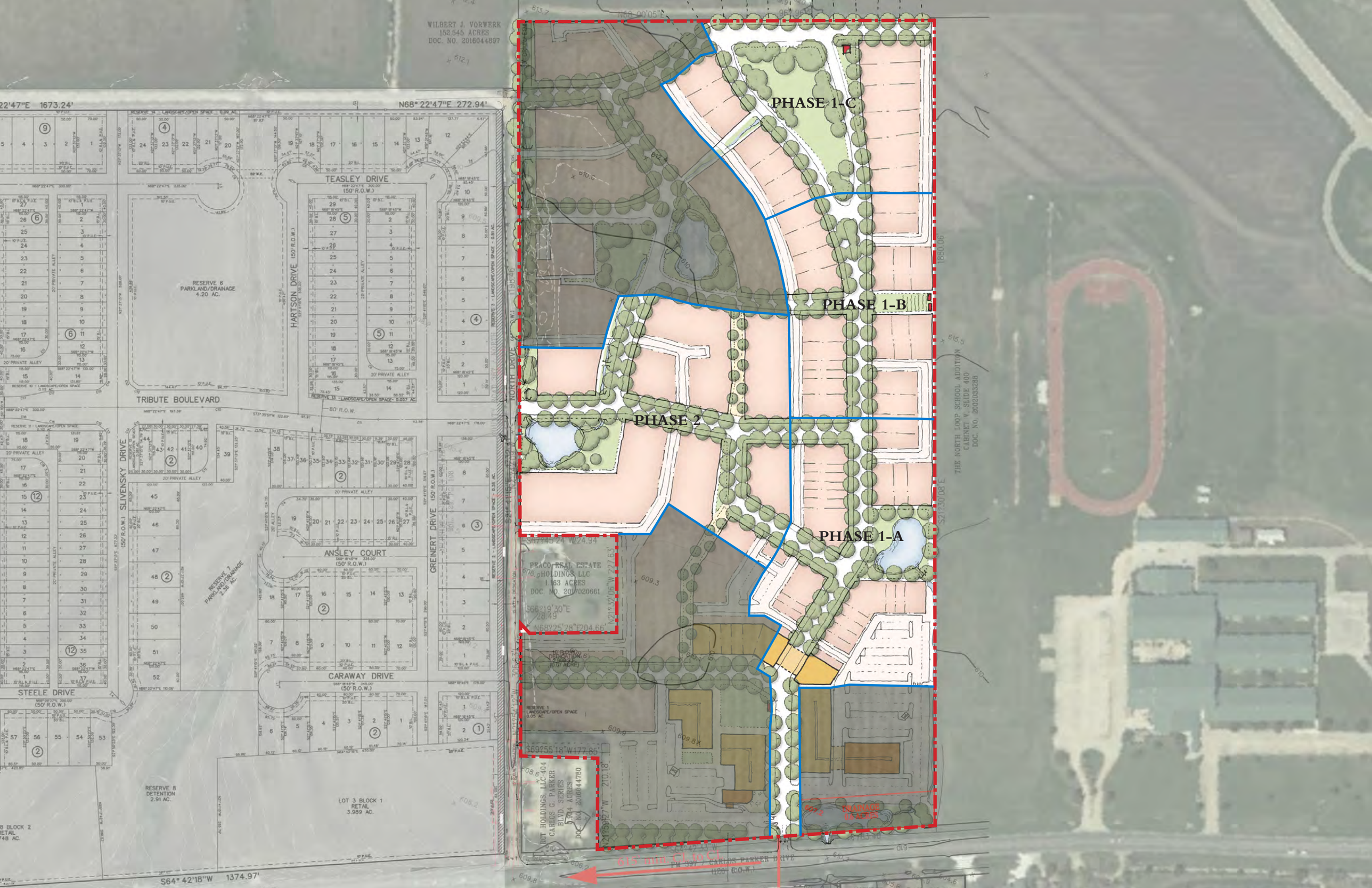
PHASE 1-C
PHASE 1-B
PHASE 2
PHASE 1-A
TEASLEY DRIVE
HARTSON DRIVE
TRIBUTE BOULEVARD
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GREINERT DRIVE
CARAWAY DRIVE
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PEACO REAL ESTATE HOLDINGS, LLC 1.163 ACRES DOC. NO. 2017020661
RCT HOLDINGS, LLC-404 CARLOS G. PARKER BLVD. SERIES 5.394 ACRES DOC. NO. 2016044780
FM 397 / CARLOS PARKER DRIVE (120' R.O.W.)
615 min. sl to ch
S64° 42'18"W 1374.97'
N68° 22'47"E 272.94'

PHASE 1-C
PHASE 3
PHASE 1-B
PHASE 2
PHASE 1-A
TEASLEY DRIVE
HARTSON DRIVE
TRIBUTE BOULEVARD
SLIVENSKY DRIVE
ANSLEY COURT
GREINERT DRIVE
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S64° 42'18"W 1374.97'
N68° 22'47"E 272.94'

PHASE 1-C
PHASE 3
PHASE 1-B
PHASE 2
PHASE 1-A
PHASE X
TEASLEY DRIVE
HARTSON DRIVE
TRIBUTE BOULEVARD
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S64°42'18"W 1374.97'

PHASE 1-C
PHASE 3
PHASE 1-B
PHASE 2
PHASE 1-A
PHASE Y
PHASE X
TEASLEY DRIVE
HARTSON DRIVE
TRIBUTE BOULEVARD
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RCT HOLDINGS, LLC-404 CARLOS G. PARKER BLVD. SERIES 5.394 ACRES DOC. NO. 2016044780
N68°22'47"E 272.94'
S64°42'18"W 1374.97'

Phase 1 Residential Program

	Lot Width	Lot Depth (min.)	Units		Percent	Ratio		Parking Req.	Parking Provided
Large House (Mansion)	60	100	6		10%	2.0	/unit	12	Parking Provided on Lots
House	50	100	22		35%				
Cottage	35	70	9		15%				
Townhouse	20	75	16		26%				
Mews Unit / Liner Building	30	35	1		2%				
MF House (4-plex)	78	110	8		13%				
TOTAL			**62**		**100%**				

Later Phases

Linear Feet of Frontage	3600
subtract 10% for corners	**3240**

	Average Lot Width	Lot Depth	Linear Feet	Units	Percent	Ratio		Parking Req.	Parking Provided
Large House (Mansion)	60	100	314	5	4%	2.0	/unit	627	Parking Provided on Lots
House	50	100	1150	23	16%				
Cottage	35	70	470	13	9%				
Townhouse	20	75	836	42	29%				
Mews Unit / Liner Building	30	35		7	5%				
MF House (#-plex)	78	110		4	3%				
MF Corridor Building	varies	80	40	40	28%	See Below			See Below
Live-work Unit	24	70	8	8	6%				
TOTAL				**142**	**100%**				

Commercial & Mixed-Use Program

	Lot Width	Lot Depth (min.)	Count		Percent	Ratio		Parking Req.	Parking Provided	
MF Corridor Building	varies	80	40	Units		2.0	/unit	80	14	On lots
Live-work Unit	24	70	8	Units		2.0	/unit	16	361	Parking Lots
Auxilary Commercial Unit (in MF House)	varies	varies	1,000	SF	2%	5.0	/1000 SF	5	60	On Streets
Live-work	24	70	13,440	SF	30%	5.0	/1000 SF	67		
In-line Commercial	varies	70	30,400	SF	68%	5.0	/1000 SF	152		
Hotel	varies	70	80	Keys	0%	1.0	/key + 25	105		
TOTAL			**44,840**		**100%**			**425**	**435**	10

TOTALS

	Average Lot Width	Lot Depth		Total Units	Percent
Large House (Mansion)	60	100		11	5%
House	50	100		45	22%
Cottage	35	70		22	11%
Townhouse	20	75		58	28%
Mews Unit / Liner Building	30	35		8	4%
MF House (#-plex)	78	110		12	6%
MF Corridor Building	varies	80		40	20%
Live-work Unit	24	70		8	4%
TOTAL				**204**	**100%**

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR
☐ Streets/Infrastructure
☒ Quality of Life
☒ Economic Vitality

Agenda Item #: 5

Agenda Title: **Consider Ordinance 2022-08 regarding PZ-2022-1407, a change of zoning request on approximately 0.287 acres located at 205 East Martin Luther King Jr. Boulevard from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2).**

Council Action to be taken: Consider Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, AICP/Director of Development Services and Assistant City Manager

1. PURPOSE/DESCRIPTION

The purpose of the re-zoning is to permit residential development on two lots within a historically residential neighborhood. The current zoning district (M-1) does not permit residential uses, so any new residential development on vacant Lot 9 would not be possible. Additionally, the existing residence on Lot 10 is currently considered a legal nonconforming use due to the zoning regulations within the M-1 zoning district. For the applicant to move forward developing a duplex on Lot 9 and aligning Lot 10's current use with a zoning district that permits the existing use by-right, changes to the Official Zoning Map are necessary.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicant's request is to change the zoning district designation of M-1 on Lots 9 and 10 within Block 92 of the original City of Taylor plat. The M-1 Zoning District change would permit residential land uses compatible with existing land uses. Not only would the re-zoning it would allow for new dense, residential development, by-right, but it will bring the existing residence on Lot 10 into compliance with current zoning regulations.

On February 8, 2022, the Planning and Zoning Commission held a public hearing regarding this request. The Planning and Zoning Commission unanimously recommended approval of the Zoning Map Amendments.

3. PROS and CONS

PROS	CONS
• Infill development will be encouraged within a neighborhood designed for residential uses and has all the necessary infrastructure. • A "Missing Middle" housing product (duplex) is proposed to be built, which is a prioritized housing type within Chapter 4 of the Comprehensive Plan. • Increase in the tax base.	• The lots are located directly adjacent to an existing industrial business.

4. RECOMMENDATION

The Planning and Zoning Commission held a public hearing on February 8, 2022. The Commission unanimously recommended approval of the request to change the zoning of two lots, approximately 0.287 acres in total, from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2).

5. FUNDING SOURCE

N/A.

6. TIMELINE

- Planning and Zoning Commission public hearing and recommendation – February 8, 2022
- City Council public hearing and ordinance introduction – February 24, 2022
- City Council consideration of ordinance approval – March 10, 2022

7. OTHER OPTIONS (In order of preference)

N/A.

8. ATTACHMENTS

5a. Staff Report
5b. Growth Sector Map
5c. Future Land Use Map
5d. Current Zoning Map
5e. Proposed Zoning Map
5f. Draft Ordinance 2022-08
5g. Exhibit "A," Survey
5h. PowerPoint presentation

City of Taylor
PZ-2022-1407
Zoning Map Amendment
Staff Report

Requested Action:
Zoning Map Amendment to change the zoning of approximately 0.287 acres of land, located at 205 E. Martin Luther King Jr. Boulevard and legally described as Lots 9 and 10, Block 92, City of Taylor, from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2).

Applicant:
Darion Pugh/DP Rentals, LLC

Subject Property:
Approximately 0.287 acres of land, located at 205 E. Martin Luther King Jr. Boulevard and legally described as Lots 9 and 10, Block 92, City of Taylor, from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2), Taylor, Williamson County, Texas.

Parcel Information:
Zoning: Light Industrial Zoning District (M-1)
Current Use: Residential
Proposed Zoning: Multi-Family Residential Zoning District (MF-2)
Future Land Use Map: Neighborhood Infill
Growth Sector: Infill Neighborhood Sector

Adjacent Parcel Information:

Direction	Land Use	Zoning
North	Industrial	M-1
South	Martin Luther King Jr. Blvd. ROW/Residential	R-1 across Martin Luther King Jr. Blvd.
East	Vacant lot	M-1
West	Booth St. ROW/Residential	B-3

Purpose:
The purpose of the re-zoning is to permit residential development on two lots within a historically residential neighborhood.

Staff Analysis:
The subject property is approximately 0.287 acres and two lots, located at 205 E. Martin Luther King Jr. Blvd. Currently, it is zoned Light Industrial Zoning District (M-1). The applicant is proposing to re-zone to Multi-Family Residential Zoning District (MF-2) to permit the construction of a duplex on Lot 9 and align Lot 10's current use with a zoning

district that permits the existing use by-right, changes to the Official Zoning Map would be necessary.

The proposed land use for Lot 9, "Two Family Dwelling (Duplex)," is not permitted in the M-1 Zoning District. For any duplex development to move forward, changes to the approved zoning map would be necessary. As proposed, a re-zoning to Multi-Family Residential Zoning District (MF-2) would be the most appropriate. This zoning district encourages dense, residential development, which the applicant proposes, and the kind of development the lots were initially platted for.

The current land use for Lot 10, "Single-Family Dwelling (Detached)," is not permitted in the M-1 Zoning District. For this land use to comply with current zoning regulations, changes to the approved zoning map would be necessary. As proposed, a re-zoning to Multi-Family Residential Zoning District (MF-2) would be appropriate as it permits the use mentioned above by-right.

In summary, the applicant requests to change the zoning district designation of M-1 to MF-2 of two lots, approximately 0.287 acres in total. The MF-2 Zoning District change would permit multi-family and single-family residential uses compatible with existing and proposed residential land uses. Additionally, it would encourage the development of infill lots and allow the developer to provide a broader amount of housing types within an existing residential neighborhood.

Staff Recommendation:

As City Staff, we are charged with using the Comprehensive Plan as a guide for making recommendations to the Planning and Zoning Commission on proposed re-zoning requests. Staff recommends approval of the request to rezone approximately 0.287 acres as it furthers the first key takeaway within Chapter 2 of the Comprehensive Plan, *"focus on developing small and infill lots"* and both H1, "*neighborhoods should have a mix of housing affordable to all income levels and age groups,*" and H4, "i*nfill missing middle housing and accessory dwelling units should be prioritized over new, large lot single-family development."*

Staff uses the Future Land Use Map and Growth Sectors Map as guides as they are the graphic representation of the desires in the Comprehensive Plan. It shows where development and redevelopment should be in Taylor. The subject property is designated Neighborhood Infill on the Future Land Use Map. The Neighborhood Infill designation is for areas with existing infrastructure for housing and smaller neighborhood retail development. The subject property is also designated Infill Neighborhood Sector on the Growth Sectors Map, where there is infrastructure for existing development that can also accommodate future development.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission is charged with reviewing all requests for re-zonings and recommends to City Council either in favor of or opposition to each request.

In determining a recommendation on a re-zoning request, the Planning and Zoning Commission members consider the following factors:

- **Is the re-zoning consistent with the Comprehensive Plan?**

The re-zoning request is consistent with the Comprehensive Plan, as it furthers the intent and goals of Chapter 2 and Chapter 4.

- **Is the re-zoning compatible with the surrounding area?**

The re-zoning is compatible with the surrounding area. The proposed re-zoning will encourage development compatible within the existing neighborhood and will permit more dense development than single-family residential, by-right.

- **Does the re-zoning promote the public health, safety, or general welfare?**

Staff analysis indicates the re-zoning of the subject property will promote public health, safety, and welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

- **Is adequate infrastructure available or planned to meet the needs of the proposed land use?**

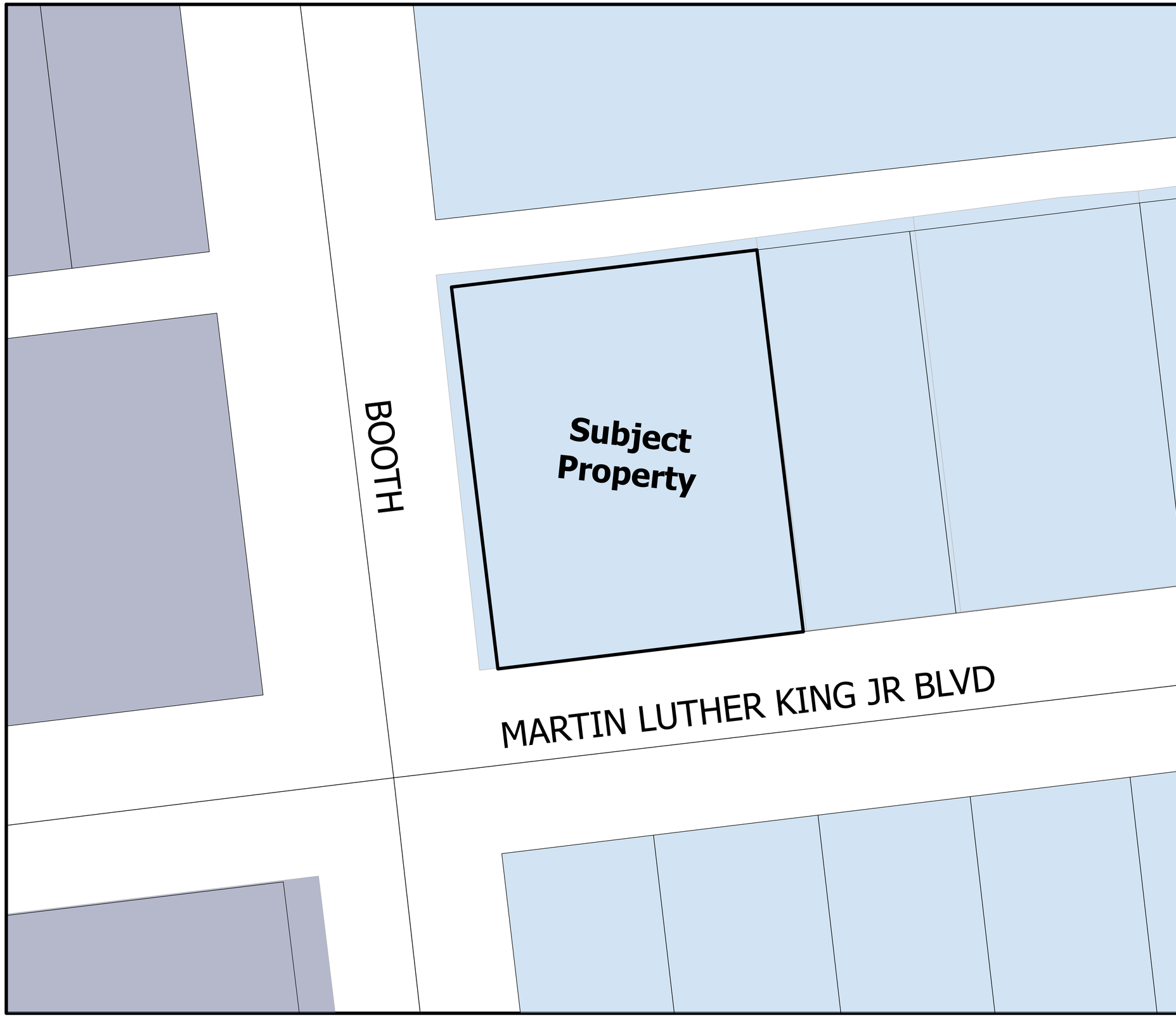
Adequate public facilities are directly available, and no utility extensions will be required for any future development.

- **Do current conditions indicate that a re-zoning is necessary?**

Taylor has been growing recently, so infill and Missing Middle development will be vital. New multi-family development will help meet the daily needs of new residents and increase the tax base. People are relocating to Taylor and buying their first homes here, so Taylor wants inclusive neighborhoods to offer everyone in all life stages.

<u>Attachments:</u>

1. Growth Sector Map
2. Future Land Use Map
3. Current Zoning Map
4. Proposed Zoning Map
5. Draft Ordinance
    a. Exhibit “A,” Survey
    b. Exhibit “B,” Proposed Zoning Map



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PZ-2022-1407

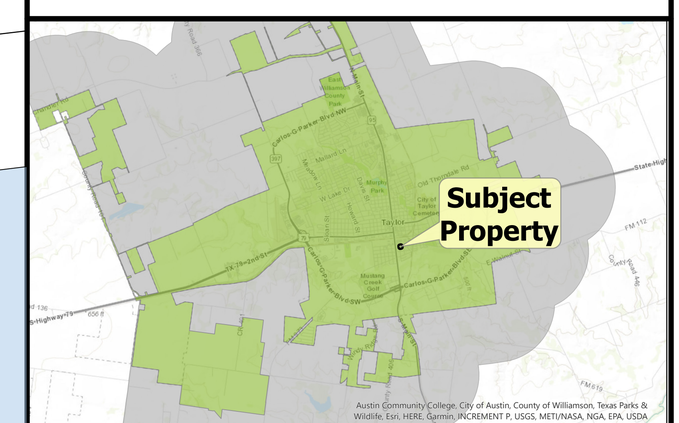
205 E. Martin Luther King Jr. Blvd.
Growth Sectors Map
Approximately 0.287 acres of Infill Neighborhood Sector

Legend

- Subject Property
- Parcels
- Streets

2021 Growth Sectors Map

- Infill Neighborhood Sector
- Infill Growth Sector



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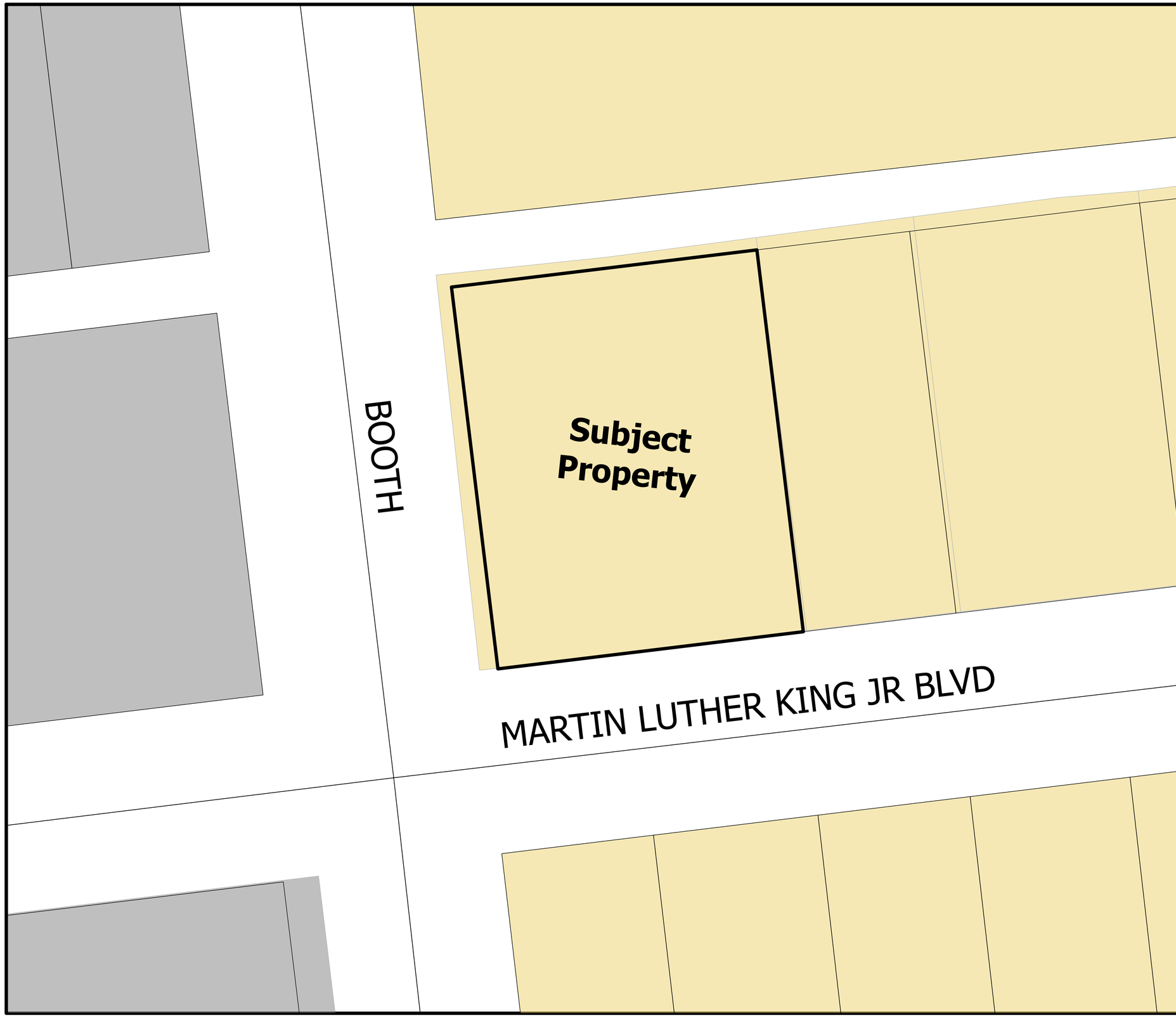

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PZ-2022-1407

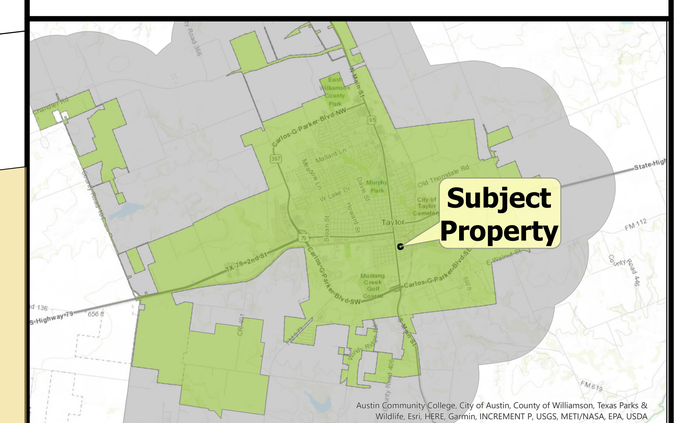
205 E. Martin Luther King Jr. Blvd.
Future Land Use Map
Approximately 0.287 acres of Neighborhood Infill

Legend

- Subject Property
- Parcels
- Streets

2021 Future Land Use Map

- Market Center: Neighborhood
- Neighborhood Infill



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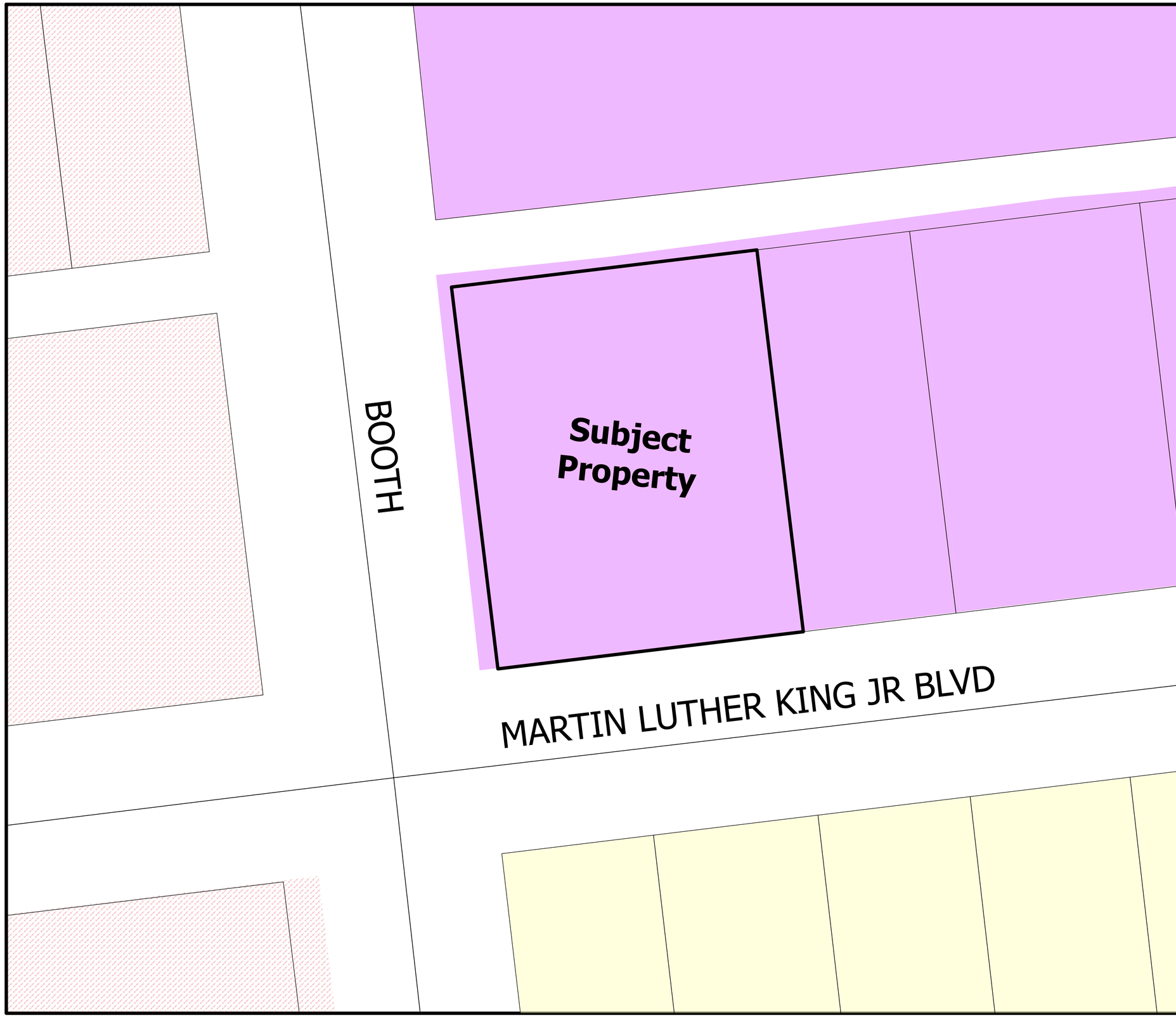


N

PZ-2022-1407

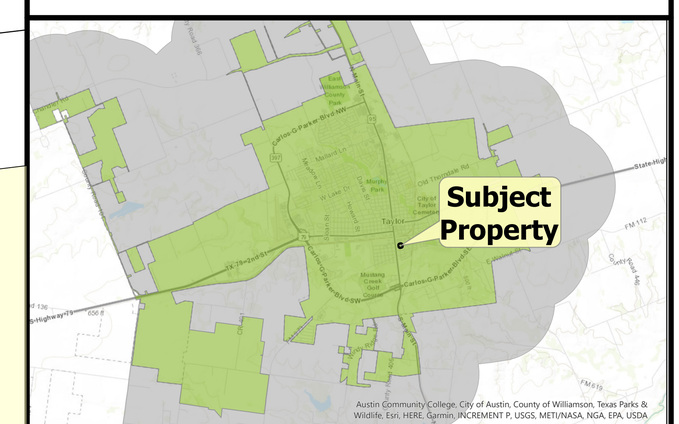
205 E. Martin Luther King Jr. Blvd.
Current Zoning Map
Approximately 0.287 acres of Light Industrial Zoning District (M-1)

Legend

- Subject Property
- Parcels
- Streets

ZONING

- B-3 Central Business
- M-1 Light Industrial
- R-1 Single Family



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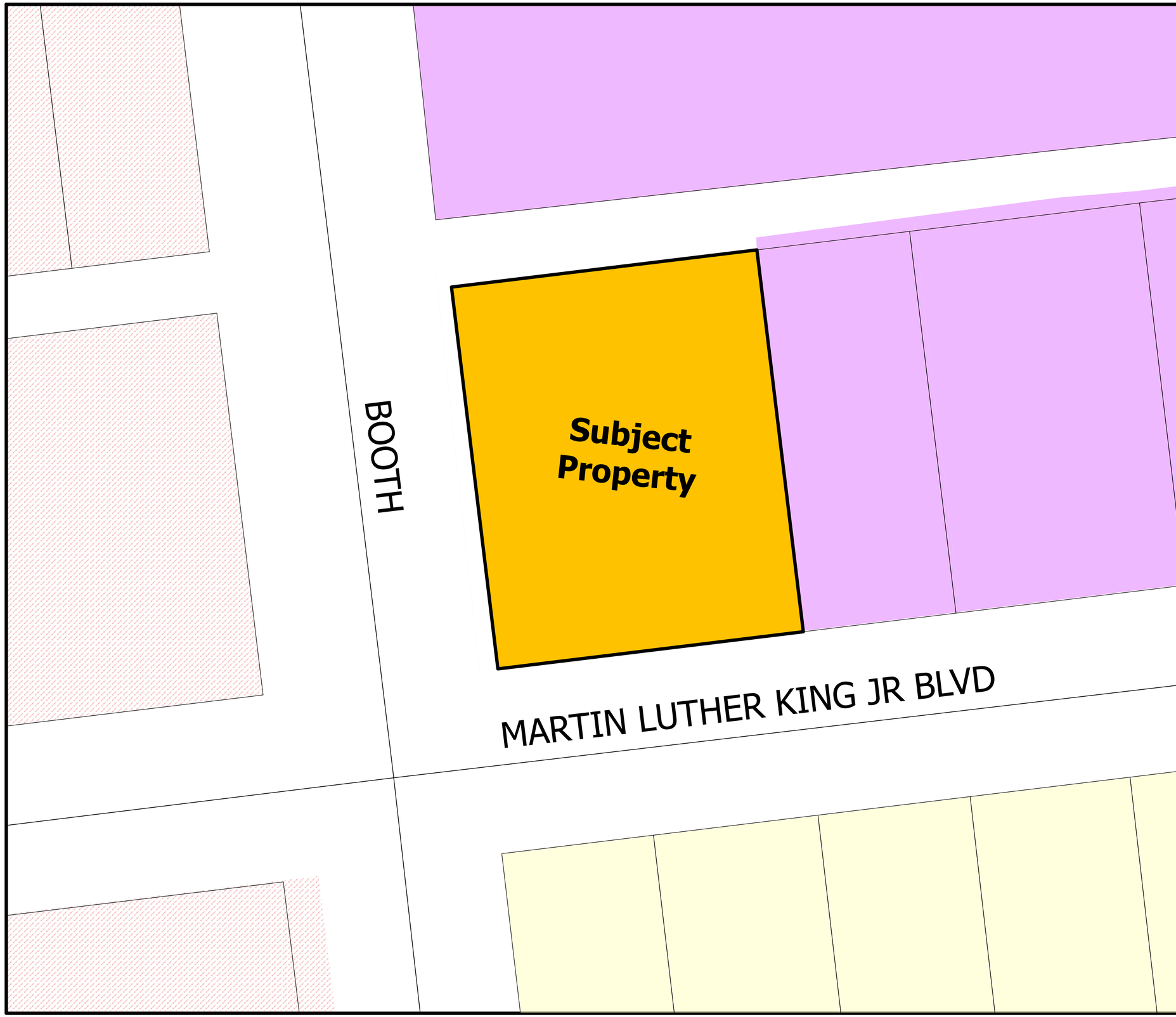


N

PZ-2022-1407

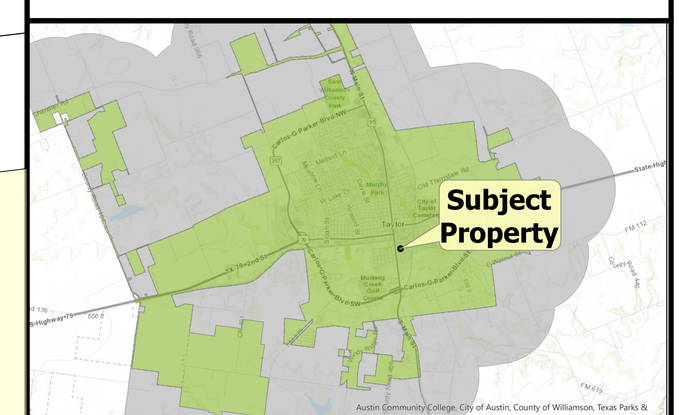
205 E. Martin Luther King Jr. Blvd.
Proposed Zoning Map
Approximately 0.287 acres of Multi-Family Residential Zoning District (MF-2)

Legend

- Subject Property
- Parcels
- Streets

ZONING

- B-3 Central Business
- M-1 Light Industrial
- R-1 Single Family
- MF-2 Multi-Family



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ORDINANCE NO. 2022-08

AN ORDINANCE CHANGING THE ZONING ON PROPERTY DESCRIBED AS APPROXIMATELY 0.287 ACRES OF LAND LOCATED AT 205 EAST MARTIN LUTHER KING JR BLVD, LEGALLY DESCRIBED AS LOTS 9 AND 10, BLOCK 92, CITY OF TAYLOR, FROM LIGHT INDUSTRIAL ZONING DISTRICT (M-1) TO MULTI-FAMILY RESIDENTIAL ZONING DISTRICT (MF-2), TAYLOR, WILLIAMSON COUNTY, TEXAS.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on February 24, 2022, to consider the request made by DP Rentals, LLC through Darion Pugh, for property which is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on February 8, 2022, to consider the zoning request, and recommended the change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

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

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The Property described in Exhibit "A" is changed from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2).

SECTION 3. The Official Zoning Map of the City of Taylor, Texas is changed to show the Property zoning district changed from Light Industrial Zoning District (M-1) to Multi-Family Residential Zoning District (MF-2) as shown in Exhibit "B" attached hereto and incorporated herein for all purposes.

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

DRAFT

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2022-08 was introduced before the Taylor City Council on the 24th day of February 2022.

PASSED, APPROVED, and ADOPTED on the _____ day of _____ 2022.

_____
Brandt Rydell, Mayor

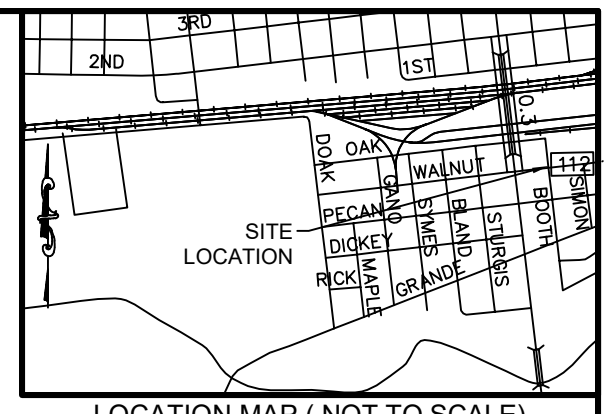
ATTEST:

_____
Dianna Barker, City Clerk

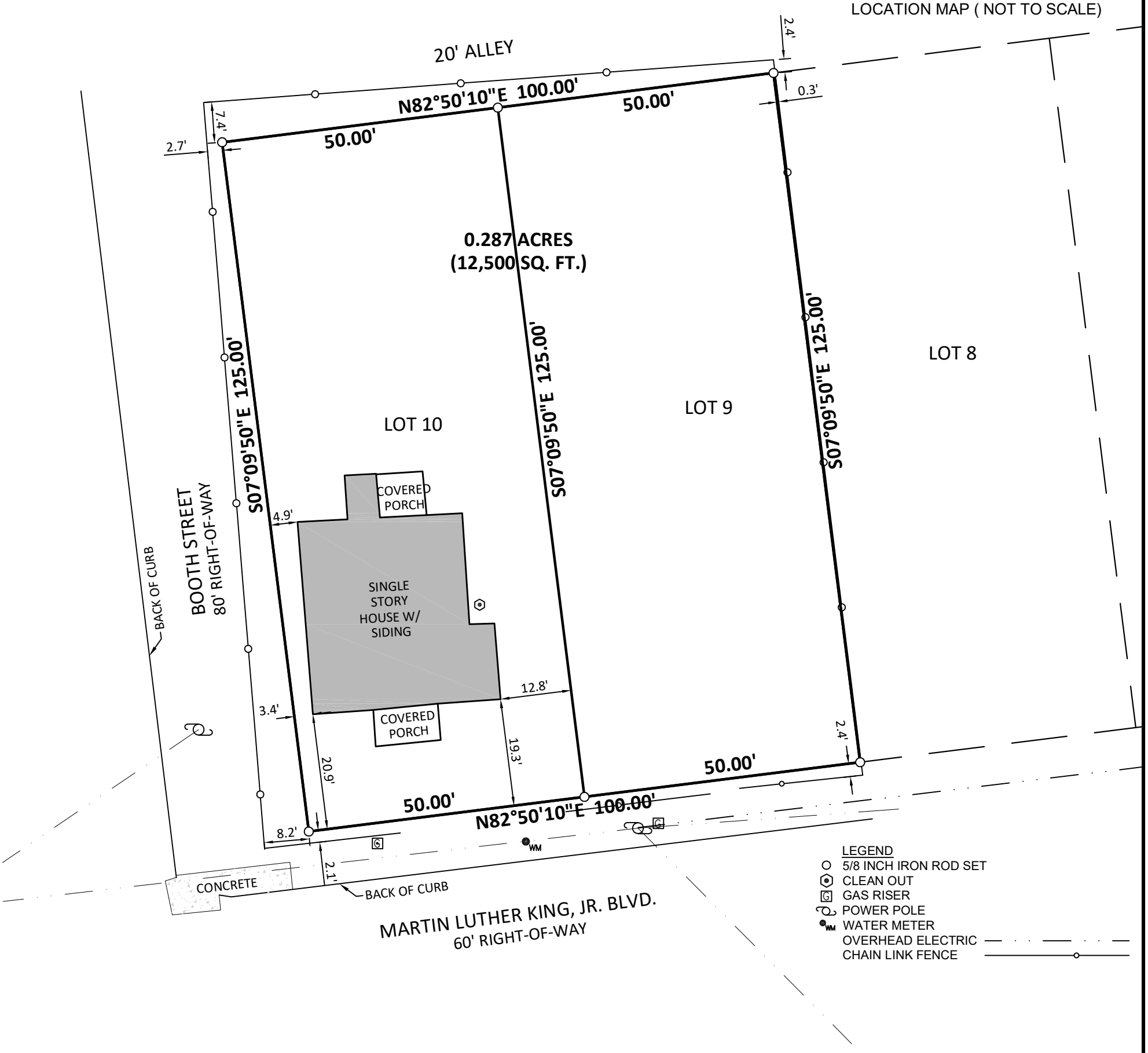
APPROVED AS TO FORM:

_____
Ted W. Hejl,
City Attorney

BEING LOTS 9 & 10, BLOCK 92, CITY OF TAYLOR, A SUBDIVISION IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT RECORDED IN CABINET A, SLIDE 186 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



LOCATION MAP (NOT TO SCALE)



TO: STEWART TITLE OF AUSTIN, LLC
RE: DP RENTALS LLC

THE UNDERSIGNED HEREBY CERTIFIES:
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **FEBRUARY 9, 2021**, AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER **48491C0533F, EFFECTIVE DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN **ZONE "X"**, WHICH IN THIS CASE **IS NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362

STATE OF TEXAS
REGISTERED
COREY JOSEPH HALL
6362
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **STEWART TITLE OF AUSTIN, LLC**, G.F. NO. 1062171**.** EFFECTIVE DATE: DECEMBER 15, 2020**.** PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
2. THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN CABINET A, SLIDE 186 OF THE PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

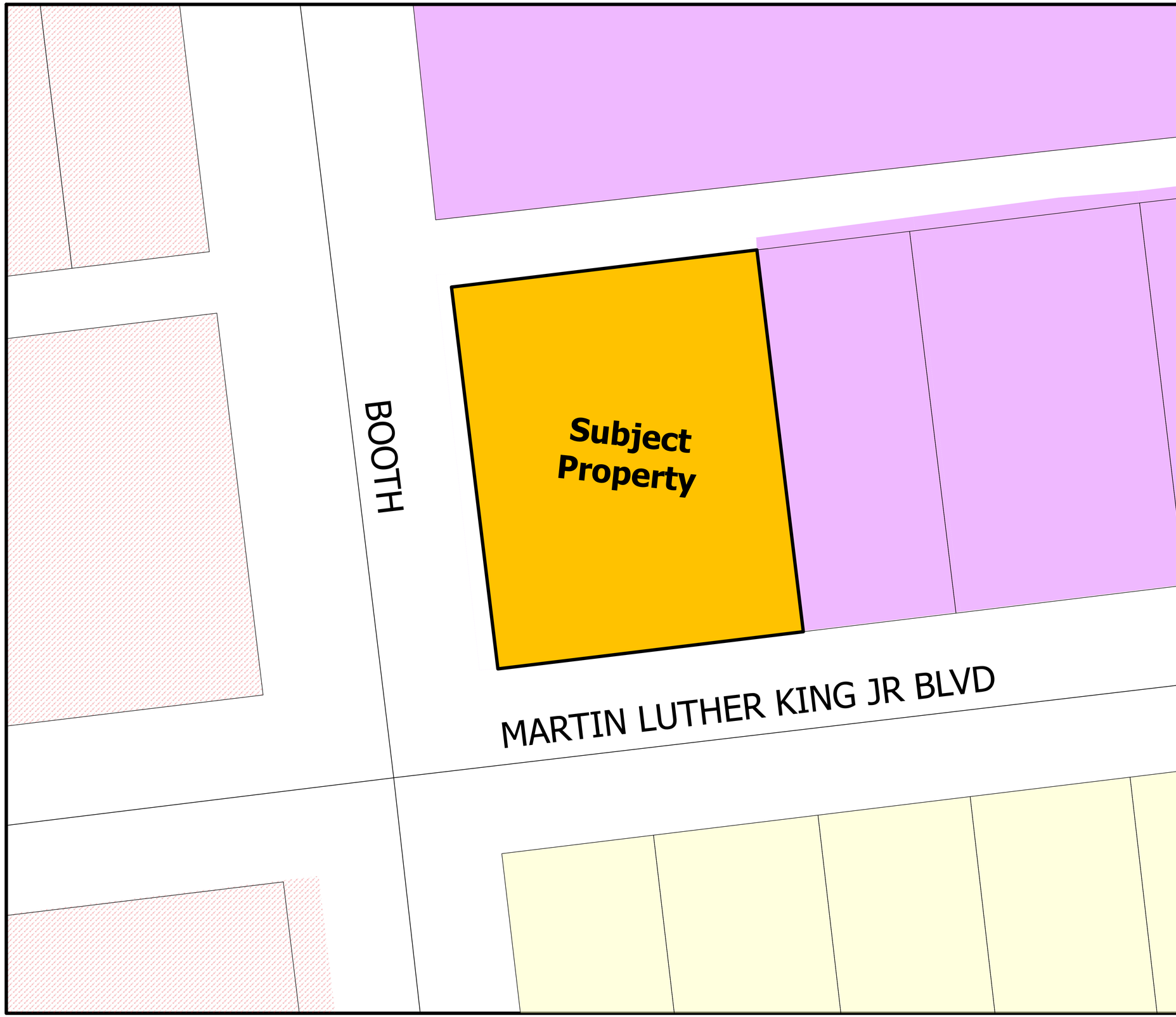
20 0 10 20 40
SCALE: 1"= 20'

KONTUR TECHNICAL, LLC
26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 360-0012 TBPELS REGISTRATION #10194591

LAND TITLE SURVEY

205 MARTIN LUTHER KING, JR. BLVD.
TAYLOR, TEXAS 76574

DRAWN BY: BRC	DATE: 2/23/2021
JOB NO.: 4004.001	SCALE: 1" = 20'
	SHEET 1 OF 1



N

PZ-2022-1407

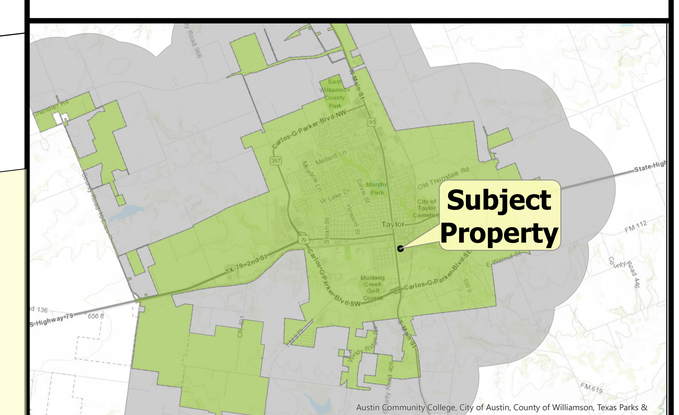
205 E. Martin Luther King Jr. Blvd.
Proposed Zoning Map
Approximately 0.287 acres of Multi-Family Residential Zoning District (MF-2)

Legend

- Subject Property
- Parcels
- Streets

ZONING

- B-3 Central Business
- M-1 Light Industrial
- R-1 Single Family
- MF-2 Multi-Family



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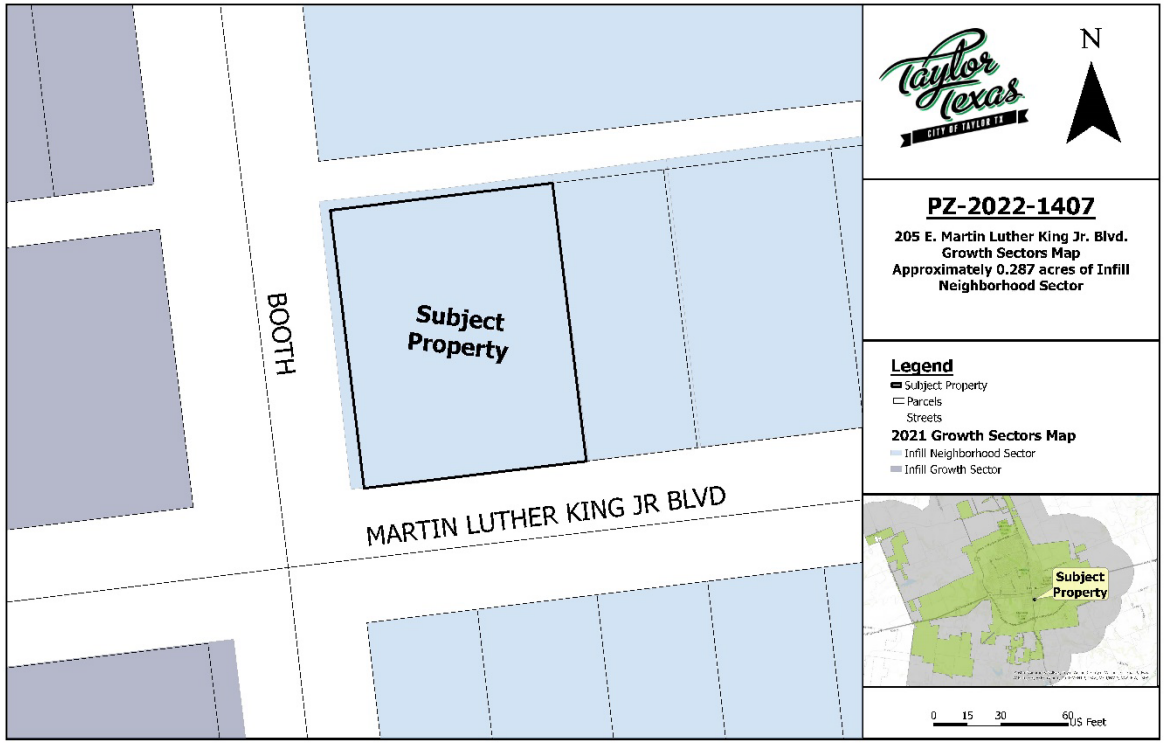
City of Taylor City Council

February 24, 2022

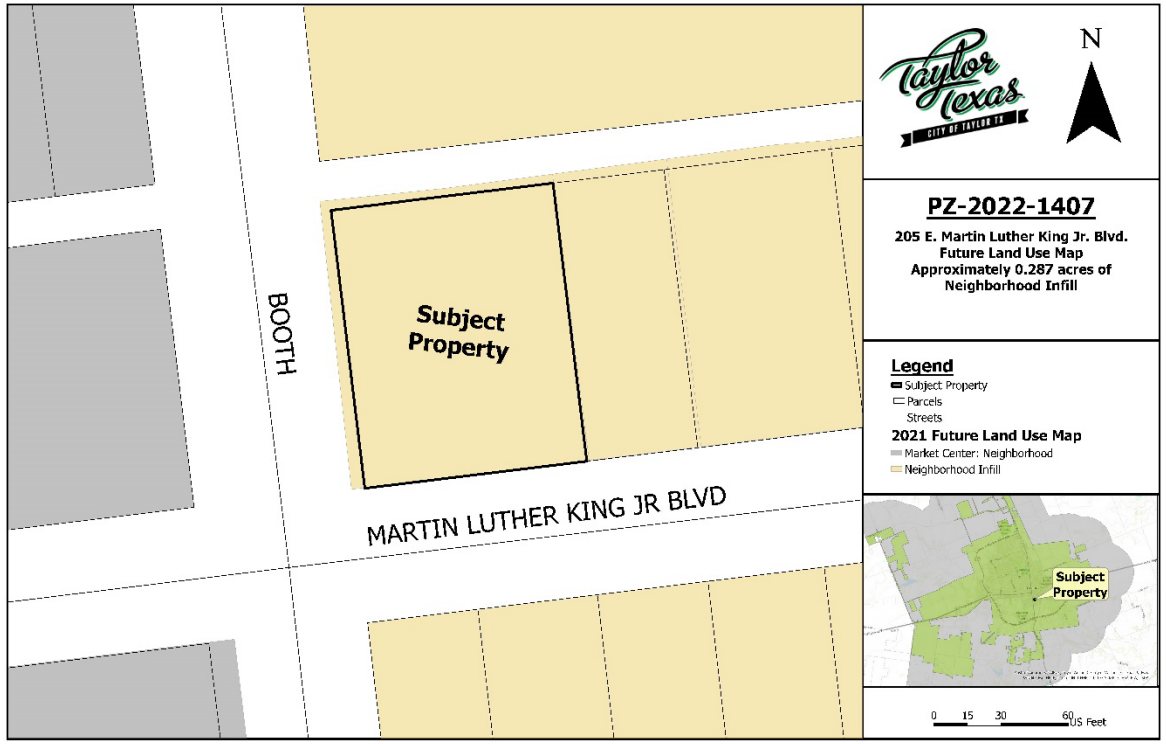
PZ-2022-1407

205 E. Martin Luther King Jr. Blvd. Re-Zoning

Growth Sectors & Future Land Use Maps

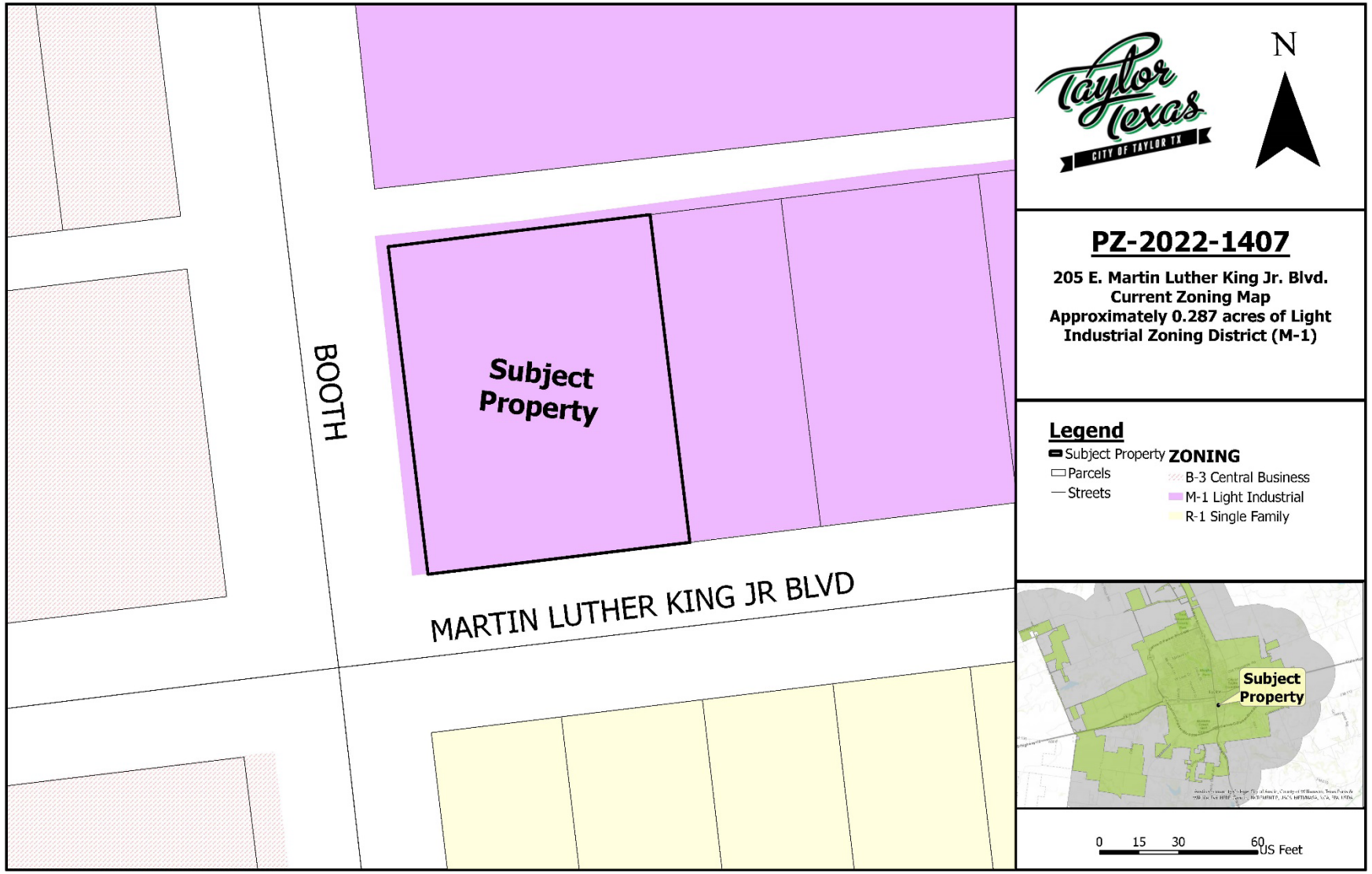


Infill Neighborhood Sector

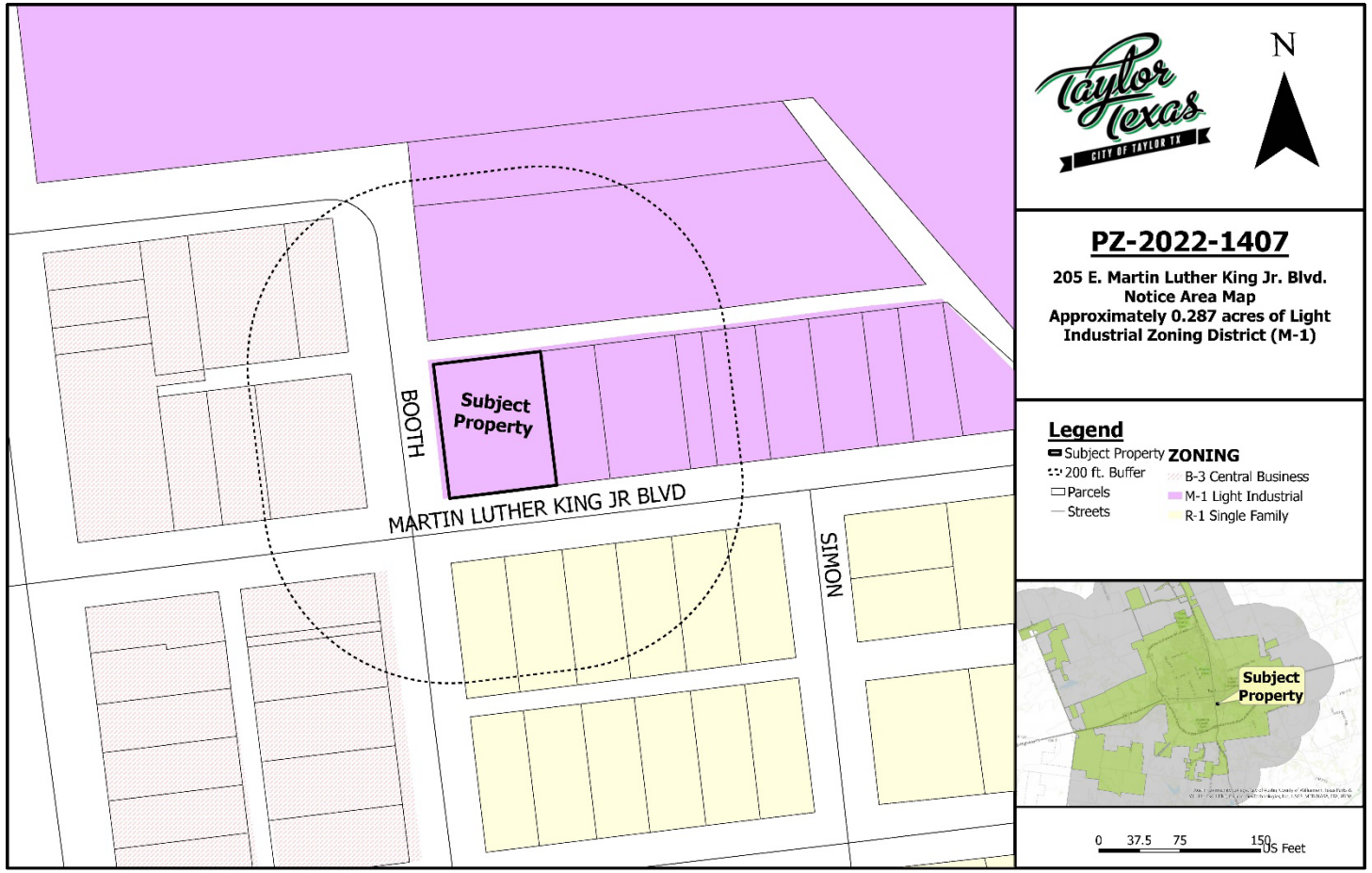


Neighborhood Infill

Current Zoning Map



Notice Area Map



- 24 notices were sent out to adjacent property owners within 200 ft. of the subject property and public entities.
- Staff did not receive any responses from the notified parties.

P&Z Recommendation

The Planning & Zoning Commission recommended unanimous approval of the proposed re-zoning at their February 8th meeting as the zoning change meets the intent of the Comprehensive Plan.

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR
☐ Streets/Infrastructure
☒ Quality of Life
☒ Economic Vitality

Agenda Item #: 6

Agenda Title: **Receive 2021 annual report for the Taylor Tax Increment Reinvestment Zone #1**

Council Action to be taken: Receive report

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

This item is intended for the Council to receive the annual report of the Taylor Tax Increment Reinvestment Zone #1 (TIRZ).

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

State law requires that the City submit an annual report of the TIRZ District's financial activities to the Comptroller's Office and the Attorney General's Office. Our practice is also to share the report with the County, since they are a funding-partner, the Chamber, Taylor EDC, the Taylor ISD, and the Taylor Daily Press.

The 2021 annual report reflects the activity of TIRZ which included payment of debt service for Heritage Square, contributions to the Main Street façade grant program, contributions to the fire suppression system grant program and the completion of the gateway sign on US 79. The TIRZ used fund balance to cover expenditures in FY 2021 and is anticipated to do so again in FY 2022 until revenues are able to cover ongoing expenses.

3. PROS and CONS

PROS	CONS
• N/A	• N/A

4. RECOMMENDATION

Staff recommends that the Council receive the annual report.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

6a. 2021 TIRZ Annual Report
6b. 2021 Comptroller Report

Taylor Tax Increment Reinvestment Zone District #1

ANNUAL REPORT

For Fiscal Year Ending September 30, 2021

Prepared by:
Development Services Department
The City of Taylor, Texas
www.taylortx.gov
512-352-5990

Legislative Requirements.
Section 311.016 of the Texas Tax Code Requires that prior to the 150th day following the last day of the City's fiscal year, the City must prepare and submit a report on the status of the Zone to the chief executive officer of each taxing entity that levies taxes in the Zone.

Distribution.
In accordance with this section the report will be distributed to:
City Manager of the City of Taylor,
Superintendent of the Taylor Independent School District,
Williamson County Judge
Texas Attorney General's Office
Texas Comptroller's Office

Extra copies will be provided to:
Taylor Economic Development Corporation,
Chamber of Commerce,
Taylor Daily Press.

Finally, the report will also be posted on the City's website.

Local legislative History of the District.
The Taylor Tax Increment Reinvestment Zone (TIRZ) District #1 was created by Ordinance 2005-9 on June 28, 2005. The Interlocal Agreement with Williamson County was finalized by the County Commissioners on October 25, 2005. The base year for the TIRZ District is January 1, 2005.

Geography and Map of the zone.
The zone consists of 128 acres. It is generally located in Taylor's Downtown area. However, approximately 40 percent of the district is south of the Union Pacific Railroad.

A map of the District is attached as exhibit "A".

Governance.
The Taylor TIRZ District #1 is governed by an Advisory Board and the City Council. The Advisory Board consists of the Main Street Advisory Board and an appointee from both the Taylor Independent School District and the County.

The TIRZ District #1 Advisory Board is responsible for reviewing information and providing recommendations to the City Council.

Financial Data.
Section 311.016 of the Texas Tax Code requires that the following information be provided to each taxing unit that collects taxes in the District:

1. The amount and source of revenues in the TIRZ fund. Please see Exhibit "B" for a breakdown of TIRZ revenues for this reporting period. The **FY 2021 TIRZ revenues** were:
   $ 385,748.83
2. **Total revenue** to the TIRZ fund #1 since its inception in 2005 is:

City and County	= $ 2,557,230.09
Interest	= $ 51,300.31
Total	= $ 2,600,530.40

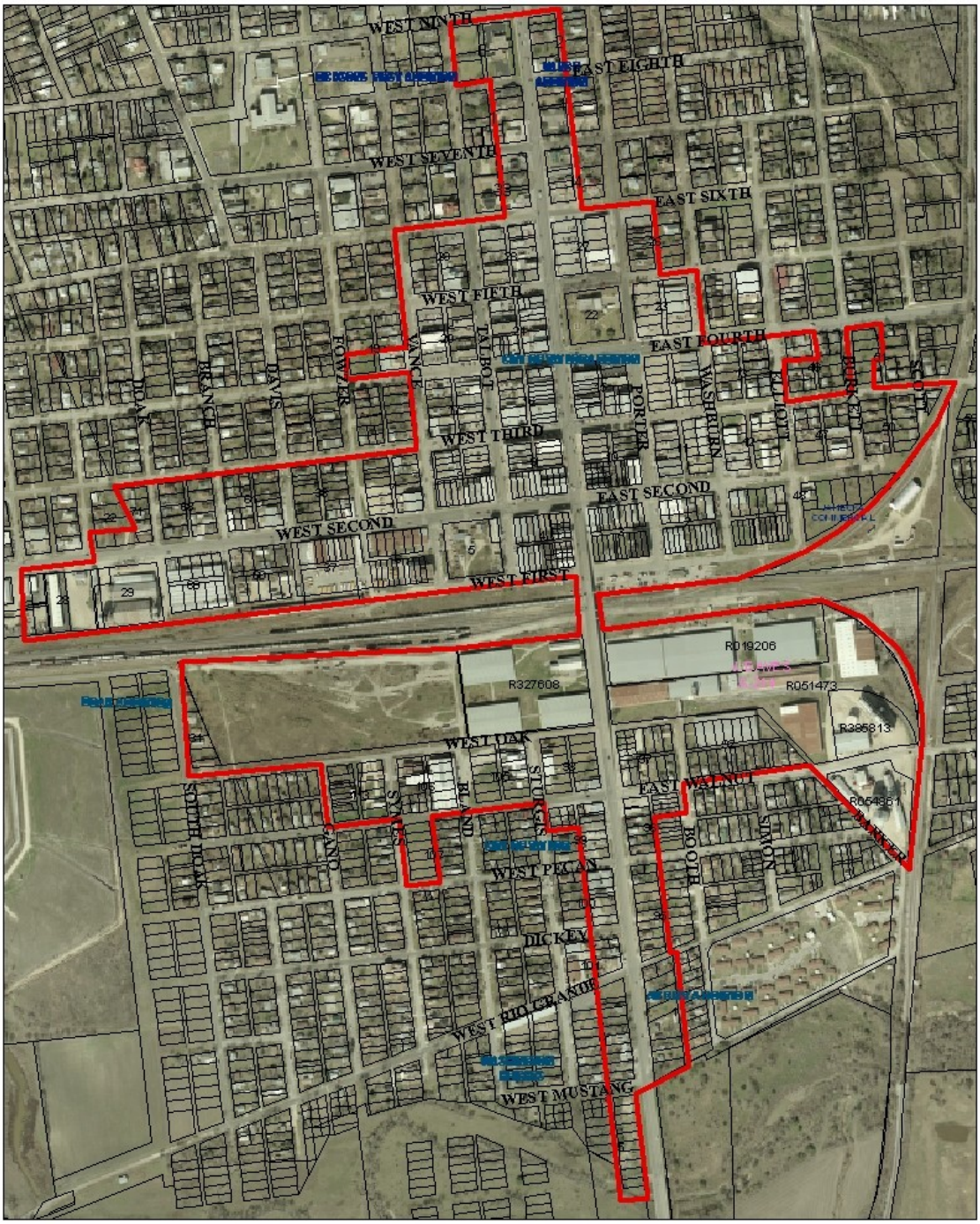
3. The amount and purpose of expenditures from the TIRZ Fund. Please see Exhibit "B" for a breakdown of expenditures for this reporting period. The **FY 2021 TIRZ expenditures** were:
   $ 398,862.25
4. **Total expenditures** since the inception of TIRZ Fund #1 is:
   $ 2,365,952.63
5. The amount of principal and interest due on outstanding bonded indebtedness. The Fund has no bonded indebtedness reported in FY 2021.
6. The tax increment base and current captured appraised value retained by the zone.

The tax increment base in January 1, 2005 was:	$ 24,550,177
The 2021 taxable value was:	$ 59,435,688
The 2021 captured appraised value was:	$ 34,885,511

7. The change in taxable value between FY2020 and FY2021 was $12,111,202.
8. The captured appraised value shared by the City and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the Tax Increment Financing Plan adopted by the City Council. No activity to report during this period.
9. The fund balance of the TIRZ fund as of September 30, 2021 was $231,923.99

Questions regarding this report should be directed to:
Tom Yantis, AICP
Assistant City Manager / Director of Development Services
400 Porter Street
Taylor Texas 76574
tom.yantis@taylortx.gov
512-352-5990

Exhibit “A”



TAYLOR TIF ZONE # 1

Exhibit "B"

Taylor TIRZ Fund #1
2020 Financial Report: October 1, 2020--September 30, 2021

Beginning Fund Balance	$245,037.41
REVENUE	
City TIRZ Payment	$248,147.46
County TIRZ Payment	$137,395.64
Interest	$ 205.73
Total Revenues	$385,748.83
Total Available Revenue	$ 630,786.24

Approved projects funded in fiscal year 2019-20:	
Downtown Plan Master Plan Implementation – Gateway sign	$11,705.25
Heritage Park Debt Service Contribution	$352,157.00
Fire Suppression System Grants	$25,000.00
Façade Grants (Transfer to Main Street Fund)	$10,000.00
Total Expenditures	$398,862.25
Ending Fund Balance	$231,923.99
Encumbered funds:	
Downtown Master Plan Implementation – Heritage Park (FY 2022 – 2030)	$3,063,100.00

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

STEP 1: Contact Information

City of Taylor — ☑ City ☐ County

Name of designating taxing unit

Tom Yantis — Assistant City Manager

Contact Person — Title

400 Porter Street

Current Mailing Address (number and street)

Taylor — Williamson — 76574

City — County — ZIP Code

512-352-5990 — tom.yantis@taylortx.gov

Phone (xxx-xxx-xxxx) — Fax Number (xxx-xxx-xxxx) — Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: Taylor TIRZ #1

   DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME (See instructions for "Proper Zone Naming Standards")

2. Report for fiscal year beginning (YYYY) 10/1/2020 and ending (YYYY) 9/30/2021 .

3. Is the required documentation attached (check mark required to acknowledge): ☑ Annual Report

4. Has the termination date of the TIRZ been modified? (If "No" skip to question 5.) ☐ Yes ☑ No

   a. Original Termination Date (MM/DD/YYYY): _____ b. Modified Termination Date (MM/DD/YYYY): _____ .

   c. Attachment must include: ☐ Modified Ordinance d. Attachment must include: ☐ Modified Project Plan and Finance Plan

5. Size of the TIF reinvestment zone in acres: 128

6. Has the size of the zone increased or decreased since creation?: ☐ Yes ☑ No

7. If you answered "Yes" in question #6, please indicate which? ☐ Increased ☐ Decreased

8. Property types (select one only): ☐ Residential ☐ Commercial/Industrial ☑ Both (commercial/industrial and residential)

9. Have one or more abatements been given to business(es) to locate in the TIRZ (if "No" then skip to question #10)?: ☐ Yes ☑ No

10. What are the individual account numbers assigned to each active abated property that is located in the TIRZ? Use a separate box for each abated property account number.

11. Types of improvement projects (check all that are in progress or have been completed):

    Public Projects

    ☐ Public Buildings and Facilities ☐ Roadwork
    ☐ Water/Sewer and Drainage ☑ Parks ☐ Other Infrastructure: _____

    Other Projects

    ☑ Facade Renovation ☐ Parking ☐ Historical Preservation
    ☐ Transit ☐ Affordable Housing ☑ Economic Development ☐ Other: _____

For Q.12-Q.15 round to the nearest dollar. CANNOT leave any line blank for Q.12-Q.15, MUST provide at least a $0 for each line.

12. TIF fund balance (end of year): $ 231,931

13. List of fund revenues:

Total tax increments received	$ 385,543
Sales tax increments	$
Loans	$
Sale of bonds	$
Sale of property	$
Other	$ 206
TOTAL ANNUAL REVENUES	$ 385,749

14. List of fund expenditures:

Administrative	$
Property purchased	$
Public improvements	$ 363,862
Facade renovations	$ 10,000
Parking	$
Historic preservation	$
Transit	$
Affordable housing	$
Economic development programs	$ 25,000
Other	$
TOTAL ANNUAL EXPENDITURES	$ 398,862

15. Bonded indebtedness:

Principal due	$
Interest due	$
TOTAL DEBT	$ 0

Fill out the three lines below if the TIRZ IS NOT divided into multiple sub-zones in the "lead taxing unit." If the zone has increased in size since it's creation and is divided into multiple sub-zones: (a) identify the name of each sub-zone/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's sub-zone. DO NOT INCLUDE numbers from "participating taxing units."

16. Reinvestment zone values:

Tax increment base	$
Current captured appraised value	$
Total appraised value (add above 2 lines together)	$
Name of the subdivision 1 (if applicable)	

(Fill out section below only if the TIRZ has expanded. Each new property/area that is incorporated into the TIRZ is considered as a "sub-zone")

Tax increment base ..... $ 24,550,177

Current captured appraised value ..... $ 34,885,511

Total appraised value (add above 2 lines together) ..... $ 59,435,688

Name of the sub-zone 2 (Use this field if zone has expanded) .....

Tax increment base ..... $

Current captured appraised value ..... $

Total appraised value (add above 2 lines together) ..... $ 0

Name of the sub-zone 3 (Use this field if zone has expanded) .....

Tax increment base ..... $

Current captured appraised value ..... $

Total appraised value (add above 2 lines together) ..... $ 0

Name of the sub-zone 4 (Use this field if zone has expanded) .....

STEP 3: Authorized Name of Person Completing Form

By typing my name below, I certify under penalty of perjury that I am authorized to execute this instrument and the information provided herein is true and correct to the best of my knowledge and belief.

Tom Yantis	Assistant City Manager	02/28/2022
Authorized User Name	Title	Date

Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, on or before the 150th day following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

Comptroller of Public Accounts
Data Analysis and Transparency Division
Post Office Box 13528
Austin, Texas 78711-3528

For assistance or to request additional forms, call toll free, 1-844-519-5672. You may also obtain additional forms at comptroller.texas.gov/economy/local/ch311/reporting.php. From a Telecommunication Device for the Deaf (TDD), call 1-800-248-4099 or 512-463-4621.

Step 1: Contact information
This information provides the Comptroller information on the entity initiating the tax increment reinvestment zone and a contact person for the annual report.

Step 2: Tax Increment Reinvestment Zone Information

Q.1 - Please include the reinvestment zone name listed in the ordinance or resolution creating the zone. TIRZ name MUST before formatted in this manner: City Name, TIRZ Name & Number such as City of Levelland TIRZ #1, City of Weimar Sunset TIRZ.

Q.11 - Indicate all improvement projects in progress or completed within the zone.

Q.12-Q.15 - List the TIF fund balance at the end of the fiscal year, all revenues received by the fund during the fiscal year, and all expenditures made by the fund during the fiscal year. List principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value (the increase in property value over the tax increment base.)

Step 3: Authorized User Name of Person Completing Form
The person typing their name here in the report should be the same person listed in Step 1 as the contact person.

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: **7**

Agenda Title: **Consider Resolution R22-10 Cancelling the City Council District 4 race for the May 7, 2022 General Election**

Council Action to be taken: Cancel District 4 City Council Member race

Department Submitted: City Clerk

Staff Contact: Dianna McLean, City Clerk

1. PURPOSE/DESCRIPTION

The Election Code requires the City approve a resolution to cancel an election for any unopposed candidates. Only one application was received for the District 4 seat.

2. STAFF ANALYSIS (How and Why)

On January 27, 2022, the Council approved Resolution R22-06 calling for an election on May 7, 2022, for the purpose of electing one council representative from District 1 and one from District 4. Only the incumbent submitted a candidate application for District 4. According to Section 2.053, Subchapter C of the Election Code "Upon receiving the certification, the city council may, by order or ordinance (or resolution), declare the unopposed candidate elected to office, in which case the election (for that office) is canceled."

The race for District 1 City Council position will continue and candidate names for that seat will appear on the May 7, 2022 ballot.

3. RECOMMENDATION

Approve Resolution R22-10 cancelling the District 4 race on May 7, 2022.

4. FUNDING SOURCE

N/A

5. TIMELINE

After being declared elected, Mr. Garcia will be sworn in for another three-year term for District 4 at the same time the City Council canvasses the election results for the May 7th election for District 1.

6. PRIOR COUNCIL ACTIONS TAKEN

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

7a Resolution R22-10 and Clerk certification

RESOLUTION NO. R22-10

A RESOLUTION OF THE CITY OF TAYLOR, TEXAS, CANCELLING THE RACE FOR DISTRICT 4 CITY COUNCIL MEMBER POSITION ON THE MAY 7, 2022 REGULAR ELECTION BALLOT AND DECLARING THE UNOPPOSED CANDIDATE ELECTED TO OFFICE

WHEREAS, the City of Taylor, Texas is a home rule municipality located in Williamson County, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, in accordance with law a general election has been ordered for May 7, 2022 for the purpose of electing one member to the District 1 position and one member to the District 4 position to serve on the City Council in the City of Taylor; and

WHEREAS, the City Clerk has certified in writing that the candidate on the ballot for District 4 is unopposed for election to office; and

WHEREAS, the filing deadlines for placement on the ballot and declaration of write-in candidacy has passed; and

WHEREAS, in these circumstances Subchapter C, Sec. 2.053 of the election Code authorizes a governing body to declare each unopposed candidate elected to office and cancel the election for that seat.

NOW, THEREFORE, BE IT RESOLVED that

SECTION 1. The following candidate, who is unopposed in the May 7, 2022 general election, is hereby declared elected to the District 4 office and shall be issued a certificate of election:

Robert Garcia

SECTION 2. The City Clerk is directed to post a copy of this Resolution at each designated polling place on or before May 7, 2022.

PASSED AND APPROVED on the 10th day of March 2022.

_____
Brandt Rydell, Mayor
City of Taylor

ATTEST:

_____
Dianna McLean, City Clerk

DRAFT

CERTIFICATE OF UNOPPOSED CANDIDATES
BY THE CITY CLERK

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, certify that I am the city clerk of the city of Taylor, Texas and the authority responsible for preparing the ballot for the May 7, 2022 general city election. I further certify that no person has made a declaration of write-in candidacy, and the following candidate is unopposed:

Robert Garcia

Witness my hand and seal of office this 10th day of March, 2022.

_____
Dianna McLean
City Clerk

DRAFT

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR
☒ Streets/Infrastructure
☒ Quality of Life
☒ Economic Vitality

Agenda Item #: 8

Agenda Title: **Consider authorizing urban design consulting services with Michael Watkins Architect, LLC.**

Council Action to be taken: Consider authorizing expenditure

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

This agenda item provides authorization for expenditures in fiscal year 2022 for urban design services in excess of $50,000 with Michael Watkins Architect, LLC.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The FY 2022 budget includes funding for urban design consulting services in the Development Services department budget. The City has selected Michael Watkins Architect to provide these professional services. The budget included up to $50,000 for the services. Due to the high volume of development applications, expenditures will exceed $50,000 this fiscal year.

Staff is seeking authorization to exceed $50,000 in expenditures with Michael Watkins Architect, LLC.

Expenses are offset with revenues that are charged via the development review process. Mr. Watkins submits a separate task order for each development application.

3. PROS and CONS

PROS	CONS
• Allows staff to continue to use the urban designer for development applications.	• None

4. RECOMMENDATION

Staff recommends that Council authorize the expenditure of funds in excess of $50,000 with Michael Watkins Architect, LLC for fiscal year 2022.

5. FUNDING SOURCE

$50,000 is budgeted in the Development Services department Other Contract Services 100-532-539. Expenditures in excess of $50,000 will be offset by corresponding increases in revenues received through the development review process. A budget amendment will be submitted at a future date to increase the budgeted expenditures in the Development Services department and increase the budgeted revenue for development review.

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

N/A

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 9

Agenda Title: **Consider awarding grant administration services for a FEMA Hazard Mitigation Grant (HMGP) Project**

Council Action to be taken: Receive recommendation/Vote on Approval/Award of Grant Administration

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Deputy City Manager

1. PURPOSE/DESCRIPTION

The City of Taylor solicited for grant administration services for the HMGP project. Grant Administration must be awarded to help with the application and pre-award grant requirements.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

As an ongoing effort to mitigate flood risk within Taylor, city staff has been proactively looking for grant opportunities to assist with addressing these issues. City staff identified the HGMP Program as an opportunity we should look at applying towards.

The main two projects we would target will be a generator(s) and Kimbro/Shaw Drainage Project. The drainage project is likely to score better and there is a larger pool of money to fund these types of projects, therefore our grant consultant recommended we apply for both. The resolution to apply for the grants was approved at the February 10, 2022 Council meeting.

The HGMP Program provides financial assistance for drainage projects and generators. The grant provides 75% funding toward the project with 25% being matched by the city. The City would utilize bond funds within the next two years to match this grant if awarded.

The Grant Administration proposals were received by February 28th by 1 pm and the city received four proposals. The committee consisting of two staff members and Councilor Drummond, scored the grant administration RFPs on March 2nd and recommended Council award grant administration services to Langford Community Management Services.

3. PROS and CONS

PROS	CONS
• Opportunity to perform flood mitigation activity and gain additional generator with grant funds	• Some (minimal) staff and City Council time • Will not recoup application fee and engineering fee if not awarded grant

4. RECOMMENDATION

Staff recommendation is to recommend awarding the bid, based on the scoring committee recommendation to Langford Community Management Services.

5. FUNDING SOURCE

General Fund.

6. TIMELINE

The HGMP applications are due in April 2022.

7. OTHER OPTIONS (In order of preference)

- Make decision to award Grant Administration to another firm (other than scoring committee's recommendation)
- Decide not to go forward with HGMP application

8. ATTACHMENTS

9a. Summary Bid Sheet – Admin Services

SUMMARY of HMGP PROGRAM
Consultant - Mgmt Services, ADMIN

(FEMA Hazard Mitigation Assistance)

DR 4485

Wednesday, March 2, 2022

	J. Jenkins					M. Drummond					J. Gray				
	Langford	Traylor	H2O	Rostan		Langford	Traylor	H2O	Rostan		Langford	Traylor	H2O	Rostan	
Experience	38	37	27	28		40	36	40	40		33	28	28	27	
Work Performance	28	27	25	24		30	30	30	30		25	22	22	22	
Capacity to Perform	22	20	18	18		25	24	21	24		25	25	25	24	
Affirmative Action	5	0	5	5		5	0	5	3		5	0	5	0	
TOTAL:	93	84	75	75	0	100	90	96	97	0	88	75	80	73	0

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 10

Agenda Title: **Consider awarding engineering services for a FEMA Hazard Mitigation Grant (HMGP) Project**

Council Action to be taken: Receive recommendation/Vote on Approval/Award of Engineering Services

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Deputy City Manager

1. PURPOSE/DESCRIPTION

The City of Taylor solicited for engineering services for the HMGP project. Engineering Services must be awarded to help with the application and pre-award grant requirements.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

As an ongoing effort to mitigate flood risk within Taylor, city staff has been proactively looking for grant opportunities to assist with addressing these issues. City staff identified the HGMP Program as an opportunity we should look at applying towards.

The main two projects we would target will be a generator(s) and Kimbro/Shaw Drainage Project. The drainage project is likely to score better and there is a larger pool of money to fund these types of projects, therefore our grant consultant recommended we apply for both. The resolution to apply for the grants was approved at the February 10, 2022 Council meeting.

The HGMP Program provides financial assistance for drainage projects and generators. The grant provides 75% funding toward the project with 25% being matched by the city. The City would utilize bond funds in 2022 to match this grant.

The Engineering proposals were received by February 28th 1 pm and the city received six proposals. The committee consisting of two staff members and Councilor Drummond, scored the RFQs and recommend you award engineering services to HDR Engineering.

3. PROS and CONS

PROS	CONS
• Opportunity to perform flood mitigation activity and gain additional generator with grant funds •	• Some (minimal) staff and City Council time • Will not recoup application fee and engineering fee if not awarded grant

4. RECOMMENDATION

Staff recommendation is to recommend awarding the bid, based on the scoring committee recommendation to HDR Engineering.

5. FUNDING SOURCE

General Fund.

6. TIMELINE

The HGMP applications are due April 2022.

7. OTHER OPTIONS (In order of preference)

- Make decision to award Engineering to another firm (other than scoring committee's recommendation)
- Decide not to go forward with HGMP application

8. ATTACHMENTS

10a. Summary Bid Sheet – Engineering Services

SUMMARY of HMGP PROGRAM

Consultant - Mgmt Services, ENGINEERING

(FEMA Hazard Mitigation Assistance)

DR 4485

Wednesday, March 2, 2022

	J. Jenkins							M. Drummond							J. Gray						
	Ardurra	Wood	KPA	HDR	Goodwin	TRC		Ardurra	Wood	KPA	HDR	Goodwin	TRC		Ardurra	Wood	KPA	HDR	Goodwin	TRC	
Experience	55	55	48	57	46	44		57	59	59	60	56	59		49	44	48	55	48	51	
Work Performance	23	22	22	23	21	21		25	25	25	25	25	25		25	25	25	25	25	25	
Capacity to Perform	15	14	14	15	12	13		15	15	14	15	13	15		15	15	15	15	15	15	
TOTAL:	93	91	84	95	79	78	0	97	99	98	100	94	99	0	89	84	88	95	88	91	0

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR
☒ Streets/Infrastructure
☐ Quality of Life
☐ Economic Vitality

Agenda Item #: 11

Agenda Title: **Consider Authorizing the Award of Contract for the North Pump Station – Generator Set.**

Council Action to be taken: Authorize contract

Department Submitted: Public Works

Staff Contact: Jacob Walker, PE - HDR Engineering, City Engineer
Jim Gray, Director of Public Works

1. PURPOSE/DESCRIPTION

This item refers to the bid proposal procuring the generator set for the North Pump Station of Taylor's water distribution system.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Samsung project requires system-wide water upgrades to meet the demands. Part of the upgrades are improvements to the North Pump Station. Backup power and redundancy are critical to providing service to Samsung. This generator set will provide backup power to the future expanded North Pump Station in the event of a power loss.

The equipment back orders require expediting ordering the generator set in order to meet demand timelines. The generator set was advertised for bid on February 20th and bids will be opened on March 7th for this generator set.

The contractor has 245 days to deliver the generator set to the North Pump Station.

3. PROS and CONS

PROS	CONS
• The project budget allows for this award	• There are no Cons for constructing the improvements

4. RECOMMENDATION

Recommend accepting the procuring the generator set for the North Pump Station .

5. FUNDING SOURCE

Samsung Bond Funds (2022 Revenue Bond)

6. TIMELINE

The contractor has 245 days to deliver the generator set to the North Pump Station.

7. OTHER OPTIONS (In order of preference)

1. Reject all bids.

8. ATTACHMENTS

11a. Recommendation to Award (Available at the meeting)

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #: 12

Agenda Title: **Consider Resolution R22-11 Expressing Official Intent to Reimburse for Certain Costs Related to the City's Water and Sewer System, and Other Related Items**

Council Action to be taken: Approve by Consent

Department Submitted: **Finance**

Staff Contact: Jeffrey Wood, Chief Financial Officer

1. PURPOSE/DESCRIPTION

Staff is asking for approval of Resolution 22-11 to allow for the reimbursement of any costs incurred prior to the actual bond issuances for the Water and Sewer System, and Other Related Items.

This resolution will allow the City to reimburse itself with debt proceeds in the amount not to exceed $12,500,000. The City will use escrowed balances to provide the short-term cash flow needed to allow these debt-funded activities to begin prior to actual receipt of the bond proceeds.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Taylor has taken similar action to express its official intent to reimburse itself from future debt proceeds for costs incurred prior to such debt issuance, most recently in October 2021. The City intends to issue debt that is supported by utility user fees from a single industrial project and such debt issue will take approximately 90 days to complete once a user agreement is finalized. This resolution allows the City to expend money for purposes of this debt issuance prior to receiving the debt proceeds and to subsequently reimburse the City from the debt proceeds for such expended money.

The resolution sets a maximum amount of $12,500,000 that may be spent prior to the debt issuance. This is the amount of the original escrow deposit received for phase one of the infrastructure improvements. Staff anticipates that the timing of the debt issuance will result in less than this amount being spent prior to issuance.

3. PROS and CONS

PROS	CONS
• Allows certain projects to begin prior to the actual sale of the debt instruments to meet time constraints related to the specific projects • The resolution sets a maximum amount that staff can spend prior to the issuance of debt	

4. RECOMMENDATION

Staff recommends that Council approve Resolution 22-11 as part of the Consent Agenda

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

12a. Resolution R22-11

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
CITY OF TAYLOR §

I, the undersigned City Secretary of the City of Taylor, Texas, hereby certify as follows:

1. The City Council of said City convened in Regular Session on _____, 2022, at the regular meeting place thereof, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Brandt Rydell, Mayor
Gerald Anderson, Mayor Pro Tem
Mitchell Drummond, Councilmember
Robert Garcia, Councilmember
Dwayne Ariola, Councilmember

and all of said persons were present, except for the following: _____; thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written Resolution entitled

RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE FOR CERTAIN COSTS RELATED TO THE CITY'S WATER AND WASTEWATER SYSTEM AND OTHER RELATED ITEMS PROJECTS

was duly introduced for consideration and passage on first reading. It was then duly moved and seconded that said Resolution be passed on first reading; and, after due discussion, said motion, carrying with it the passage of said Resolution, prevailed and carried by the following vote:

AYES: _____

NOES: _____

2. A true, full and correct copy of the aforesaid Resolution passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Resolution has been duly recorded in the official minutes of said City Council; the above and foregoing paragraph is a true, full and correct excerpt from said minutes of said meeting pertaining to the passage of said Resolution; the persons named in the above and foregoing paragraph, at the time of said meeting and the passage of said Resolution, were the duly chosen, qualified and acting officers and members of said City Council as indicated therein; each of said officers and members was duly and sufficiently notified officially and personally in advance, of the time, place and purpose of the aforesaid meeting and that said Resolution would be introduced and considered for passage at said meeting, and each of said officers and members consented in advance to the holding of said meeting for such purpose; and said meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Tex. Gov't Code Ann., ch. 551.

SIGNED AND SEALED this _____.

_____
City Secretary, City of Taylor, Texas

[CITY SEAL]

RESOLUTION NO. R22-11

RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE FOR CERTAIN COSTS RELATED TO THE CITY'S WATER AND WASTEWATER SYSTEM AND OTHER RELATED ITEMS PROJECTS

WHEREAS, the City Council of the City of Taylor, Texas (the "City") expects to pay expenditures in connection with the projects described on Exhibit A attached hereto (collectively, the "Project") prior to the issuance of obligations to finance the Project; and

WHEREAS, the City finds, considers and declares that the reimbursement of the City for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project.

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

Section 1. The City reasonably expects to incur debt, as one or more separate series of various types of obligations, with an aggregate maximum principal amount not to exceed $12,500,000 for the purpose of paying the costs of the Project prior to issuance of such obligations.

Section 2. All costs to be reimbursed pursuant hereto will be capital expenditures. No tax-exempt obligations will be issued by the City in furtherance of this Resolution after a date which is later than 18 months after the later of (1) the date the expenditures are paid or (2) the date on which the property, with respect to which such expenditures were made, is placed in service.

Section 3. The foregoing notwithstanding, no tax-exempt obligation will be issued pursuant to this Resolution more than three years after the date any expenditure which is to be reimbursed is paid.

PASSED, APPROVED AND EFFECTIVE THIS _____.

_____
Mayor
City of Taylor, Texas

ATTEST:

_____
City Secretary
City of Taylor, Texas

EXHIBIT A

Costs associated with the design, construction, expansion, renovation and improvements to the City's water and wastwater system

Other costs related to any of the above projects, including acquisition of equipment

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☐ Quality of Life

☐ Economic Vitality

Agenda Item #: 13

Agenda Title: **City Wide Spring Cleanup**

Council Action to be taken: Approve the date for this year's Citywide Spring Cleanup

Department Submitted: PW Streets & Grounds

Staff Contact: Jim Gray, Public Works Director

1. PURPOSE/DESCRIPTION

The Citywide Spring Cleanup allows Citizens of Taylor to bring in a current water bill and dispose of Household Waste. Citizens can bring waste to the City Public Works Office at 1424 N Main or 1200 Welch Street from the hours of 8:00 am to 3:00 pm April 09, 2022. Traffic should enter the Public Works facility from the rear of the Public Works office on Old Thorndale and exit N Main. Traffic will enter and exit off Welch Street for that location.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Spring Cleanup has averaged approximately two to three hundred trailer loads of debris being removed from the City for the last two years. The City partners with our waste hauler Waste Connections to dispose of the Household debris.

The City does not except

- Appliances with refrigerant
- Batteries
- Hazardous Materials
- Paint
- Solvents
- Tires
- Waste Oil
- Roofing Shingles
- Concrete
- Uncut brush (all brush mush be cut in five-foot sections)

3. PROS and CONS

PROS	CONS
• Improves the beautification of our city • Decreases our neighborhood clutter • Allows citizens to clean their own property • We have seen good results from previous year's programs	• Would decrease the ability of some citizen's to clean their own property

4. RECOMMENDATION

Approve the Annual Spring Cleanup date of April 09, 2022.

5. FUNDING SOURCE

N/A

6. TIMELINE

April 9, 2022 from 8:00 AM to 3:00 PM

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

13a. PowerPoint presentation

21 – 22 Citywide Spring Cleanup, April 9, 2022

- Staff recommends council approve the April 9th , 2022 for the Citywide Spring Cleanup
- Locations will be at City Public Works Office at 1424 N Main, and1200 Welch Street
- from the hours of 8:00 am to 3:00.

Restricted items shown below

- Appliances with refrigerant
- Batteries
- Hazardous Materials
- Paint
- Solvents
- Tires
- Waste Oil
- Roofing Shingles
- Concrete
- Uncut brush (all brush mush be cut in five-foot sections)

Progressive

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #: 14

Agenda Title: **Discussion and possible direction to staff regarding the amendment to the comprehensive plan relating to Samsung.**

Council Action to be taken: Receive presentation and provide direction to staff

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

This agenda item provides for an update to and direction from City Council regarding the amendment to the comprehensive plan to address the development of the Samsung property.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

City Council adopted the new Envision Taylor Comprehensive Plan on November 18, 2021. The following week, Samsung announced that they had selected Taylor as the site for their new semiconductor manufacturing facility. In order to ensure that the comprehensive plan reflects the impacts of the new Samsung facility, staff engaged the services of our consultants with Lionheart Places to prepare an amendment to the plan.

Attached is a project scoping memorandum that describes the proposed scope of the amendments to the comprehensive plan.

3. PROS and CONS

PROS	CONS
• Ensures the comprehensive plan remains current and reflects changes that have occurred since the plan's adoption.	• N/A

4. RECOMMENDATION

Staff recommends that Council receive the presentation and provide any necessary direction to staff.

5. FUNDING SOURCE

Development Services budget 100-522-539

6. TIMELINE

Envision Taylor comprehensive plan was adopted November 18, 2021
Samsung announced the selection of Taylor on November 23, 2021
Staff engaged Lionheart to prepare an amendment to the plan on December 13, 2021
Comprehensive Plan Advisory Committee met February 7, 2022
Focus group meetings conducted February 14, 2022
Public meeting conducted February 15, 2022
Council update March 10, 2022
Amendment adoption public hearings April 2022

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

14a. Scoping memorandum
14b. PowerPoint presentation

TAYLOR COMPREHENSIVE PLAN UPDATE

SCOPING MEMO

03.02.2022

PREPARED FOR:
CITY OF TAYLOR

PREPARED BY:
LIONHEART
www.lionheartplaces.com

SCOPING MEMO

INTRODUCTION

Envision Taylor Comprehensive Plan was adopted on **November 18, 2021** after an 18-month process including extensive public outreach. The plan was written to address the key challenge of establishing and maintaining fiscal sustainability during a period of anticipated growth in the City of Taylor. Five Big Ideas form the foundation of the plan and serve to guide how Taylor should accommodate the projected growth.

Fiscal Sustainability and Infrastructure

Make smart investments that maximize use of existing infrastructure and provide sufficient resources for long-term maintenance, repairs, and replacement.

Community Character

Maintain Taylor's uniqueness and small town atmosphere where people fee connected.

Inclusive Growth

Be intentional and thoughtful about ensuring that all people and communities benefit from growth.

Diverse Housing

Ensure that housing accommodates all ages, abilities, household types, and income levels.

Economic Resilience

Support and promote unique, local businesses.

Samsung announced the construction of its next semiconductor manufacturing facility in Taylor on **November 23, 2021,** just five days after the adoption of Envision Taylor comprehensive plan. The Samsung facility will break ground this year and be fully operational by 2024 bringing 2,000 new high tech jobs to the City of Taylor.

PROCESS

The purpose of the proposed Comprehensive Plan update is to plan for the new facility in the southwest quadrant of the City. In order to better understand the impacts of the facility, a series of public outreach events and meetings were held including:

- Comprehensive Plan Advisory Committee meeting on 02.07.2022 at 5.30 pm
- Four focus group meetings
  - Business - 02.14.2022 @11.00 am
  - Infrastructure - 02.14.2022 at 1.30 pm
  - Transportation - 02.14.2022 at 3.00 am
  - Samsung - 02.14.2022 at 4.00 pm
- Public Meeting on 02.15.2022 at 5.30 pm
- Meeting with CAMPO demographer on 02.09.2022 at 11.00 am
- Meeting with CARTS on 02.25.2022 at 3.00 pm

FEEDBACK

During these meetings feedback was sought on how the new Samsung facility might impact the various elements of the Comprehensive Plan. A summary of the feedback received is organized around five main elements of the plan including population projections, infrastructure, transportation, land use, and implementation strategies.

Population Projections

- There are projected to be about 25,000 workers that will be needed in the larger region with Tesla and other new employers in the area.

Infrastructure

- Infrastructure needs to be in place in order to attract new spin-off businesses.

Transportation

- Consider including a bus station near by to the Samsung facility.
- Non regular commute times make typical bus ridership to the site a challenge.
- Improvements to FM973 are important for commuters to the Samsung site.
- Connected walking trails and pedestrian connectivity to the Samsung site are important.
- Securing more ROW around 973 is important.

Land Use

- The proximate rail line should be considered when thinking about land use as an opportunity for manufacturers to use the rail to transport materials and supplies. Rails are a benefit to industry not residential.
- Low Density Residential is not the best use for this land.
- Utilize Samsung as an anchor to bring more high tech jobs into the area.
- Consider that we will need new housing to support the jobs.
- The area by the high school needs to be looked at for land use.
- A new mixed use center should be considered close to Samsung.
- Typically apartment complexes with mixed use amenities are sought after by younger workers and engineers.

Implementation Strategies

- Improve communication with Samsung to better understand how local businesses can support by feeding workers or providing other services.
- Encourage Samsung to participate in and support the civic life in the City of Taylor.

RECOMMENDATIONS

Based on the feedback received, the following updates to the Comprehensive Plan are being recommended.

Population Projections

The City of Taylor Comprehensive Plan population projections utilized the CAMPO2045 plan as the basis for the projections. CAMPO Regional Transportation Plans utilize a regional model that considers the current and projected densities of both jobs and housing in the region. The Taylor Comprehensive Plan used a regional approach to project population instead of relying on past trends. CAMPO plans are updated on a 5 year basis and the next update to population projections is scheduled to be complete in Fall of 2023.

Recommendations:

1) Include an implementation strategy to review and update population projections every 5 years to coincide with CAMPO modeling.

2) The City should use annual permit data to update population projections each year.

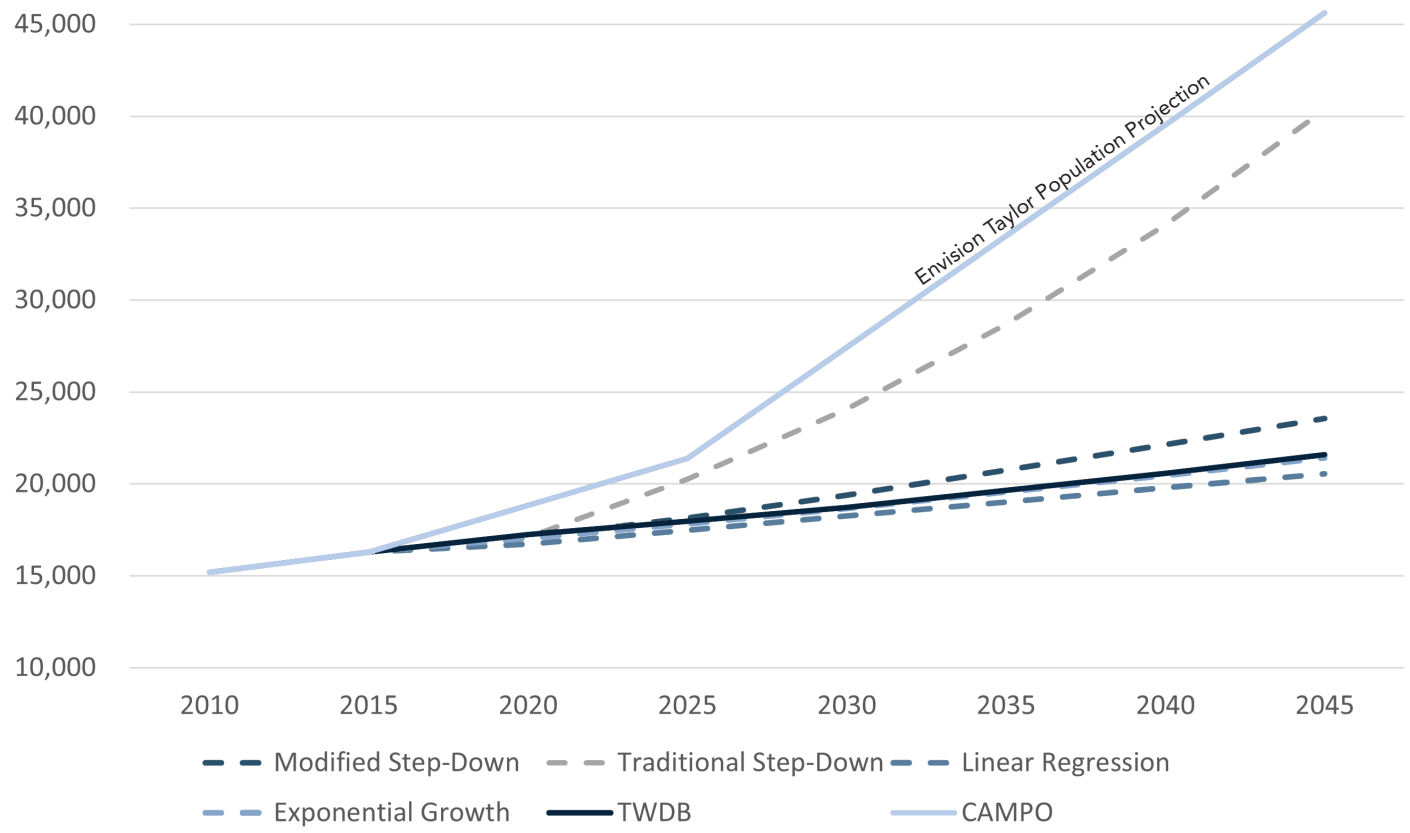


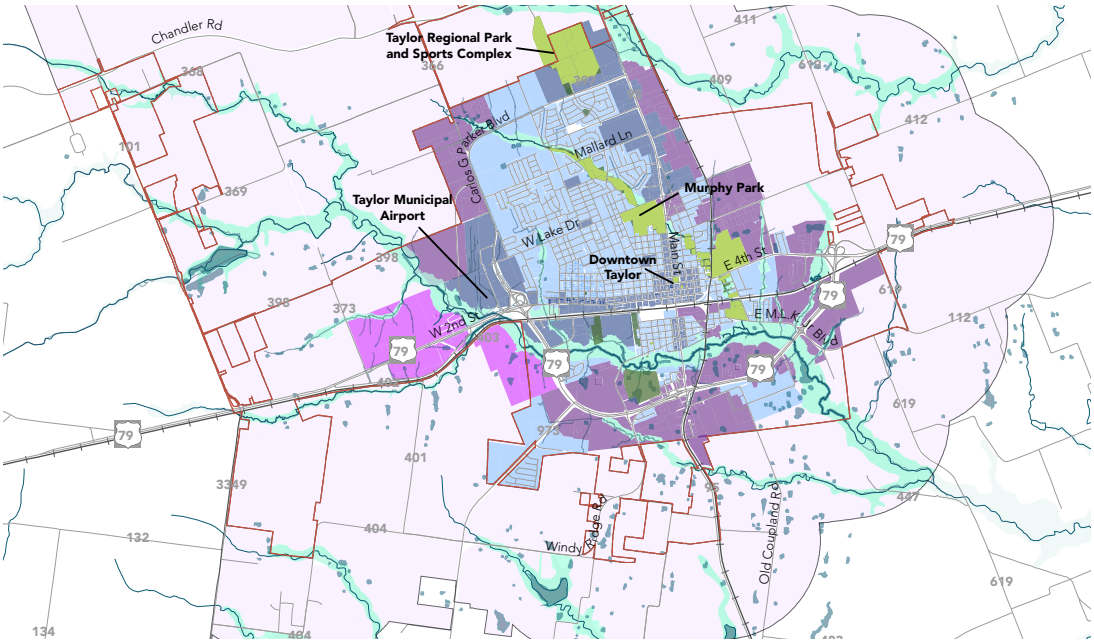
Figure 1: *Envision Taylor Population Projections*

Infrastructure

The Controlled Growth Sector (G2) consists of areas that can support limited development based on proximity to an existing or planned thoroughfare. The Controlled Growth Sector should be limited in area to nodes where infrastructure or services already exist, but these areas are not adjacent to the existing developed areas. The area north and east of the Samsung facility will have limited infrastructure installed as a result of the Samsung plant. This area is anticipated to see growth in the future but does not have enough utility or infrastructure capacity at this time. Growth in this area should be allowed but controlled.

Recommendations: 1) Update the Growth Sectors map to add more of the Controlled Growth (G2) area north and east of the Samsung site.

Taylor Comprehensive Plan as adopted in 2021



Legend:

- Preserved Open Sector (O-1)
- Reserved Open Sector (O-2)
- Restricted Growth Sector (G-1)
- Controlled Growth Sector (G-2)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)
- Infill Growth Sector (G-5)
- Streets
- Parks
- Streams, water bodies
- Flood Plain
- City limits
- ETJ

0 0.25 0.5 1 1.5 2 Miles

Taylor Comprehensive Plan Update

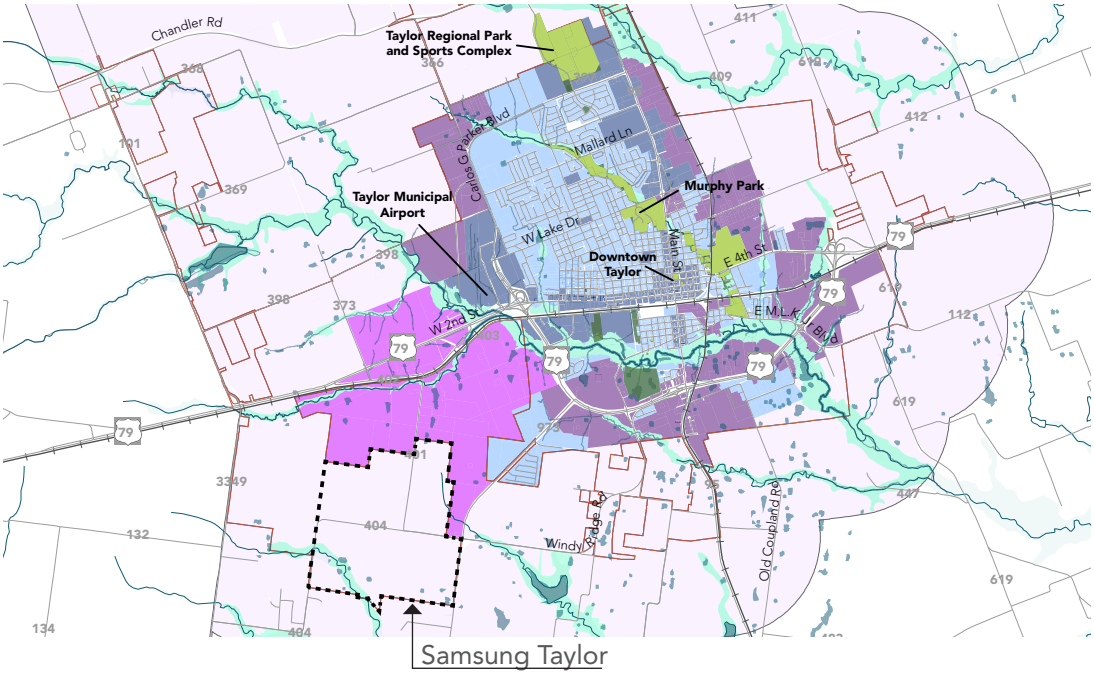


Figure 2: *Growth Sector Comparison*

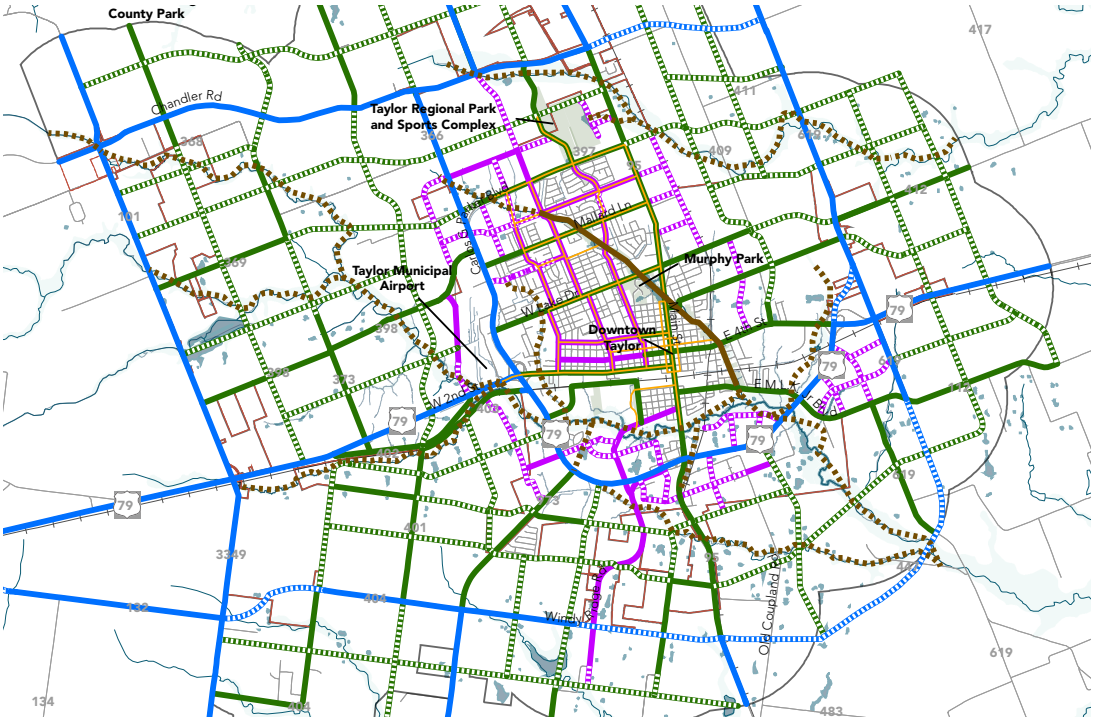
Source: City of Taylor, Williamson County

Infrastructure

The Tranportation Master Plan serves as a planning tool that establishes a framework for the development of the transportation network within the City of Taylor and ETJ. With the location of the Samsung facility some planned roads will be adjusted to accommodate the facility.

Recommendations: 1) Update the Tranportation Master Plan to include the new and amended streets from the County.

Taylor Comprehensive Plan as adopted in 2021



Taylor Comprehensive Plan Update

Legend:

- Enhanced Regional Road
- Enhanced Community Boulevard
- Enhanced Neighborhood Avenue
- Proposed Regional Road
- Proposed Community Boulevard
- Proposed Neighborhood Avenue
- Priority Multi-modal Facilities
- Existing Trails
- Proposed Trails
- Neighborhood Streets
- Parks
- Streams, water bodies
- Flood Plain
- City limits
- ETJ

0 0.25 0.5 1 1.5 2 Miles

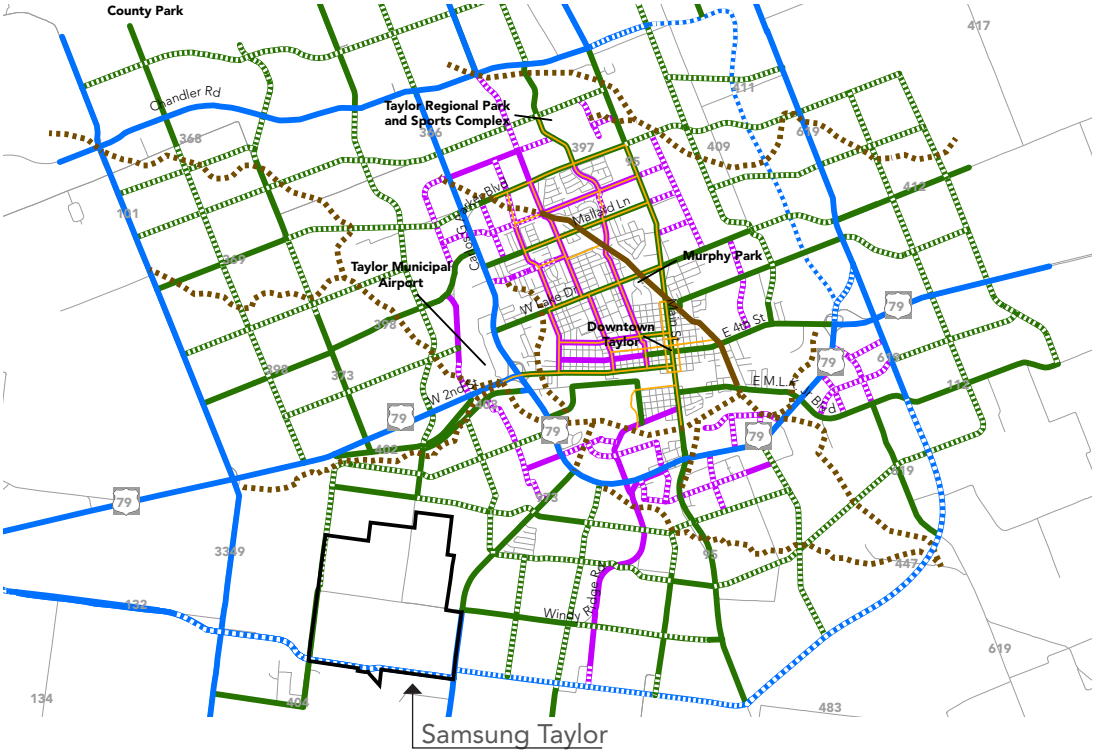


Figure 3: *Transportation Master Plan Comparison*

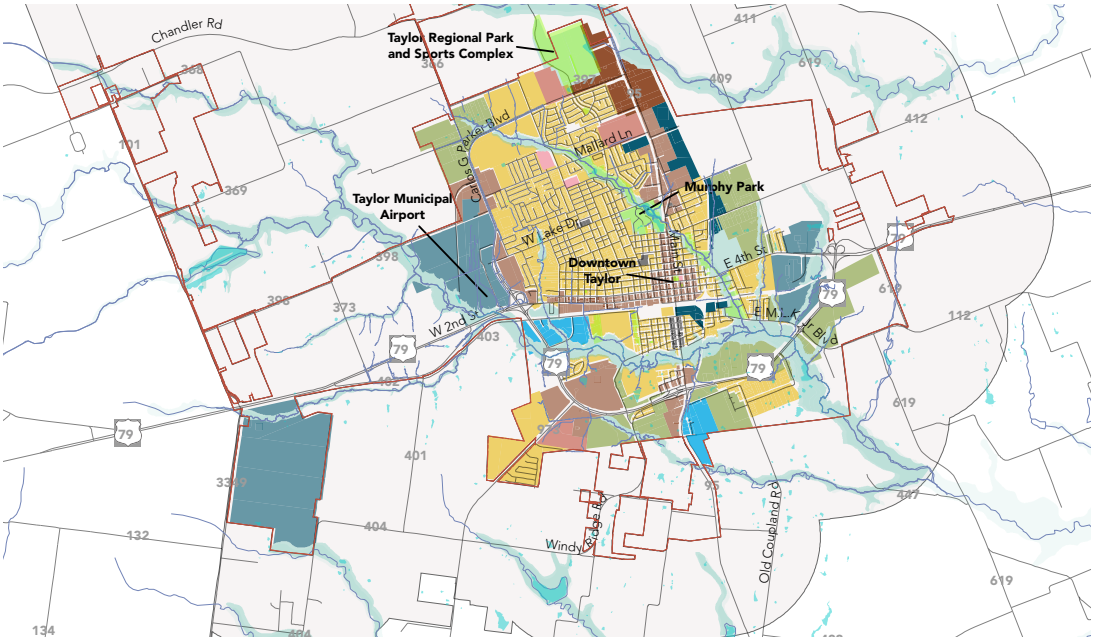
Source: City of Taylor, Williamson County

Land Use

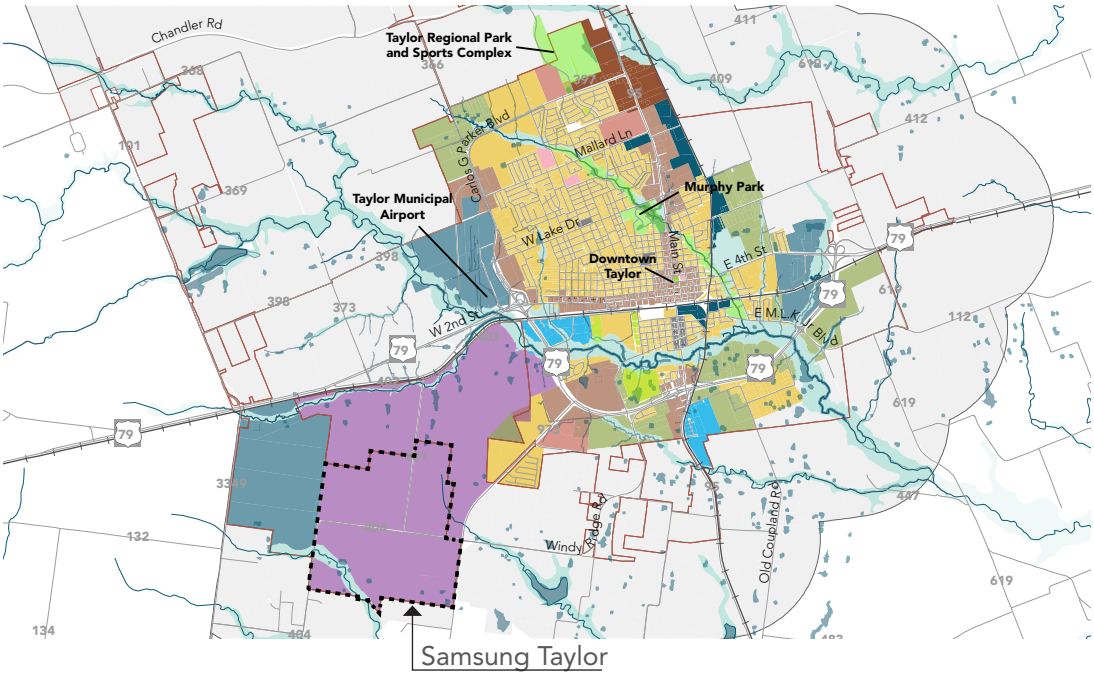
While the Growth Sector's Map identifies where development and redevelopment should be focused the Future Land Use Map guides how that development or redevelopment should look and function.
The Future Land Use Map is an important policy tool that is used to guide future growth in the City of Taylor. The Samsung facility and areas to the north and east of the facility represent an opportunity to attract more high tech employment. Low density residential is not compatible to these types of industry and services. While infrastructure to service this area does not exist yet the area should be reserved for higher intensity uses.

Recommendations: 1) Include an additional Land Use Category called a Special Employment District. Describe the district as being dominated by high tech related employment, and other supporting uses such as multifamily or commercial services to support the new job center. Single family should be restricted.
2) Update the Future Land Use Map to add a Special Employment District that extends past the boundary of the Samsung site into the new G2 area.

Taylor Comprehensive Plan as adopted in 2021



Taylor Comprehensive Plan Update



Legend:

- Market Center: Neighborhood
- Market Center: Community
- Market Center: Regional
- Employment Center: Neighborhood
- Employment Center: Community
- Employment Center: Regional
- Special Employment District
- Civic Center: Neighborhood
- Civic Center: Community
- Neighborhood Infill
- Neighborhood Greenfield
- Area of Minimal Change
- Streets
- Streets
- Parks
- Water bodies
- Flood Plain
- City limits
- ETJ

0 0.25 0.5 1 1.5 2 Miles

Figure 4: *Future Land Use Map Comparison*

Implementation

There are a total of 15 implementation strategies in the Taylor Comprehensive Plan designed to move the plan from a vision to a reality. Implementation strategies provide a roadmap for success. With an emphasis on the planning and regulatory framework, incentives and financial tools, and capital improvements, they provide the necessary actions that will advance the long-term vision of the Comprehensive Plan. With the inclusion of the Samsung facility and associated map updates, the following amendments to existing strategies and additional strategies are recommended.

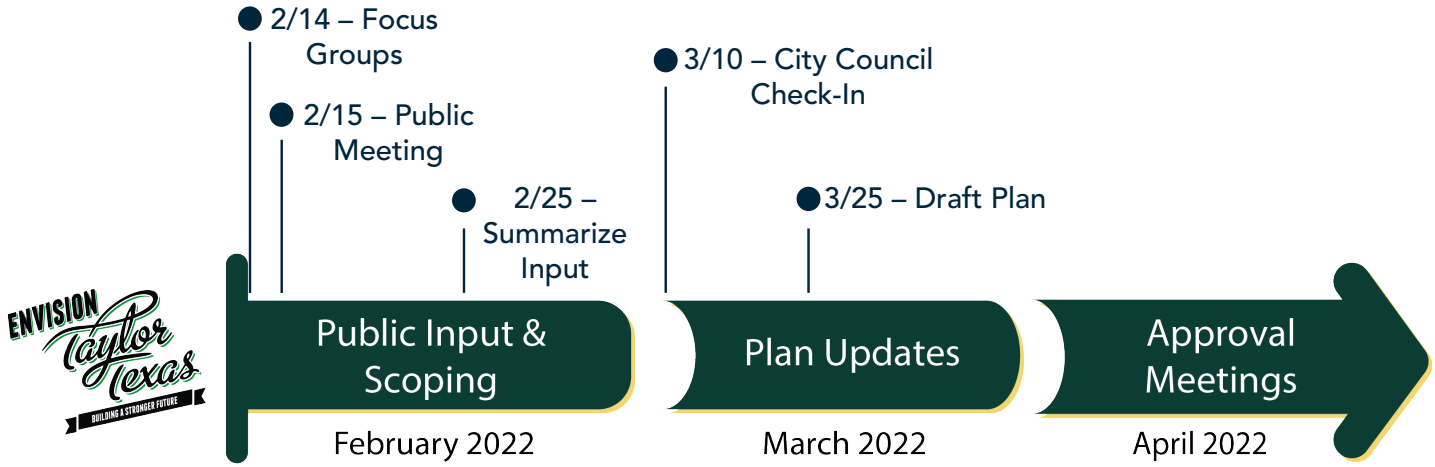
Recommendations:

1) Update Implementation Strategy #1 (Taylor Preferred Growth Dashboard) to include updating population projections utilizing annual permit data and 5-year CAMPO modeling updates combined.

2) Add a new implementation strategy to develop a Small Area Plan for the new Special Employment District and surrounding areas. Consider the planning and regulatory framework, financial tools, and capital improvements needed within the area that would help it to achieve the desired vision.

3) Add a new implementation strategy to work with the Economic Development Corporation, City, and local partners to attract more high tech jobs to the area and to partner with existing and future employers on strategies to encourage employees to live within the City of Taylor.

NEXT STEPS



Comprehensive Plan Amendment

March 10, 2022

Timeline

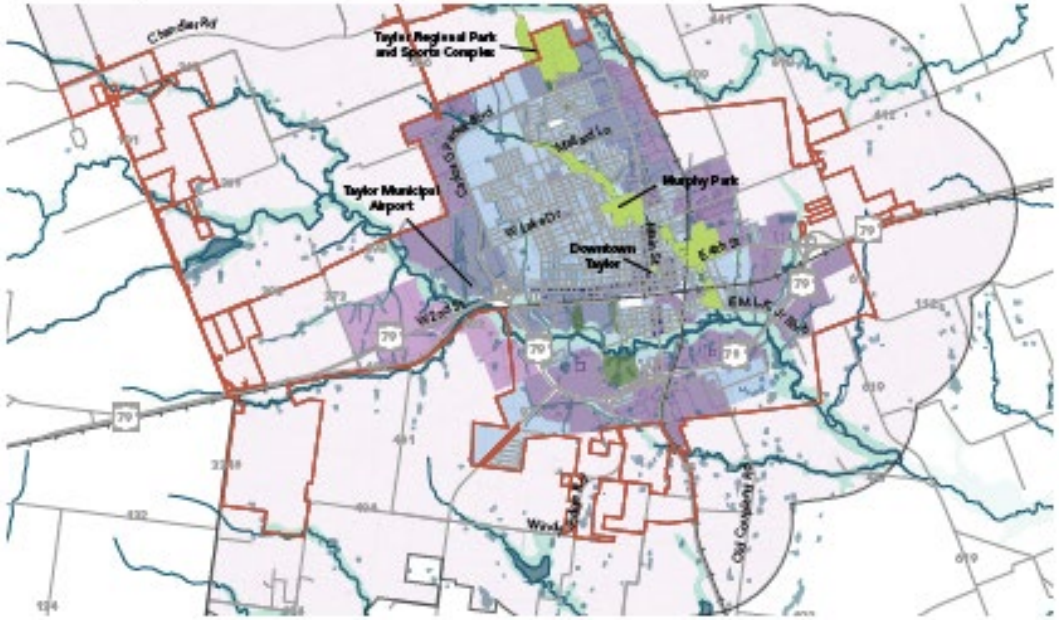
- Envision Taylor comprehensive plan was adopted November 18, 2021
- Samsung announced the selection of Taylor on November 23, 2021
- Lionheart engaged to prepare an amendment to the plan on December 13, 2021
- Comprehensive Plan Advisory Committee met February 7, 2022
- Focus group meetings conducted February 14, 2022
- Public meeting conducted February 15, 2022
- Council update March 10, 2022
- Amendment adoption public hearings April 2022

Feedback Received

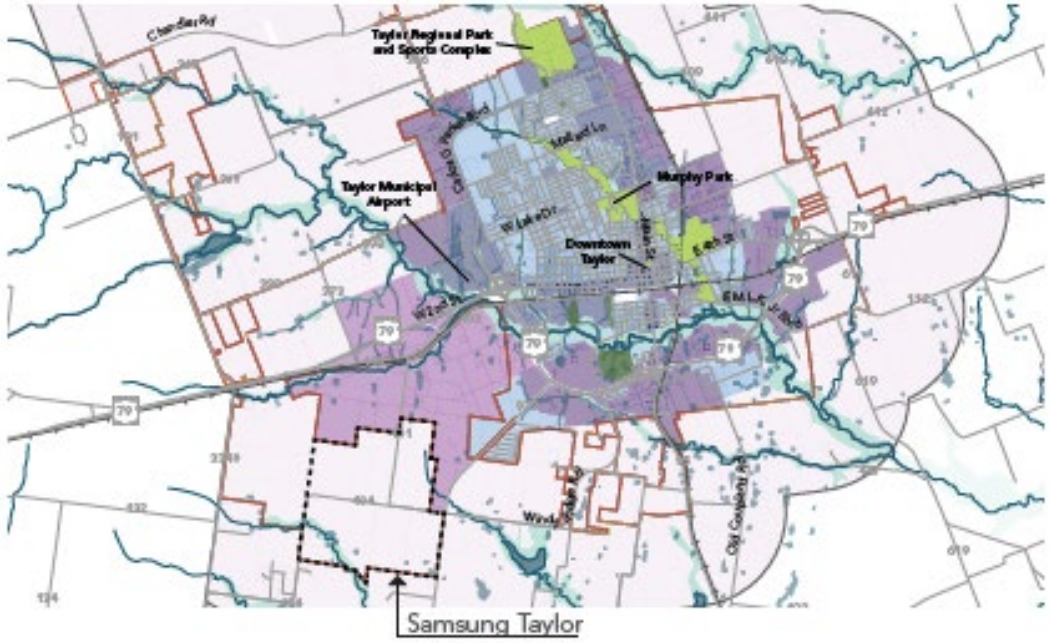
- No change to the Big Ideas
- Keep an eye on population projections
- Plan for infrastructure for spin-off employment uses due to Samsung
- Update the transportation plan to reflect changes/needs associated with Samsung
- Update the land use plan to preserve areas around Samsung for other employment uses
- Add and modify implementation strategies as necessary

Growth Sectors Proposed Update

Taylor Comprehensive Plan as adopted in 2021



Taylor Comprehensive Plan Update

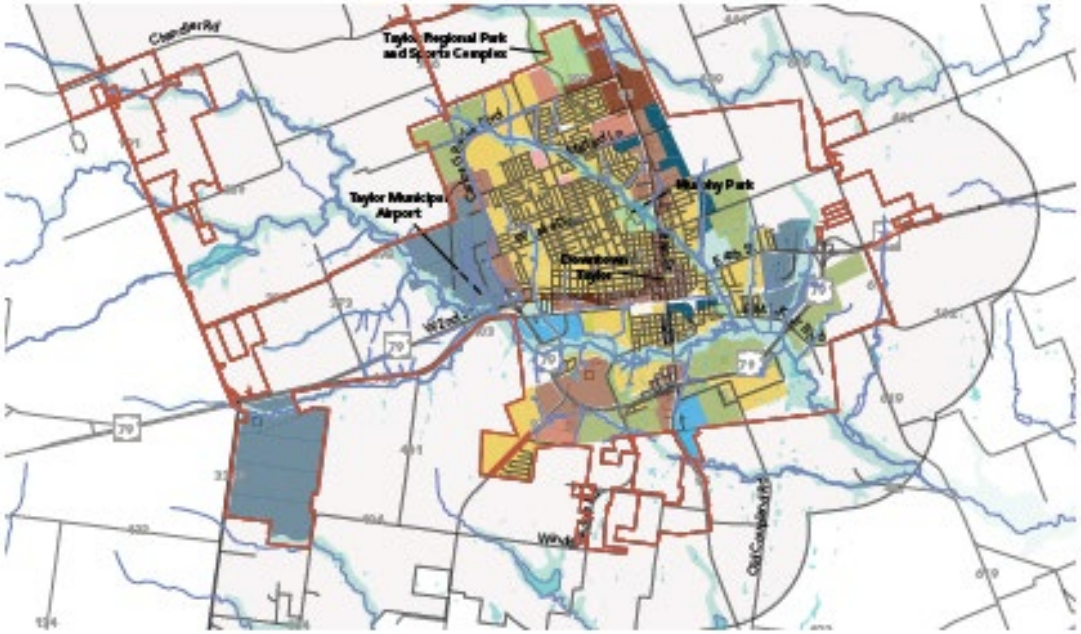


Legend:

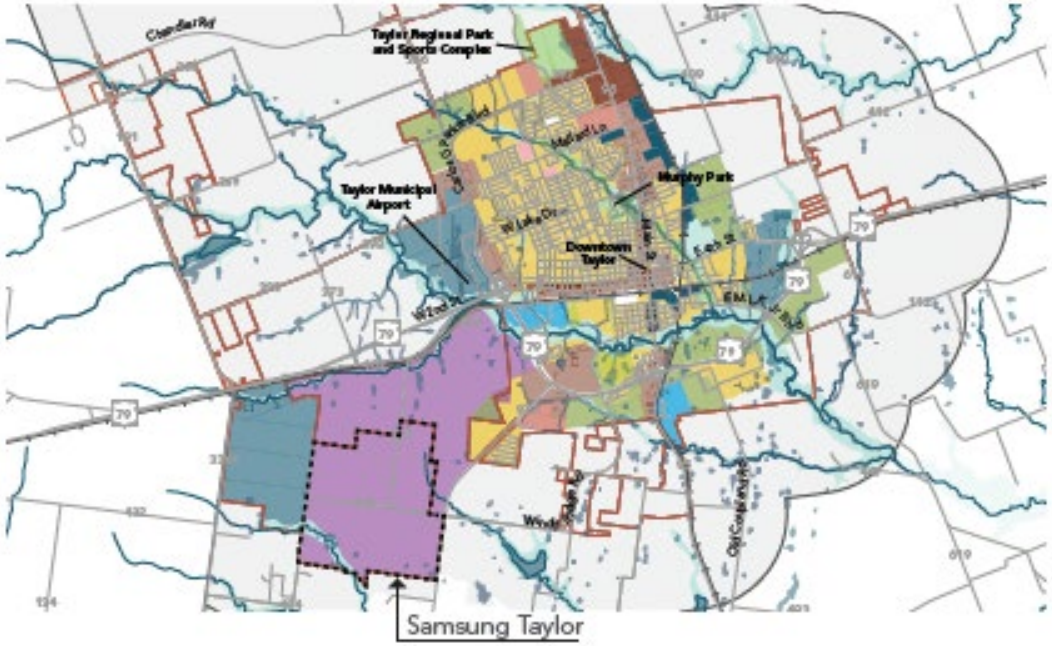
- Preserved Open Sector (O-1)
- Reserved Open Sector (O-2)
- Restricted Growth Sector (G-1)
- Controlled Growth Sector (G-2)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)
- Infill Growth Sector (G-5)
- Streets
- Parks
- Streams, water bodies
- Flood Plain
- City limits
- ETJ

Land Use Plan Proposed Update

Taylor Comprehensive Plan as adopted in 2021



Taylor Comprehensive Plan Update



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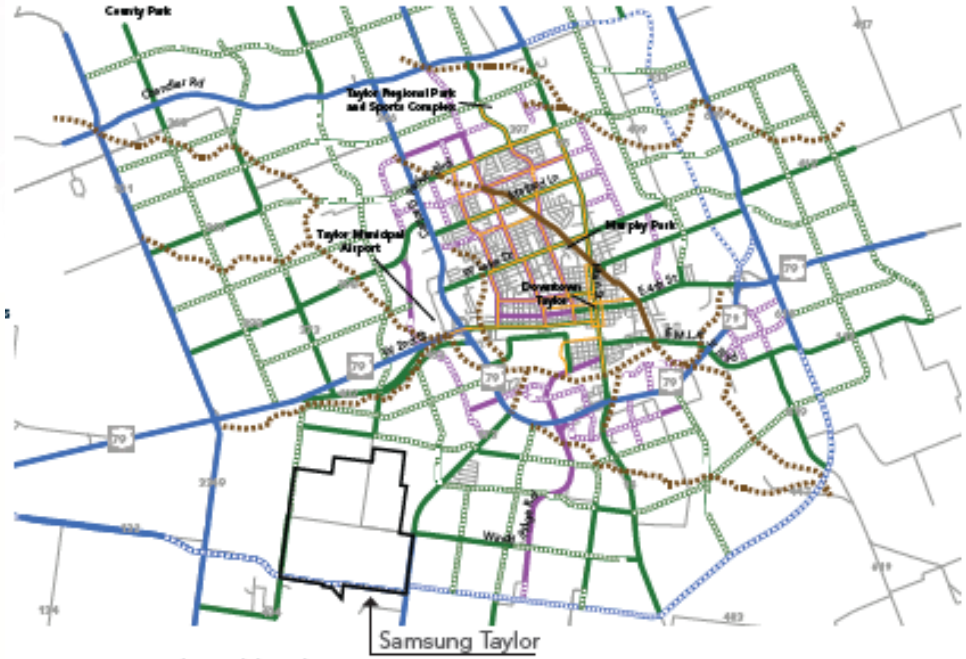
Transportation Plan Proposed Update

Taylor Comprehensive Plan as adopted in 2021

Legend:

- Enhanced Regional Road
- Enhanced Community Boulevard
- Enhanced Neighborhood Avenue
- Proposed Regional Road
- Proposed Community Boulevard
- Proposed Neighborhood Avenue

Taylor Comprehensive Plan Update



- Priority Multi-modal Facilities
- Existing Trails
- Proposed Trails
- Neighborhood Streets
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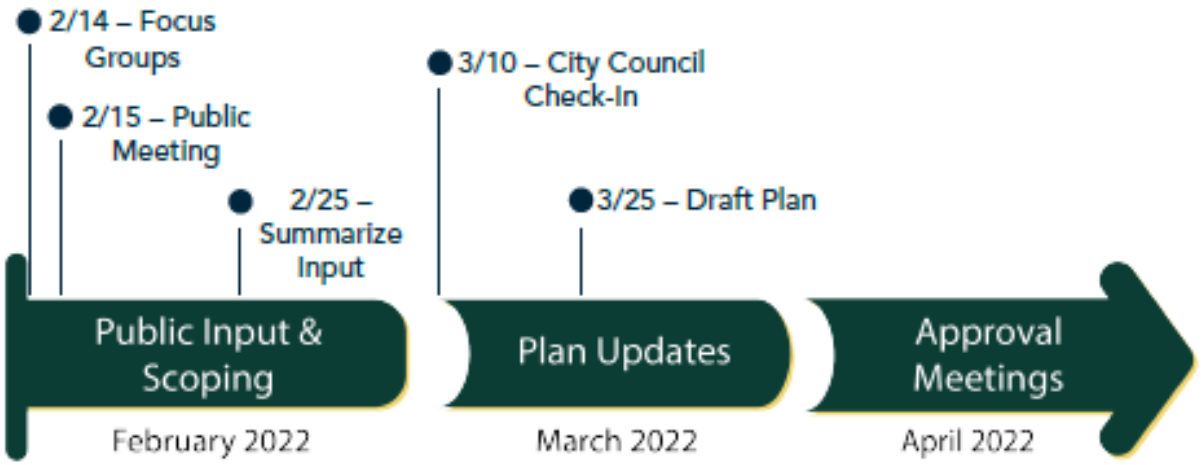
- ETJ

Implementation Plan Recommendations

- Update Implementation Strategy #1 (Taylor Preferred Growth Dashboard) to include updating population projections utilizing annual permit data and 5-year CAMPO modeling updates combined.
- Add a new implementation strategy to develop a Small Area Plan for the new Special Employment District and surrounding areas. Consider the planning and regulatory framework, financial tools, and capital improvements needed within the area that would help it to achieve the desired vision.
- Add a new implementation strategy to work with the Economic Development Corporation, City, and local partners to attract more high-tech jobs to the area and to partner with existing and future employers on strategies to encourage employees to live within the City of Taylor.

Next Steps


2/14 – Focus Groups
2/15 – Public Meeting
2/25 – Summarize Input
3/10 – City Council Check-In
3/25 – Draft Plan
Public Input & Scoping
Plan Updates
Approval Meetings
February 2022
March 2022
April 2022

Questions/Direction

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR
☒ Streets/Infrastructure
☐ Quality of Life
☐ Economic Vitality

Agenda Item #: 15

Agenda Title: **Update on 2021/2022 Street Level Up Program**

Council Action to be taken: Accept Update

Department Submitted: Public Works

Staff Contact: Jim Gray, Public Works Director

1. PURPOSE/DESCRIPTION

Provide Council with an update of the level up program. And the introduction of the reclamation program.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Public Works Staff was budgeted $250,000 for this year's level up program. At this time, we have completed roads with the Pavement Condition Index (PCI) of 0 – 11. This year's program we are concentrating on roads with a PCI of 11 – 17. We will also be starting the new reclamation program. On this phase of the program we will be working on 5th street in the cemetery and continuing on to South Sturges Street, three blocks of 6th Street, one block of Scott Street, and parts of Mississippi Street. These Streets will be completed as funding allows.

3. PROS AND CONS

PROS	CONS
• Improves the riding surface for residents where the level up is completed. • Decreases our pothole inventory. • Allows additional time and resources to be devoted to other streets. • Begin our street reclamation program • We have seen good results from previous year's programs	• Only a 1–3-year program • Will require additional work at a later date

4. RECOMMENDATION

Staff recommends Council accept the Update

5. FUNDING SOURCE

Existing TUF Budget.

6. TIMELINE

We hope to complete these Streets in the next 120 days.

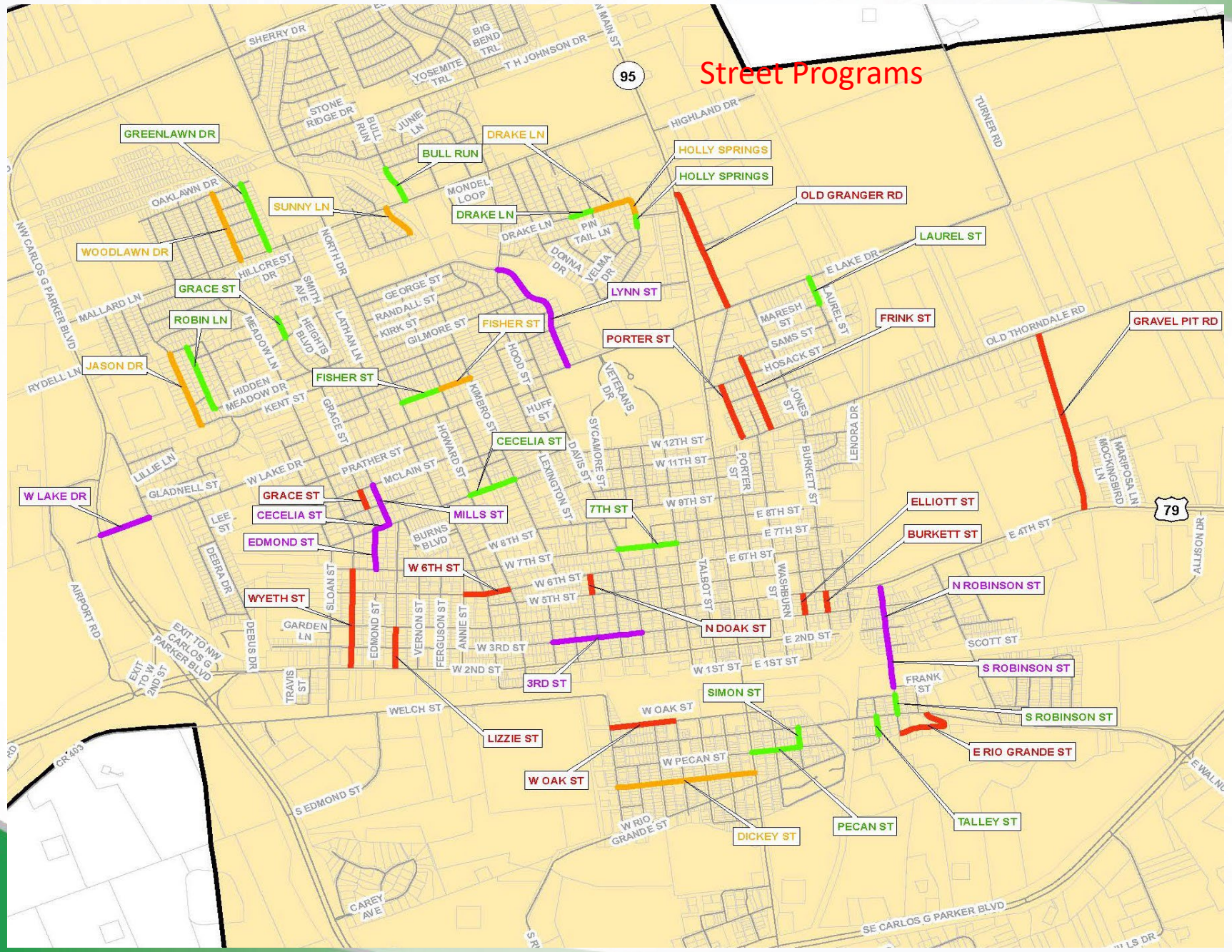
7. OTHER OPTIONS (In order of preference)

Reject the report

8. ATTACHMENTS

15a. PowerPoint presentation

Street Programs



Legend

- Level Up Program (2.74 miles - FY 19-20 - $113,920)
- 2019-2021 Street Reconstruction (1.40 miles - $8,147,615.23)
- 2018 Street Maintenance (1.48 miles Mill & Overlay - $386,089.42)
- 2019 Street Maintenance (1.19 miles Mill & Overlay; 1.64 miles Seal Coat - $458,277.10)
- City Limits

N

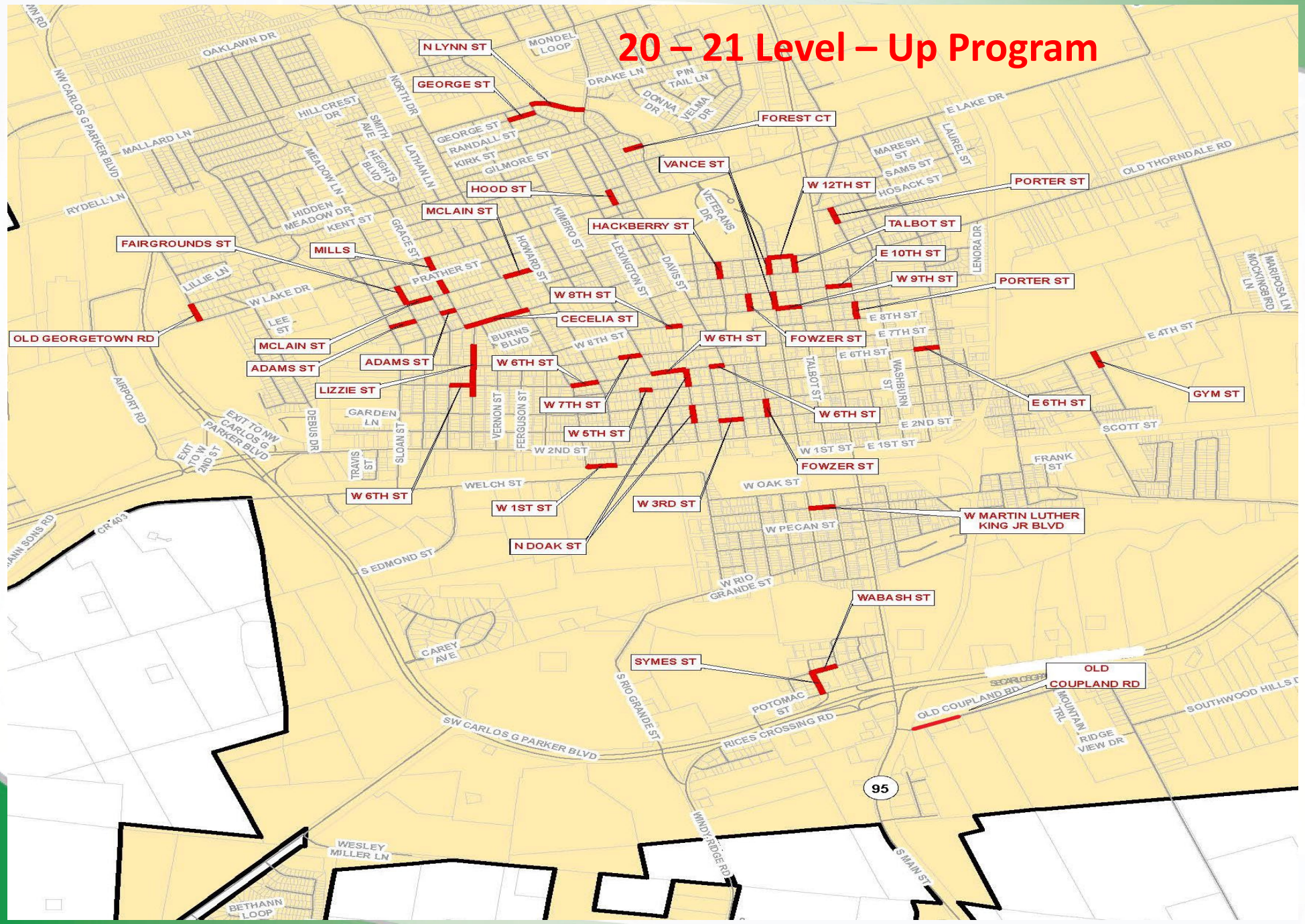
0 1,000 2,000

Feet

Taylor Texas

CITY OF TAYLOR TX

20 – 21 Level – Up Program



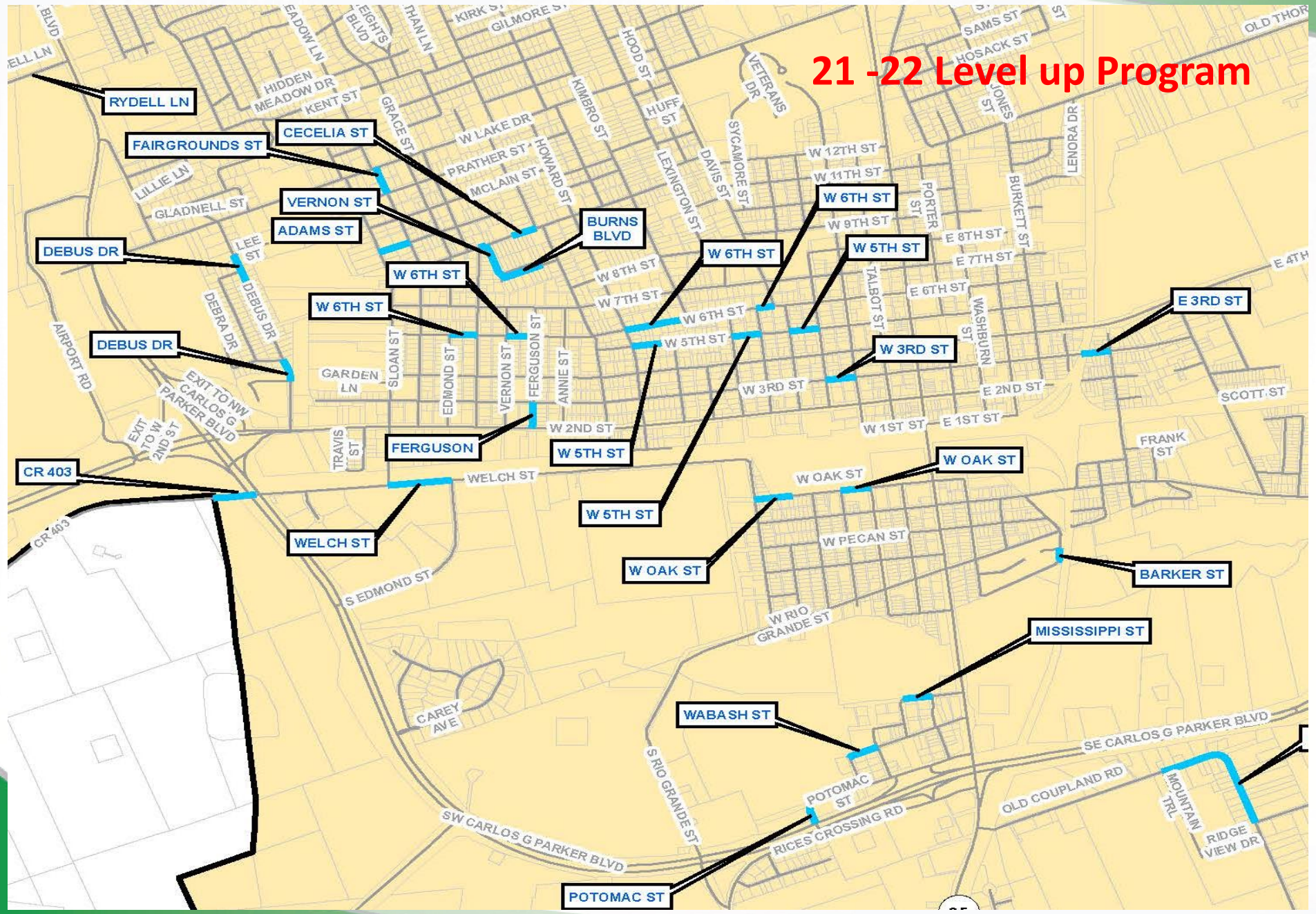
20 – 21 Level-up $211,637

2021 - 2022 Level Up Program

Name	Length	PCI	Total
Welch Street	727	11	$10,185
CR 403	487	12	$6,823
Debus Drive	296	12	$4,147
Ferguson Street	345	12	$4,833
Mississippi Street	332	12	$4,651
West Oak Street	350	13	$4,904
3rd Street West	349	15	$4,889
west 6th Street	316	15	$4,427
west oak street	435	15	$6,094
5th Street west	332	16	$4,651
5th Street west	342	16	$4,791
west 6th Street	330	14	$4,623
Cecelia Street	290	16	$4,063
Old Coupland Road	1705	16	$23,887
Potomac Street	264	16	$3,699
Scott Street	759	16	$10,634
Vernon Street	434	16	$6,080
Wabash Street	355	16	$4,974
3rd Street East	336	17	$4,707
5th street West	482	17	$6,753
6th Street West	328	17	$4,595
6th Street West	737	17	$10,325
Adams Street	373	17	$5,226
Barker Street	173	17	$2,424
Burns Boulivard	518	17	$7,257
Cecelia Street	370	17	$5,184
Cecelia Street	80	17	$1,121
Debus Drive	232	17	$3,250
Debus Drive	235	17	$3,292
Fairgrounds Street	365	17	$5,114
Total	12677		$177,605

Taylor Texas
CITY OF TAYLOR TX

21 -22 Level up Program

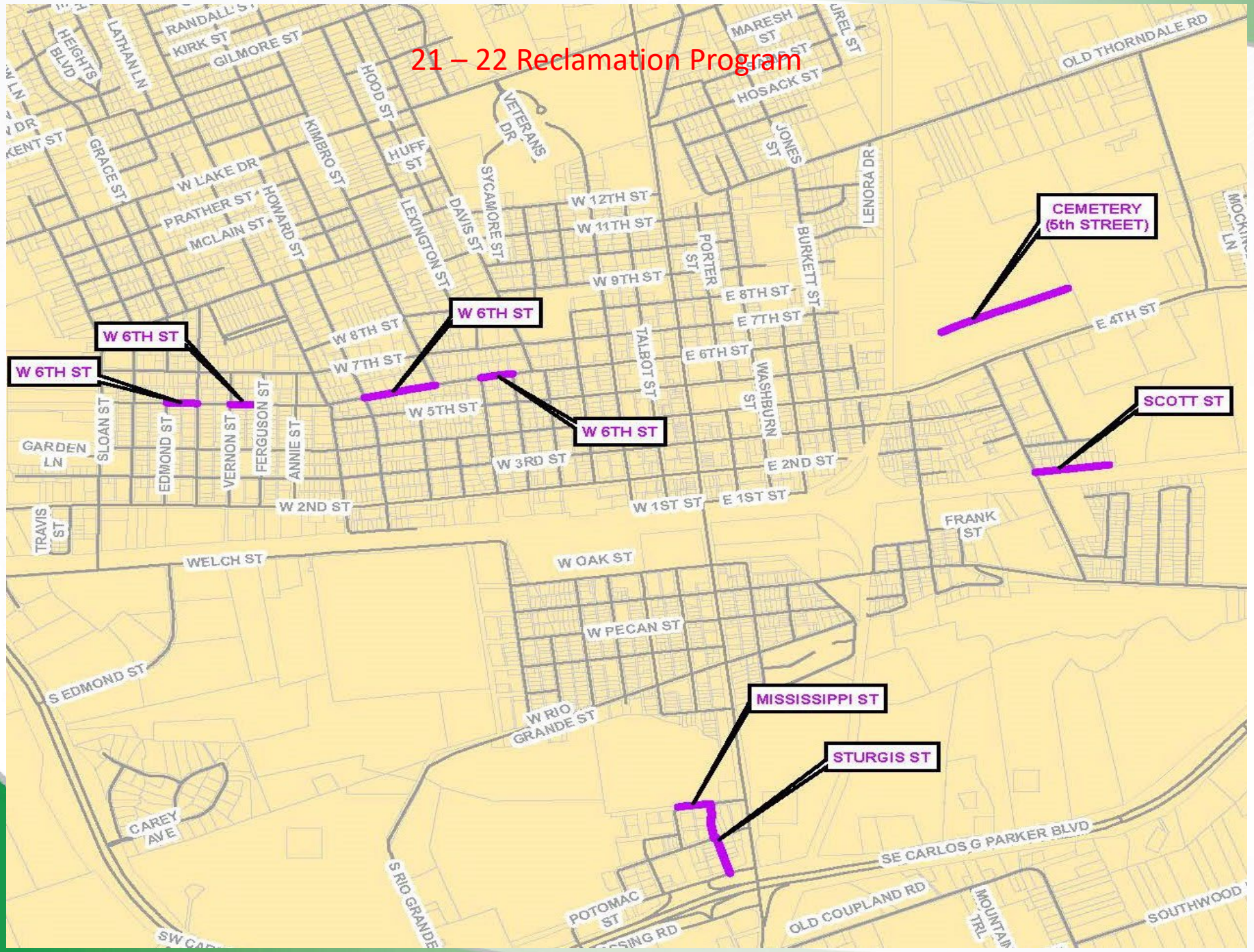


21 – 22 Level-Up $177,605

2021 - 2022 Reclamation Program

Name	Length	PCI	Total
Mississippi Street	655	12	$9,231
6th Street West	316	15	$4,453
6th Street West	330	14	$4,651
6th Street West	328	17	$4,623
6th Street West	737	17	$10,387
Scott Street	759	16	$10,697
South Sturgis	859		$12,106
Cemetery 5th Street	1,397		$1,048
Total	5381		$57,196

21 – 22 Reclamation Program



21 – 22 Reclamation $57,196

Taylor Texas
CITY OF TAYLOR TX

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR
☒ Streets/Infrastructure
☒ Quality of Life
☒ Economic Vitality

Agenda Item #: 16

Agenda Title: **Consider Ordinance 2022-12 Authorizing The Issuance Of The City Of Taylor, Texas Combination Tax And Revenue Certificates Of Obligation, Series 2022; Levying An Ad Valorem Tax And Pledging Certain Surplus Revenues In Support Of The Certificates; Approving An Official Statement, A Paying Agent/Registrar Agreement And Other Agreements Relating To The Sale And Issuance Of The Certificates; And Ordaining Other Matters Relating To The Issuance Of The Certificates**

Council Action to be taken: Approve Ordinance 2022-12

Department Submitted: Finance

Staff Contact: Jeffrey Wood, Chief Financial Officer

1. PURPOSE/DESCRIPTION

This ordinance is required to authorize the City to issue the Combination Tax and Revenue Certificates of Obligation, Series 2022

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This is the first and only reading of this ordinance required under Texas Government Code 1201.028. Approval of the ordinance can occur after the reading and at the same meeting. The City has issued debt in the past using the same procedure.

The City had its bond rating call on February 16th with Standard & Poor's and we are still waiting on the results of that review. The results of that rating will be shared with Council once received. Staff anticipates that we will receive the rating prior to the March 10 Council meeting. The City currently has a AA- rating.

The CO's will be priced by our financial advisor through a competitive sale on the morning of March 10th. The bid summary and final numbers from the sale will be announced at this City Council meeting. Jennifer Ritter of Specialized Public Finance will attend the meeting to discuss the bids with Council.

The Preliminary Official Statement was emailed to you prior to the meeting.

Council approved a resolution expressing the official intent to issue certificates of obligation on January 10, 2022.

3. PROS and CONS

PROS	CONS
• Debt issuances provides immediate funding for projects and equipment purchases that would otherwise require many years to complete if paid for as you go. • Debt issuances accelerates the project completion schedule and allows for project cost savings by completing a project in whole, and at one time, versus multiple stages as would be required if paid as you go.	• Debt needs to be repaid and the tax rate is the primary source of funding for debt payments. • Debt issuance costs that would not occur in a cash funded/pay as you go project will add to the total cost

4. RECOMMENDATION

Staff recommends Council approve Ordinance 2022-12

5. FUNDING SOURCE

N/A

6. TIMELINE

Immediate consideration and approval is required to ensure timely closing and delivery of the debt issuance.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

16a. Ordinance 2022-12
16b. Debt Issue PowerPoint Presentation

ORDINANCE NO. 2022-12

ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022; LEVYING AN AD VALOREM TAX AND PLEDGING CERTAIN SURPLUS REVENUES IN SUPPORT OF THE CERTIFICATES; APPROVING AN OFFICIAL STATEMENT, A PAYING AGENT/REGISTRAR AGREEMENT AND OTHER AGREEMENTS RELATING TO THE SALE AND ISSUANCE OF THE CERTIFICATES; AND ORDAINING OTHER MATTERS RELATING TO THE ISSUANCE OF THE CERTIFICATES

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
CITY OF TAYLOR §

WHEREAS, the City Council of the City of Taylor, Texas (the "City") deems it advisable to issue certificates of obligation in the amount of $24,900,000 (the "Certificates") for the purpose of paying contractual obligations incurred or to be incurred (i) constructing, improving and extending the City's water and waste water system including acquiring equipment; (ii) constructing and improving the City's drainage and flood control facilities; (iii) constructing, improving and upgrading City streets including related drainage, sidewalks, right-of-way and related traffic improvements and equipment; (iv) constructing, designing, improving and equipping the City's parks and recreational trails; (v) constructing, improving, replacing and equipping the City's animal shelter; (vi) acquisition and installation of public safety equipment and vehicles including a new fire truck; and, (vi) payment of professional services in connection therewith including legal, engineering, architectural and fiscal fees and the costs of issuing the Certificates; and

WHEREAS, the Certificates hereinafter authorized and designated are to be issued and delivered for cash pursuant to Subchapter C of Chapter 271, Local Government Code and Chapter 1502, Texas Government Code, as amended; and

WHEREAS, on January 13, 2022 the City Council passed a resolution authorizing and directing the City Clerk to give notice of intention to issue the Certificates; and

WHEREAS, the notice was published on January 23, 2022 and January 30, 2022 in the *Taylor Press*, a newspaper of general circulation in the City and a "newspaper" as defined in Section 2051.044, Government Code; and

WHEREAS, the City has not received a valid petition from the qualified voters of the City protesting the issuance of the Certificates; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Texas Government Code; and

WHEREAS, it is considered to be in the best interest of the City that the interest bearing Certificates be issued; therefor,

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

Section 1. RECITALS, AMOUNT AND PURPOSE OF THE CERTIFICATES. The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section. The Certificates of the City of Taylor, Texas (the "City") are hereby authorized to be issued and delivered in the aggregate principal amount of $24,900,000 for the purpose of paying contractual obligations incurred or to be incurred for (i) constructing, improving and extending the City's water and waste water system including acquiring equipment; (ii) constructing and improving the City's drainage and flood control facilities; (iii) constructing, improving and upgrading City streets including related drainage, sidewalks, right-of-way and related traffic improvements and equipment; (iv) constructing, designing, improving and equipping the City's parks and recreational trails; (v) constructing, improving, replacing and equipping the City's animal shelter; (vi) acquisition and installation of public safety equipment and vehicles including a new fire truck; and, (vi) payment of professional services in connection therewith including legal, engineering, architectural and fiscal fees and the costs of issuing the Certificates.

Section 2. DESIGNATION, DATE, DENOMINATIONS, NUMBERS, AND MATURITIES OF CERTIFICATES. Each certificate issued pursuant to this Ordinance shall be designated: "CITY OF TAYLOR, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2022", and initially there shall be issued, sold, and delivered hereunder fully registered certificates, without interest coupons, dated March 29, 2022, in the denomination and principal amount hereinafter stated, numbered consecutively from R-1 upward (except the initial Certificate delivered to the Attorney General of the State of Texas which shall be numbered T-1), payable to the respective initial registered owners thereof (as designated in Section 12 hereof), or to the registered assignee or assignees of said Certificates or any portion or portions thereof (in each case, the "Registered Owner"), and the outstanding principal amount of the Certificates shall mature and be payable on August 15 in each of the years and in the principal amount, respectively, as set forth in the following schedule:

YEAR	PRINCIPAL AMOUNT	YEAR	PRINCIPAL AMOUNT
2023		2034	
2024		2035	
2025		2036	
2026		2037	
2027		2038	
2028		2039	
2029		2040	
2030		2041	
2033			

The term "Certificate" as used in this Ordinance shall mean and include collectively the Certificates initially issued and delivered pursuant to this Ordinance and all substitute Certificates exchanged therefor, as well as all other substitute Certificates and replacement Certificates issued pursuant hereto.

SECTION 3. INTEREST. The Certificates scheduled to mature during the years, respectively, set forth below shall bear interest from the dates specified in the FORM OF CERTIFICATE set forth in this Ordinance to their respective dates of maturity at the following rates per annum:

YEAR	RATE	YEAR	RATE
2023		2034	
2024		2035	
2025		2036	
2026		2037	
2027		2038	
2028		2039	
2029		2040	
2030			
2033		2041	

Interest shall be payable in the manner provided and on the dates stated in the FORM OF CERTIFICATE set forth in this Ordinance.

Section 4. CHARACTERISTICS OF THE CERTIFICATES. (a) Registration, Transfer, Conversion and Exchange; Authentication. The City shall keep or cause to be kept at The Bank of New York Mellon Trust Company, National Association, Dallas, Texas (the "Paying Agent/Registrar") books or records for the registration of the transfer, conversion and exchange of the Certificates (the "Registration Books"), and the City hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the City and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the Registered Owner of each Certificate to which payments with respect to the Certificates shall be mailed, as herein provided; but it shall be the duty of each Registered Owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The City shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Paying Agent/Registrar shall make the Registration Books available within the State of Texas. The City shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Certificate or Certificates. Registration of assignments, transfers, conversions and exchanges of Certificates shall be made in the manner provided and with the effect stated in the FORM OF CERTIFICATE set forth in this Ordinance. Each substitute Certificate shall bear a letter and/or number to distinguish it from each other Certificate.

Except as provided in Section 4(c) of this Ordinance, an authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Certificate, date and manually sign said Certificate, and no such Certificate shall be deemed to be issued or outstanding unless such Certificate is so executed. The Paying Agent/Registrar promptly shall cancel all paid Certificates and Certificates surrendered for conversion and exchange. No additional ordinances, orders, or

resolutions need be passed or adopted by the governing body of the City or any other body or person so as to accomplish the foregoing conversion and exchange of any Certificate or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution, and delivery of the substitute Certificates in the manner prescribed herein, and said Certificates shall be printed or typed on paper of customary weight and strength. Pursuant to Chapter 1201, Texas Government Code, as amended, and particularly Subchapter D thereof, the duty of conversion and exchange of Certificates as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Certificate, the converted and exchanged Certificate shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Certificate which initially was issued and delivered pursuant to this Ordinance, approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

(b) Payment of Certificates and Interest. The City hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Certificates, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the City and the Paying Agent/Registrar with respect to the Certificates, and of all conversions and exchanges of Certificates, and all replacements of Certificates, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the past due interest shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Registered Owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(c) In General. The Certificate (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Certificate to be payable only to the Registered Owners thereof, (ii) may be redeemed prior to their scheduled maturities (notice of which shall be given to the Paying Agent/Registrar by the City at least 45 days prior to any such redemption date which shall indicate to which principal installments the redemption shall be applied), (iii) may be converted and exchanged for other Certificates, (iv) may be transferred and assigned in whole, but not in part, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Certificates shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the City shall have certain duties and responsibilities with respect to the Certificates, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF CERTIFICATE set forth in this Ordinance. The Certificate initially issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Certificate issued in conversion of and exchange or substitute for any Certificate or Certificates issued under this Ordinance the Paying Agent/Registrar shall execute the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, in the form set forth in the FORM OF CERTIFICATE.

(d) Substitute Paying Agent/Registrar. The City covenants with the Registered Owners of the Certificates that at all times while the Certificates are outstanding the City will provide a competent and legally qualified bank, trust company, financial institution, or other agency to act as and perform the services of Paying Agent/Registrar for the Certificates under this Ordinance, and that the Paying Agent/Registrar will be one entity. The City reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than 30 days written notice to the Paying Agent/Registrar, to be effective at such time which will not disrupt or delay payment on the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the City covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Certificates, to the new Paying Agent/Registrar designated and appointed by the City. Upon any change in the Paying Agent/Registrar, the City promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each Registered Owner of the Certificates, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(e) Book-Entry-Only System. The Certificates issued in exchange for the Certificates initially issued as provided in Section 4(i) shall be issued in the form of a separate single fully registered Certificate for each of the maturities thereof registered in the name of Cede & Co., as nominee of The Depository Trust Company of New York ("DTC") and except as provided in subsection (f) hereof, all of the outstanding Certificates shall be registered in the name of Cede & Co., as nominee of DTC.

With respect to Certificates registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC participants (the "DTC Participant") or to any person on behalf of whom such a DTC Participant holds an interest in the Certificates. Without limiting the immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Certificates, (ii) the delivery to any DTC Participant or any other person, other than a Registered Owner, as shown on the Registration Books, of any notice with respect to the Certificates, or (iii) the payment to any DTC Participant or any person, other than a Registered Owner, as shown on the Registration Books of any amount with respect to principal of or interest on the Certificates. Notwithstanding any other provision of this Ordinance to the contrary, but to the extent permitted by law, the City and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Certificate is registered in the Registration Books as the absolute owner of such Certificate for the purpose of payment of principal of and interest, with respect to such Certificate, for the

purposes of registering transfers with respect to such Certificate, and for all other purposes of registering transfers with respect to such Certificates, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Certificates only to or upon the order of the respective Registered Owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of and interest on the Certificates to the extent of the sum or sums so paid. No person other than a Registered Owner, as shown in the Registration Books, shall receive a Certificate evidencing the obligation of the City to make payments of principal, and interest pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the registered owner at the close of business on the Record Date the word "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(f) Successor Securities Depository; Transfer Outside Book-Entry-Only System. In the event that the City determines to discontinue the book-entry system through DTC or a successor or DTC determines to discontinue providing its services with respect to the Certificate, the City shall either (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Certificates to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Certificates and transfer one or more separate Certificates to DTC Participants having Certificates credited to their DTC accounts. In such event, the Certificates shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names the Registered Owner transferring or exchanging Certificate shall designate, in accordance with the provisions of this Ordinance.

(g) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Certificate is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, and interest on such Certificate and all notices with respect to such Certificate shall be made and given, respectively, in the manner provided in the Letter of Representations of the City to DTC.

(h) DTC Blanket Letter of Representations. The City confirms execution of a Blanket Issuer Letter of Representations with DTC establishing the Book-Entry-Only System which will be utilized with respect to the Certificates.

(i) Cancellation of Initial Certificate. On the closing date, one Initial Certificate representing the entire principal amount of the Certificates, payable in stated installments to the order of the purchaser of the Certificates or its designee set forth in Section 12 of this Ordinance, executed by manual or facsimile signature of the Mayor or Mayor Pro-tem and City Clerk, approved by the Attorney General of Texas, and registered and manually signed by the Comptroller of Public Accounts of the State of Texas, will be delivered to such Underwriters set

forth in Section 12 of this Ordinance or its designee. Upon payment for the Initial Certificate, the Paying Agent/Registrar shall cancel the Initial Certificate and deliver to DTC on behalf of such Underwriters one registered definitive Certificate for each year of maturity of the Certificates, in the aggregate principal amount of all the Certificates for such maturity.

Section 5. FORM OF CERTIFICATE. The form of the Certificate, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Registration Certificate of the Comptroller of Public Accounts of the State of Texas to be attached to the Certificate initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as follows, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

FORM OF CERTIFICATE

NO. R- **UNITED STATES OF AMERICA** **PRINCIPAL**
STATE OF TEXAS **AMOUNT**
COUNTY OF WILLIAMSON **$_____**
CITY OF TAYLOR, TEXAS
COMBINATION TAX AND REVENUE CERTIFICATE OF OBLIGATION
SERIES 2022

INTEREST RATE	DATE OF CERTIFICATE	MATURITY DATE	CUSIP NO.
	March 29, 2022		

REGISTERED OWNER:

PRINCIPAL AMOUNT: **DOLLARS**

ON THE MATURITY DATE specified above, the CITY OF TAYLOR, in the County of Williamson, State of Texas (the "City"), being a political subdivision of the State of Texas, hereby promises to pay to the Registered Owner set forth above, or registered assigns (hereinafter called the "Registered Owner") the principal amount set forth above, and to pay interest thereon from the Date of Certificate, on February 15, 2023 and semiannually on each August 15 and February 15 thereafter to the maturity date specified above, or the date of redemption prior to maturity, at the interest rate per annum specified above; except that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such principal amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided,

however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged or converted from is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Certificate are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Certificate shall be paid to the Registered Owner hereof upon presentation and surrender of this Certificate at maturity, or upon the date fixed for its redemption prior to maturity, at The Bank of New York Mellon Trust Company, National Association, which is the "Paying Agent/Registrar" for this Certificate at its designated office for payment currently, Dallas, Texas (the "Designated Payment/Transfer Office"). The payment of interest on this Certificate shall be made by the Paying Agent/Registrar to the Registered Owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the City required by the ordinance authorizing the issuance of this Certificate (the "Ordinance") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the Registered Owner hereof, at its address as it appeared at the close of business on the last business day of the preceding month each such date (the "Record Date") on the registration books kept by the Paying Agent/Registrar (the "Registration Books"). In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Registered Owner. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each owner of a Certificate appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice. Notwithstanding the foregoing, during any period in which ownership of the Certificate is determined only by a book entry at a securities depository for the Certificate, any payment to the securities depository, or its nominee or registered assigns, shall be made in accordance with existing arrangements between the City and the securities depository.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Certificate prior to maturity as provided herein shall be paid to the Registered Owner upon presentation and surrender of this Certificate for redemption and payment at the Designated Payment/Transfer Office of the Paying Agent/Registrar. The City covenants with the Registered Owner of this Certificate that on or before each principal payment date, interest payment date, and accrued interest payment date for this Certificate it will make available to the Paying Agent/Registrar, from the "Interest and Sinking Fund" created by the Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Certificates, when due.

IF THE DATE for the payment of the principal of or interest on this Certificate shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS CERTIFICATE is dated March 29, 2022, authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of $24,900,000, for the purpose of paying contractual obligations incurred or to be incurred by the City for: (i) constructing, improving and extending the City's water and waste water system including acquiring equipment; (ii) constructing and improving the City's drainage and flood control facilities; (iii) constructing, improving and upgrading City streets including related drainage, sidewalks, right-of-way and related traffic improvements and equipment; (iv) constructing, designing, improving and equipping the City's parks and recreational trails; (v) constructing, improving, replacing and equipping the City's animal shelter; (vi) acquisition and installation of public safety equipment and vehicles including a new fire truck; and, (vi) payment of professional services in connection therewith including legal, engineering, architectural and fiscal fees and the costs of issuing the Certificates.

ON AUGUST 15, 2032, or on any date thereafter, the Certificates of this Series maturing on and after August 15, 2031, may be redeemed prior to their scheduled maturities, at the option of the City, with funds derived from any available and lawful source, at par plus accrued interest to the date fixed for redemption as a whole, or in part, and, if in part, the particular maturities to be redeemed shall be selected and designated by the City and if less than all of a maturity is to be redeemed, the Paying Agent/Registrar shall determine by lot the Certificates, or a portion thereof, within such maturity to be redeemed (provided that a portion of a Certificate may be redeemed only in an integral multiple of $5,000).

WITH RESPECT TO any optional redemption of the Certificates, unless certain prerequisites to such redemption required by the Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Certificates to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice shall state that said redemption may, at the option of the City, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Certificates and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificates have not been redeemed.

THE CERTIFICATES MATURING ON AUGUST 15, 20___ are subject to mandatory sinking fund redemption prior to maturity in the following amounts on the following dates and at a price of par plus accrued interest to the redemption date ("Term Certificates").

Term Certificates Maturing on August 15, 20__

Redemption Date	Principal Amount
August 15, 20	$
August 15, 20	$
August 15, 20	$
August 15, 20	$
August 15, 20*	$*

*Final Maturity

THE PRINCIPAL AMOUNT of the Term Certificates required to be redeemed pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the City by the principal amount of any Term Certificates of the stated maturity which, at least 50 days prior to a mandatory redemption date, (1) shall have been acquired by the City at a price not exceeding the principal amount of such Term Certificates plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the City with monies in the Interest and Sinking Fund at a price not exceeding the principal amount of the Term Certificates plus accrued interest to the date of purchase thereof, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory sinking fund redemption requirement.

NO LESS THAN 30 days prior to the date fixed for any such redemption, unless the Purchaser (as defined in the Ordinance) is the sole Registered Owner of all of the outstanding principal amount of the Certificates, the City shall cause the Paying Agent/Registrar to send notice by United States mail, first-class postage prepaid to the Registered Owner of each Certificate to be redeemed at its address as it appeared on the Registration Books of the Paying Agent/Registrar at the close of business on the business day next preceding the date of mailing such notice and to major securities depositories, national bond rating agencies and bond information services; provided, however, that the failure to send, mail or receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of the Certificates. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Certificates. If due provision for such payment is made, all as provided above, the Certificates thereby automatically shall be treated as redeemed prior to its scheduled maturity, and it shall not bear interest after the date fixed for redemption, and it shall not be regarded as being outstanding except for the right of the Registered Owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment.

ALL CERTIFICATES OF THIS SERIES are issuable solely as fully registered certificates, without interest coupons, in the denomination of $5,000 and any integral multiple of $5,000 in excess thereof. As provided in the Ordinance, this Certificate may, at the request of the Registered Owner or the assignee or assignees hereof, be assigned, transferred, converted

into and exchanged for a like aggregate principal amount of fully registered certificate, without interest coupons, payable to the appropriate Registered Owner, assignee or assignees, as the case may be, having the same denomination or denominations of $5,000 and in any integral multiple of $5,000 in excess thereof as requested in writing by the appropriate Registered Owner, assignee or assignees, as the case may be, upon surrender of this Certificate to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Ordinance. Among other requirements for such assignment and transfer, this Certificate must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Certificate or any portion or portions hereof in any denomination of $5,000 and any integral multiple of $5,000 in excess thereof to the assignee or assignees in whose name or names this Certificate or any such portion or portions hereof is or are to be registered. The form of Assignment printed or endorsed on this Certificate may be executed by the Registered Owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Certificate or any portion or portions hereof from time to time by the Registered Owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Certificate or portion thereof will be paid by the City. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion, or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or (ii) with respect to any Certificate or any portion thereof called for redemption prior to maturity, within 45 days prior to its redemption date; provided, however, such limitation of transfer shall not be applicable to an exchange by the Registered Owner of the unredeemed balance of the Certificates.

WHENEVER the beneficial ownership of this Certificate is determined by a book entry at a securities depository for the Certificate, the foregoing requirements of holding, delivering or transferring this Certificate shall be modified to require the appropriate person or entity to meet the requirements of the securities depository as to registering or transferring the book entry to produce the same effect.

IN THE EVENT any Paying Agent/Registrar for the Certificates is changed by the City, resigns, or otherwise ceases to act as such, the City has covenanted in the Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the Registered Owner of the Certificates.

IT IS HEREBY certified, recited and covenanted that this Certificate has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist and be done precedent to or in the authorization, issuance and delivery of this Certificate have been performed, existed and been done in accordance with law; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Certificate, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said City, and have been pledged for such payment, within the limit prescribed by law, and that this Certificate, together with other obligations of the

City, is additionally secured by and payable from the surplus revenues of the City's Waterworks and Sewer System, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve and other requirements in connection with all of the City's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or part of the Net Revenues of the City's Waterworks and Sewer System, which amount shall not exceed $1,000 all as provided in the Ordinance.

BY BECOMING the Registered Owner of this Certificate, the Registered Owner thereby acknowledges all of the terms and provisions of the Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the City, and agrees that the terms and provisions of this Certificate and the Ordinance constitute a contract between each Registered Owner hereof and the City.

IN WITNESS WHEREOF, the City has caused this Certificate to be signed with the manual or facsimile signature of the Mayor of the City and countersigned with the manual or facsimile signature of the City Clerk of said City, and has caused the official seal of the City to be duly impressed, or placed in facsimile, on this Certificate.

_____ _____

City Clerk Mayor

(CITY SEAL)

FORM OF PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE
(To be executed if this Certificate is not accompanied by an
executed Registration Certificate of the Comptroller
Public Accounts of the State of Texas)

It is hereby certified that this Certificate has been issued under the provisions of the Ordinance described in the text of this Certificate; and that this Certificate has been issued in conversion or replacement of, or in exchange for, a certificate, certificates, or a portion of a certificate or certificates of a Series which originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.
Paying Agent/Registrar

By:_____
Authorized Representative

FORM OF ASSIGNMENT:

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto

_____

_____
Please insert Social Security or Taxpayer
Identification Number of Transferee

_____

_____
(Please print or typewrite name and address,
including zip code, of Transferee)

_____

the within Certificate and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney, to register the transfer of the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

_____

NOTICE: The signature above must correspond with the name of the Registered Owner as it appears upon the front of this Certificate in every particular, without alteration or enlargement or any change whatsoever.

FORM OF REGISTRATION CERTIFICATE OF THE COMPTROLLER OF PUBLIC ACCOUNTS:

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO.

I hereby certify that this Certificate has been examined, certified as to validity and approved by the Attorney General of the State of Texas, and that this Certificate has been registered by the Comptroller of Public Accounts of the State of Texas.

Witness my signature and seal this

_____
Comptroller of Public Accounts
of the State of Texas

(COMPTROLLER'S SEAL)

INSERTIONS FOR THE INITIAL CERTIFICATE

The Initial Certificate shall be in the form set forth in this Section, except that:

A. immediately under the name of the Certificates, the headings "INTEREST RATE" and "MATURITY DATE" shall both be completed with the words "As Shown Below" and "CUSIP NO." shall be deleted.
B. the first paragraph shall be deleted and the following will be inserted:

"**ON THE DATE SPECIFIED BELOW,** the City of Taylor, Texas (the "City"), being a political subdivision, hereby promises to pay the annual installments set forth below to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on August 15 in each of the years, in the principal installments in the following schedule and bearing interest at the per annum rate stated above:

Year	Principal Amount	Interest Rates

(Information from Sections 2 and 3 to be inserted)

The City promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Closing Date at the respective Interest Rate per annum specified above. Interest is payable on February 15, 2023 and semiannually on each August 15 and February 15 thereafter to the date of payment of the principal installment specified above; except, that if this Certificate is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such principal amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Certificate or Certificates, if any, for which this Certificate is being exchanged is due but has not been paid, then this Certificate shall bear interest from the date to which such interest has been paid in full."

C. The Initial Certificate shall be numbered "T-1."

Section 6. INTEREST AND SINKING FUND. A special "Interest and Sinking Fund" is hereby created and shall be established and maintained by the City at an official depository bank of said City. Said Interest and Sinking Fund shall be kept separate and apart from all other funds and accounts of said City, and shall be used only for paying the interest on and principal of

said Certificates. All ad valorem taxes levied and collected for and on account of said Certificates shall be deposited, as collected, to the credit of said Interest and Sinking Fund. During each year while any of said Certificates are outstanding and unpaid, the governing body of said City shall compute and ascertain a rate and amount of ad valorem tax which will be sufficient to raise and produce the money required to pay the interest on said Certificates as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of said Certificates as such principal matures (but never less than 2% of the original amount of said Certificates as a sinking fund each year); and said tax shall be based on the latest approved tax rolls of said City, with full allowances being made for tax delinquencies and the cost of tax collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in said City, for each year while any of said Certificates are outstanding and unpaid, and said tax shall be assessed and collected each such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Certificates, as such interest comes due and such principal matures, are hereby pledged for such payment, within the limit prescribed by law. Accrued interest and any premium on the Certificates shall be deposited in the Interest and Sinking Fund and used to pay interest on the Certificates.

Section 7. REVENUES. The Certificates together with other obligations of the City, are additionally secured by and shall be payable from a limited pledge of the surplus revenues of the City's Waterworks and Sewer System remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the City's revenue bonds or other obligation (now or hereafter outstanding) which are payable from all or any part of the net revenues of the City's Waterworks and Sewer System, with such amount not to exceed $1,000 constituting "Surplus Revenues." The City shall deposit such Surplus Revenues to the credit of the Interest and Sinking Fund created pursuant to Section 6, to the extent necessary to pay the principal and interest on the Certificates. Notwithstanding the requirements of Section 6, if Surplus Revenues are actually on deposit or budgeted for deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes which otherwise would have been required to be levied pursuant to Section 6 may be reduced to the extent and by the amount of the Surplus Revenues then on deposit in the Interest and Sinking Fund or budgeted for deposit therein.

The Mayor of the City Council of the City and the City Clerk of the City are hereby ordered to do any and all things necessary to accomplish the transfer of monies to the Interest and Sinking Fund of this issue in ample time to pay such items of principal and interest.

Section 8. DEFEASANCE OF CERTIFICATES. (a) Any Certificate and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Certificate") within the meaning of this Ordinance, except to the extent provided in subsections (c) and (e) of this Section 8, when payment of the principal of such Certificate, plus interest thereon to the due date or dates (whether such due date or dates be by reason of maturity, upon redemption, or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof (including the giving of any required notice of redemption or the establishment of irrevocable provisions for the giving of such notice) or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar or an eligible trust company or commercial bank for such payment (1) lawful

money of the United States of America sufficient to make such payment, (2) Defeasance Securities, certified by an independent public accounting firm of national reputation to mature as to principal and interest in such amounts and at such times as will ensure the availability, without reinvestment, of sufficient money to provide for such payment and when proper arrangements have been made by the City with the Paying Agent/Registrar or an eligible trust company or commercial bank for the payment of its services until all Defeased Certificates shall have become due and payable or (3) any combination of (1) and (2). At such time as a Certificate shall be deemed to be a Defeased Certificate hereunder, as aforesaid, such Certificate and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes or revenues herein levied and pledged as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities.

(b) The deposit under clause (ii) of subsection (a) shall be deemed a payment of a Certificate as aforesaid when proper notice of redemption of such Certificates shall have been given or upon the establishment of irrevocable provisions for the giving of such notice, in accordance with this Ordinance. Any money so deposited with the Paying Agent/Registrar or an eligible trust company or commercial bank as provided in this Section may at the discretion of the City Council of the City also be invested in Defeasance Securities, maturing in the amounts and at the times as hereinbefore set forth, and all income from all Defeasance Securities in possession of the Paying Agent/Registrar or an eligible trust company or commercial bank pursuant to this Section which is not required for the payment of such Certificate and premium, if any, and interest thereon with respect to which such money has been so deposited, shall be remitted to the City Council of the City.

(c) Notwithstanding any provision of any other Section of this Ordinance which may be contrary to the provisions of this Section, all money or Defeasance Securities set aside and held in trust pursuant to the provisions of this Section for the payment of principal of the Certificates and premium, if any, and interest thereon, shall be applied to and used solely for the payment of the particular Certificates and premium, if any, and interest thereon, with respect to which such money or Defeasance Securities have been so set aside in trust. Until all Defeased Certificates shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Certificates the same as if they had not been defeased, and the City shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(d) Notwithstanding anything elsewhere in this Ordinance, if money or Defeasance Securities have been deposited or set aside with the Paying Agent/Registrar or an eligible trust company or commercial bank pursuant to this Section for the payment of Certificates and such Certificates shall not have in fact been actually paid in full, no amendment of the provisions of this Section shall be made without the consent of the registered owner of each Certificate affected thereby.

(e) Notwithstanding the provisions of subsection (a) immediately above, to the extent that, upon the defeasance of any Defeased Certificate to be paid at its maturity, the City retains the right under Texas law to later call that Defeased Certificate for redemption in accordance with the provisions of this Ordinance, the City may call such Defeased Certificate for redemption upon complying with the provisions of Texas law and upon the satisfaction of the provisions of

subsection (a) immediately above with respect to such Defeased Certificate as though it was being defeased at the time of the exercise of the option to redeem the Defeased Certificate and the effect of the redemption is taken into account in determining the sufficiency of the provisions made for the payment of the Defeased Certificate.

As used in this Section, "Defeasance Securities" means (i) Federal Securities, (ii) noncallable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the City Council of the City adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Certificates are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent, and (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the City Council of the City adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Certificates, are rated as to investment quality by a nationally recognized investment rating firm no less than "AAA" or its equivalent. "Federal Securities" as used herein means direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America (including Interest Strips of the Resolution Funding Corporation).

Section 9. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED CERTIFICATES. (a) Replacement Certificates. In the event any outstanding Certificate is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new certificate of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Certificate, in replacement for such Certificate in the manner hereinafter provided.

(b) Application for Replacement Certificates. Application for replacement of damaged, mutilated, lost, stolen or destroyed Certificates shall be made by the Registered Owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Certificate, the Registered Owner applying for a replacement certificate shall furnish to the City and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Certificate, the Registered Owner shall furnish to the City and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Certificate, as the case may be. In every case of damage or mutilation of a Certificate, the Registered Owner shall surrender to the Paying Agent/Registrar for cancellation the Certificate so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Certificates shall have matured, and no default has occurred which is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Certificates, the City may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Certificate) instead of issuing a replacement Certificate, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Certificates. Prior to the issuance of any replacement certificate, the Paying Agent/Registrar shall charge the Registered Owner of such Certificate with all legal, printing, and other expenses in connection therewith. Every replacement Certificate issued pursuant to the provisions of this Section by virtue of the fact that any Certificate is lost, stolen or destroyed shall constitute a contractual obligation of the City whether or not the lost, stolen or destroyed Certificate shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Certificates duly issued under this Ordinance.

(e) Authority for Issuing Replacement Certificates. In accordance with Subchapter B of Chapter 1206, Texas Government Code, this Section 9 of this Ordinance shall constitute authority for the issuance of any such replacement Certificate without necessity of further action by the governing body of the City or any other body or person, and the duty of the replacement of such Certificate is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Certificate in the form and manner and with the effect, as provided in Section 4(a) of this Ordinance for the Certificates issued in conversion and exchange for other Certificates.

Section 10. CUSTODY, APPROVAL, AND REGISTRATION OF THE CERTIFICATE; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED. The Mayor of the City Council of the City is hereby authorized to have control of the Certificate initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Certificate pending their delivery and their investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Certificate said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Certificate, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the City's Bond Counsel and the assigned CUSIP numbers, if any, may, at the option of the City, be printed on the Certificate issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the Registered Owners of the Certificate. In addition, if bond insurance is obtained, the Certificate may bear an appropriate legend as provided by the insurer.

Section 11. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE CERTIFICATES. (a) Covenants. The City covenants to take any action necessary to assure, or refrain from any action which would adversely affect, the treatment of the Certificates as obligations described in section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on which is not includable in the "gross income" of the holder for purposes of federal income taxation. In furtherance thereof, the City covenants as follows:

(1) to take any action to assure that no more than 10 percent of the proceeds of the Certificates or the projects financed therewith (less amounts deposited to a reserve fund, if any) are used for any "private business use," as defined in section 141(b)(6) of the Code or, if more than 10 percent of the proceeds of the Certificates or the projects financed therewith are so used, such amounts, whether or not received by the City, with

respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than 10 percent of the debt service on the Certificates, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the "private business use" described in subsection (1) hereof exceeds 5 percent of the proceeds of the Certificates or the projects financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of 5 percent is used for a "private business use" which is "related" and not "disproportionate," within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount which is greater than the lesser of $5,000,000, or 5 percent of the proceeds of the Certificates (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action which would otherwise result in the Certificates being treated as "private activity bonds" within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Certificates being "federally guaranteed" within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Certificates, directly or indirectly, to acquire or to replace funds which were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) which produces a materially higher yield over the term of the Certificates, other than investment property acquired with --

(A) proceeds of the Certificates invested for a reasonable temporary period of 3 years or less or, in the case of a refunding bond, for a period of 90 days or less until such proceeds are needed for the purpose for which the bonds are issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section l.148-1(b) of the Treasury Regulations, and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent of the proceeds of the Certificates;

(7) to otherwise restrict the use of the proceeds of the Certificates or amounts treated as proceeds of the Certificates, as may be necessary, so that the Certificates do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(8) to refrain from using the proceeds of the Certificates or proceeds of any prior bonds to pay debt service on another issue more than 90 days after the date of issue of the Bonds in contravention of the requirements of section 149(d) of the Code (relating to advance refundings); and

(9) to pay to the United States of America at least once during each five-year period (beginning on the date of delivery of the Certificates) an amount that is at least equal to 90 percent of the "Excess Earnings," within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than 60 days after the Certificates have been paid in full, 100 percent of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code.

(b) Rebate Fund. In order to facilitate compliance with the above covenant (8), a "Rebate Fund" is hereby established by the City for the sole benefit of the United States of America, and such fund shall not be subject to the claim of any other person, including without limitation the bondholders. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Proceeds. The City understands that the term "proceeds" includes "disposition proceeds" as defined in the Treasury Regulations and, in the case of refunding bonds, transferred proceeds (if any) and proceeds of the refunded bonds expended prior to the date of issuance of the Certificates. It is the understanding of the City that the covenants contained herein are intended to assure compliance with the Code and any regulations or rulings promulgated by the U.S. Department of the Treasury pursuant thereto. In the event that regulations or rulings are hereafter promulgated which modify or expand provisions of the Code, as applicable to the Certificates, the City will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated which impose additional requirements which are applicable to the Certificates, the City agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Certificates under section 103 of the Code. In furtherance of such intention, the City hereby authorizes and directs the City Manager or Director of Finance to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the City, which may be permitted by the Code as are consistent with the purpose for the issuance of the Certificates. This Ordinance is intended to satisfy the official intent requirements set forth in Section 1.150-2 of the Treasury Regulations.

(d) Allocation Of, and Limitation On, Expenditures for the Project. The City covenants to account for the expenditure of sale proceeds and investment earnings to be used for the purposes described in Section 1 of this Ordinance (the "Project") on its books and records in accordance with the requirements of the Internal Revenue Code. The City recognizes that in order for the proceeds to be considered used for the reimbursement of costs, the proceeds must be allocated to expenditures within 18 months of the later of the date that (1) the expenditure is made, or (2) the Project is completed; but in no event later than three years after the date on which the original expenditure is paid. The foregoing notwithstanding, the City recognizes that

in order for proceeds to be expended under the Internal Revenue Code, the sale proceeds or investment earnings must be expended no more than 60 days after the earlier of (1) the fifth anniversary of the delivery of the Certificates, or (2) the date the Certificates are retired. The City agrees to obtain the advice of nationally-recognized bond counsel if such expenditure fails to comply with the foregoing to assure that such expenditure will not adversely affect the tax-exempt status of the Certificates. For purposes hereof, the City shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of Project. The City covenants that the property constituting the Project will not be sold or otherwise disposed in a transaction resulting in the receipt by the City of cash or other compensation, unless any action taken in connection with such disposition will not adversely affect the tax-exempt status of the Certificates. For purpose of the foregoing, the City may rely on an opinion of nationally-recognized bond counsel that the action taken in connection with such sale or other disposition will not adversely affect the tax-exempt status of the Certificates. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the City shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(f) Reimbursement. This ordinance is intended to satisfy the official intent requirements set forth in section 1.150-2 of the Treasury Regulations

(g) Written Procedures. Unless superseded by another action of the City, to ensure compliance with the covenants contained herein regarding private business use, remedial actions, arbitrage and rebate, the City hereby adopts and establishes the instructions attached hereto as Exhibit "A" as their written procedures for the Certificates and any other tax-exempt debt or obligation outstanding or hereafter issued.

Section 12. SALE OF CERTIFICATES. The Certificates are hereby sold to the bidder whose bid produced the lowest true interest cost, pursuant to the taking of public bids therefor, on this date, and shall be delivered to a syndicate of the purchasers represented by _____ (the "Purchaser") at a price of $_____ (representing the par amount of the Certificates of $_____ plus a net reoffering premium of $_____, less the underwriter's discount of $_____). The Certificates shall initially be registered in the name of Cede & Co.

Section 13. DEFAULT AND REMEDIES.

(a) Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default: (i) the failure to make payment of the principal of or interest on any of the Certificates when the same becomes due and payable; or (ii) default in the performance or observance of any other covenant, agreement or obligation of the City, the failure to perform which materially, adversely affects the rights of the Registered Owners of the Certificates, and the continuation thereof for a period of 60 days after notice of such default is given by any Registered Owner to the City.

(b) Remedies for Default. (i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the City, or any official, officer or employee of the City in their official capacity, for the purpose of protecting and enforcing the rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies; (ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Certificates then outstanding.

(c) Remedies Not Exclusive. (i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificates or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificates shall not be available as a remedy under this Ordinance. (ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy. (iii) By accepting the delivery of a Certificate authorized under this Ordinance, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers, employees or trustees of the City or the City Council. (iv) None of the members of the City Council, nor any other official or officer, agent, or employee of the City, shall be charged personally by the Registered Owners with any liability, or be held personally liable to the Registered Owners under any term or provision of this Ordinance, or because of any Event of Default or alleged Event of Default under this Ordinance.

Section 14. ESTABLISHMENT OF CONSTRUCTION FUND AND INTEREST EARNINGS. (a) Construction Fund. A special fund or account, to be designated the City of Taylor Series 2022 Certificate of Obligation Construction Fund (the "2022 Construction Fund") is hereby created and shall be established and maintained by the City at a depository bank of the City. The 2022 Construction Fund shall be kept separate and apart from all other funds and accounts of the City. The Construction Fund and the Interest and Sinking Fund shall be invested in accordance with the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended, and the City's Investment Policy.

(b) Interest Earnings. Interest earnings derived from the investment of proceeds from the sale of the Certificates shall be used along with the Certificate proceeds for the purpose for which the Certificates are issued as set forth in Section 1 hereof or to pay principal or interest payments on the Certificates; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on bond proceeds which are required to be rebated to the United States of America pursuant to Section 11 hereof in order to prevent the Certificates from being arbitrage bonds shall be so rebated and not considered as interest earnings for the purposes of this Section.

Section 15. APPROVAL OF OFFICIAL STATEMENT. The City hereby approves the form and content of the Official Statement relating to the Certificates and any addenda, supplement or amendment thereto, and approves the distribution of such Official Statement in the reoffering of the Certificates by the Purchaser in final form, with such changes therein or additions thereto as the officer executing the same may deem advisable, such determination to be conclusively evidenced by his execution thereof. The distribution and use of the Preliminary Official Statement dated February 28, 2022, prior to the date hereof is confirmed, approved and ratified. The City Council hereby finds and determines that the Preliminary Official Statement and final Official Statement were "deemed final" (as that term is defined in 17 CFR Section 240.15c(2)-12) as of their respective dates.

Section 16. APPROVAL OF PAYING AGENT/REGISTRAR AGREEMENT. Attached hereto as Exhibit "C" is a substantially final form of the Paying Agent/Registrar Agreement with an attached Blanket Issuer Letter of Representation. The Mayor of the City Council of the City is hereby authorized to amend, complete or modify such agreement as necessary and is further authorized to execute such agreement and the City Clerk is hereby authorized to attest such agreement.

Section 17. CONTINUING DISCLOSURE UNDERTAKING. (a) Annual Reports. The City shall provide annually to the MSRB, in an electronic format as prescribed by the MSRB, (i) within six months after the end of each fiscal year of the City ending in or after 2019, financial information and operating data, which information and data may be unaudited, with respect to the City of the general type included in the final Official Statement authorized by Section 15 of this Ordinance, being the information described in Exhibit "C" hereto and (ii) if not provided as part of such financial information and operating data, audited financial statements of the City, within twelve months after the end of each fiscal year of the City ending in or after 2019. Any financial statements to be so provided shall be (1) prepared in accordance with the accounting principles described in Exhibit "A" hereto, or such other accounting principles as the City may be required to employ from time to time pursuant to state law or regulation, and (2) audited, if the City commissions an audit of such statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within such period, then the City shall provide unaudited financial statements within such period, and audited financial statements for the applicable fiscal year to the MSRB, when and if the audit report on such statements become available.

If the City changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Section.

The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document
that is available to the public on the MSRB's internet web site or filed with the SEC. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(b) Event Notices. The City shall notify the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of ten business days after the occurrence of the event, of any of the following events with respect to the Certificates:

A. Principal and interest payment delinquencies;

B. Non-payment related defaults, if material within the meaning of the federal securities laws;

C. Unscheduled draws on debt service reserves reflecting financial difficulties;

D. Unscheduled draws on credit enhancements reflecting financial difficulties;

E. Substitution of credit or liquidity providers, or their failure to perform;

F. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701–TEB) or other material notices or determinations with respect to the tax status of the Certificates, or other events affecting the tax status of the Certificates

G. Modifications to rights of holders of the Certificates, if material within the meaning of the federal securities laws;

H. Certificate calls, if material within the meaning of the federal securities laws;

I. Defeasances;

J. Release, substitution, or sale of property securing repayment of the Certificates, if material within the meaning of the federal securities laws;

K. Rating changes;

L. Bankruptcy, insolvency, receivership or similar event of the City;

M. The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material within the meaning of the federal securities laws; and

N. Appointment of a successor or additional trustee or the change of name of

a trustee, if material within the meaning of the federal securities laws.

O. Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and

P. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

"Financial Obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

The City shall notify the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with subsection (a) of this Section by the time required by such subsection. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(c) Limitations, Disclaimers, and Amendments. The City shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the City remains an "obligated person" with respect to the Certificates within the meaning of the Rule, except that the City in any event will give notice of any deposit made in accordance with Section 12.02 of this Ordinance that causes the Certificates no longer to be outstanding.

The provisions of this Section are for the sole benefit of the holders and beneficial owners of the Certificates, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Certificates at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY CERTIFICATE OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND

REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

No default by the City in observing or performing its obligations under this Section shall comprise a breach of or default under this Ordinance for purposes of any other provision of this Ordinance.

Should the Rule be amended to obligate the City to make filings with or provide notices to entities other than the MSRB, the City hereby agrees to undertake such obligation with respect to the Certificates in accordance with the Rule as amended.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities laws.

The provisions of this Section may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Certificates in the primary offering of the Certificates in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Certificates consents to such amendment or (b) a person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interest of the holders and beneficial owners of the Certificates. If the City so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with paragraph (a) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided. The City may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Certificates in the primary offering of the Certificates.

Section 19. <u>NO RECOURSE AGAINST CITY OFFICIALS</u>. No recourse shall be had for the payment of principal of or interest on the Certificates or for any claim based thereon or on this Ordinance against any official of the City or any person executing any Certificates.

Section 20. <u>FURTHER ACTIONS</u>. The officers and employees of the City are hereby authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the City all such instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the

Certificates, the initial sale and delivery of the Certificates, the Paying Agent/Registrar Agreement, and any insurance commitment letter or insurance policy. In addition, prior to the initial delivery of the Certificates, the Mayor, the City Clerk, the City Manager or Assistant City Manager, the City Attorney and Bond Counsel are hereby authorized and directed to approve any technical changes or corrections to this Ordinance or to any of the instruments authorized and approved by this Ordinance necessary in order to (i) correct any ambiguity or mistake or properly or more completely document the transactions contemplated and approved by this Ordinance and as described in the Official Statement, (ii) obtain a rating from any of the national bond rating agencies or satisfy requirements of any bond insurer, or (iii) obtain the approval of the Certificates by the Attorney General's office.

In case any officer of the City whose signature shall appear on any Certificate shall cease to be such officer before the delivery of such Certificate, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 21. INTERPRETATIONS. All terms defined herein and all pronouns used in this Ordinance shall be deemed to apply equally to singular and plural and to all genders. The titles and headings of the articles and sections of this Ordinance have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof. This Ordinance and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein and to sustain the validity of the Certificates and the validity of the lien on and pledge to secure the payment of the Certificates.

Section 22. INCONSISTENT PROVISIONS. All ordinances, orders or resolutions, or parts thereof, which are in conflict or inconsistent with any provisions of this Ordinance are hereby repealed to the extent of such conflict and the provisions of this Ordinance shall be and remain controlling as to the matters contained herein.

Section 23. INTERESTED PARTIES. Nothing in this Ordinance expressed or implied is intended or shall be construed to confer upon, or to give to, any person or entity, other than the City and the Registered Owners of the Certificates, any right, remedy or claim under or by reason of this Ordinance or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements in this Ordinance contained by and on behalf of the City shall be for the sole and exclusive benefit of the City and the registered owners of the Certificates.

Section 24. INCORPORATION OF RECITALS. The City hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City hereby incorporates such recitals as a part of this Ordinance.

Section 25. REPEALER. All orders, resolutions and ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 26. SEVERABILITY. The provisions of this Ordinance are severable; and in case any one or more of the provisions of this Ordinance or the application thereof to any person or circumstance should be held to be invalid, unconstitutional, or ineffective as to any person or circumstance, the remainder of this Ordinance nevertheless shall be valid, and the application of any such invalid provision to persons or circumstances other than those as to which it is held invalid shall not be affected thereby.

Section 27. PERFECTION. Chapter 1208, Government Code, applies to the issuance of the Certificates and the pledge of ad valorem taxes and revenues granted by the City under Sections 6 and 7 of this Ordinance, and such pledge is therefore valid, effective and perfected. If Texas law is amended at any time while the Certificates are outstanding and unpaid such that the pledge of ad valorem taxes and revenues granted by the City under Sections 6 and 7 of this Ordinance is to be subject to the filing requirements of Chapter 9, Business & Commerce Code, then in order to preserve to the registered owners of the Certificates the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Business & Commerce Code and enable a filing to perfect the security interest in said pledge to occur.

Section 28. EFFECTIVE DATE. This Ordinance shall become effect immediately from and after its passage on first and final reading in accordance with Section 1201.028, Texas Government Code, as amended.

Section 29. NO PERSONAL LIABILITY. No covenant or agreement contained in the Certificates, this Ordinance or any corollary instrument shall be deemed to be the covenant or agreement of any member of the City Council or any officer, agent, employee or representative of the City Council in his individual capacity, and neither the directors, officers, agents, employees or representatives of the City Council nor any person executing the Certificates shall be personally liable thereon or be subject to any personal liability for damages or otherwise or accountability by reason of the issuance thereof, or any actions taken or duties performed, whether by virtue of any constitution, statute or rule of law, or by the enforcement of any assessment or penalty, or otherwise, all such liability being expressly released and waived as a condition of and in consideration for the issuance of the Certificates.

Section 30. CUSTODY, APPROVAL, AND REGISTRATION OF CERTIFICATE; BOND COUNSEL'S OPINION; AND CONTINGENT INSURANCE PROVISION, IF OBTAINED. The Mayor of the City is hereby authorized to have control of the Certificate initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Certificate pending its delivery and their investigation, examination, and approval by the Attorney General of the State of Texas, and their registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Certificate said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Certificate, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the City's Bond Counsel, at the option of the City, be printed on the Certificate issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for

the convenience and information of the Registered Owner of the Certificate. In addition, if bond insurance is obtained, the Certificate may bear an appropriate legend as provided by the insurer.

IN ACCORDANCE WITH SECTION 1201.028, Texas Government Code, passed and approved on the final reading on the 10th day of March, 2022.

_____
Mayor, City of Taylor, Texas

ATTEST:

_____
City Clerk, City of Taylor, Texas

EXHIBIT "A"

WRITTEN PROCEDURES RELATING TO CONTINUING COMPLIANCE WITH FEDERAL TAX COVENANTS

A. Arbitrage. With respect to the investment and expenditure of the proceeds of the Bonds, Notes, Certificates, Leases or other Obligations now or hereafter outstanding as having the interest on such debt exempt from Federal income taxes of the debt holder (the "Obligations") the Issuer's City Manager or Director of Finance (the "Responsible Person") will, as applicable to each issuance of Obligations:

- instruct the appropriate person or persons that the construction, renovation or acquisition of the facilities must proceed with due diligence and that binding contracts for the expenditure of at least 5% of the proceeds of the Obligations will be entered into within 6 months of the Issue Date;
- monitor that at least 85% of the proceeds of the Obligations to be used for the construction, renovation or acquisition of any facilities are expended within 3 years of the date of delivery of the Obligations ("Issue Date");
- restrict the yield of the investments to the yield on the Obligations after 3 years of the Issue Date;
- monitor all amounts deposited into a sinking fund or funds, e.g., the Debt Service Fund/Bond Fund/Interest and Sinking Fund, to assure that the maximum amount invested at a yield higher than the yield on the Obligations does not exceed an amount equal to the debt service on the Obligations in the succeeding 12-month period plus a carryover amount equal to one-twelfth of the principal and interest payable on the Obligations for the immediately preceding 12-month period;
- ensure that no more than 50% of the proceeds of the Obligations are invested in an investment with a guaranteed yield for 4 years or more;
- assure that the maximum amount of any reserve fund for any Obligations invested at a yield higher than the yield on the Obligations will not exceed the lesser of (1) 10% of the principal amount of the Obligations, (2) 125% of the average annual debt service on the Obligations measured as of the Issue Date, or (3) 100% of the maximum annual debt service on the Obligations as of the Issue Date;
- monitor the actions of the escrow agent (to the extent an escrow is funded with proceeds) to ensure compliance with the applicable provisions of the escrow agreement, including with respect to reinvestment of cash balances;
- maintain any official action of the Issuer (such as a reimbursement resolution) stating its intent to reimburse with the proceeds of the Obligations any amount expended prior to the Issue Date for the acquisition, renovation or construction of the facilities;
- ensure that the applicable information return (e.g., IRS Form 8038-G, 8038-GC, or any successor forms) is timely filed with the IRS;
- assure that, unless excepted from rebate and yield restriction under section 148(f)

of the Code, excess investment earnings are computed and paid to the U.S. government at such time and in such manner as directed by the IRS (i) at least every 5 years after the Issue Date and (ii) within 30 days after the date the Obligations are retired.

B. Private Business Use. With respect to the use of the facilities financed or refinanced with the proceeds of the Bonds the Responsible Person will:

- monitor the date on which the facilities are substantially complete and available to be used for the purpose intended;
- monitor whether, at any time the Obligations are outstanding, any person, other than the Issuer, the employees of the Issuer, the agents of the Issuer or members of the general public has any contractual right (such as a lease, purchase, management or other service agreement) with respect to any portion of the facilities;
- monitor whether, at any time the Obligations are outstanding, any person, other than the Issuer, the employees of the Issuer, the agents of the Issuer or members of the general public has a right to use the output of the facilities (e.g., water, gas, electricity);
- monitor whether, at any time the Obligations are outstanding, any person, other than the Issuer, the employees of the Issuer, the agents of the Issuer or members of the general public has a right to use the facilities to conduct or to direct the conduct of research;
- determine whether, at any time the Obligations are outstanding, any person, other than the Issuer, has a naming right for the facilities or any other contractual right granting an intangible benefit;
- determine whether, at any time the Obligations are outstanding, the facilities are sold or otherwise disposed of; and
- take such action as is necessary to remediate any failure to maintain compliance with the covenants contained in the Order related to the public use of the facilities.

C. Record Retention. The Responsible Persons will maintain or cause to be maintained all records relating to the investment and expenditure of the proceeds of the Obligations and the use of the facilities financed or refinanced thereby for a period ending three (3) years after the complete extinguishment of the Obligations. If any portion of the Obligations is refunded with the proceeds of another series of tax-exempt obligations, such records shall be maintained until the three (3) years after the refunding obligations are completely extinguished. Such records can be maintained in paper or electronic format.

D. Responsible Persons. Each Responsible Person shall receive appropriate training regarding the Issuer's accounting system, contract intake system, facilities management and other systems necessary to track the investment and expenditure of the proceeds and the use of the facilities financed with the proceeds of the Obligations. The foregoing notwithstanding, the

Responsible Persons are authorized and instructed to retain such experienced advisors and agents as may be necessary to carry out the purposes of these instructions.

EXHIBIT "B"

BOND PURCHASE AGREEMENT

EXHIBIT "C"

PAYING AGENT/REGISTRAR AGREEMENT

EXHIBIT "D"

DESCRIPTION OF ANNUAL FINANCIAL INFORMATION

The following information is referred to in Section 17 of this Ordinance.

Annual Financial Statements and Operating Data

The financial information and operating data with respect to the City to be provided annually in accordance with such Section are as specified (and included in the Appendix or under the headings of the Official Statement referred to) below:

(1) Table 1 - Valuation, Exemptions and Ad Valorem Tax Debt;
(2) Table 2 - Valuation and General Obligation Debt History;
(3) Table 3 - Tax Rate, Levy and Collection History;
(4) Table 4 - Ten Largest Taxpayers;
(5) Table 5 - Tax Adequacy;
(6) Table 6 - General Obligation Service Requirements;
(7) Table 9 - General Fund Revenues and Expenditure History;
(8) Table 10 - Municipal Sales Tax History;
(9) Table 11 - Current Investments;
(10) Appendix B - Excerpts from the City's Annual Financial Report

Accounting Principles

The accounting principles referred to in such Section are the accounting principles described in the notes to the financial statements referred to in the paragraph above.

2022

2022 DEBT UPDATE

- City will issue $24,400,000 in Certificates of Obligation in March 2022
- $13,150,000 will be tax supported
- $11,268,000 will be utilities supported
- Construction costs remain variable and hard to predict
- Bids were solicited and received by 11:00 a.m. on March 10.

2022 CO CAPITAL IMPROVEMENT PROJECTS – TAX SUPPORTED

FY22 Debt CIP (Updated 12/1/21)	**$**	**13,150,000**	
Donna Channel Improvements	$	(3,000,000)	possible: $5.5M CDBG, $500k loan forgiveness FIF and $3M loans
TRP/Doak Park Project	$	(910,000)	
Equipment	$	(2,617,000)	
Shelter Long-term Remodel ($1.2M in 2019)	$	(1,515,000)	Replace current temporary buildings instead of remodeling
2nd Street Overlay (CGP to Main)	$	(1,400,000)	Funded to coordinate with TXDOT Project 2023
4th Street Overlay (Main to CGP)	$	(1,500,000)	Funded to coordinate with TXDOT Project 2023
Mallard Overlay & Curb Ramps (CGP to Main)	$	(1,100,000)	
Trail Replacement in Bull Branch	$	(200,000)	Parks Master Plan 2020
Contingency Reserve	$	(657,500)	5.00%
Bond Fees & Management	$	(65,500)	
Encumbered Funds	$	(12,965,000)	
Remaining Funds	**$**	**185,000**	

2022 CO CAPITAL IMPROVEMENT PROJECTS – UTILITIES SUPPORTED

FY22 Debt Funded Projects/Equipment (Updated 12/1/21)	**$ 11,268,000**	
Utility Maint:		
Generators for water and wastewater facilities	150,000	
Highland Drive Water Main	492,000	CDBG APP/PENDING APPROVAL
E. Martin Luther King Jr. 8-inch Waterline Replacement	307,500	CDBG APP
N. Main St. Waterline Replacement	430,500	CDBG APP
Old Coupland Road Water Main Upsizing	-	CDBG APPROVED
Old Thorndale Road Water Main Replacement	-	
Bull Branch Interceptor near Martin Luther King Jr.	709,000	Updated estimate 12/1/2021
Bull Branch Interceptor under Railroad	549,000	Updated estimate 12/1/2021
Bull Branch Interceptor near Burkett Street	963,000	Updated estimate 12/1/2021
Bull Branch Interceptor near Martin Luther King Jr.	1,037,000	Updated estimate 12/1/2021
Sewer Main Upgrade and Realignment	-	
JD 444H Wheel Loader (1/2 funded)	111,500	updated price 9/14/21
66" Single Drum Roller w/pad attachement (1/2 funded)	46,000	updated price 9/14/21
M8030 Gradall XL 3100 Excavator (1/2 funded)	100,000	
	4,895,500	**Total UM**
WWTP:		
Train 2 Rehabilitation	5,517,000	
Generators for water and wastewater facilities	271,000	Included in Rehab Project
WWTP - Structural Repairs of Digester	400,000	
	6,188,000	**Total WWTP**
	11,083,500	**Total Debt**
	184,500	Surplus/Shortfall

EQUIPMENT

General Fund:

Equipment Make/Model		Cost
FORD EXPEDITION XLT	$	70,000
PIERCE SABER	$	800,000
JOHN DEERE LA105	$	4,500
CHEVROLET IMPALA	$	35,000
CHEVROLET CAPRICE	$	70,000
66" SINGLE DRUM ROLLER W/PAD FOOT ATTACHM	$	46,000
FORD F550 1 1/2 TON	$	50,000
DODGE RAM 3/4 TON	$	30,000
CHEVROLET 3/4 TON	$	30,000
M8030 GRADALL XL 3100 EXCAVATOR	$	100,000
GENIE BOOM S-45	$	90,000
KUBOTA ZD323-60 ZERO TURN	$	15,000
KUBOTA ZD323-60 ZERO TURN	$	15,000
JOHN DEERE 5525 CAB TRACTOR	$	40,000
SUPREME FLAT BED TRAILER	$	15,000
CASE FORKLIFT	$	90,000
	$	1,500,500
ZIPPER	$	315,000
JD 444H WHEEL LOADER	$	111,500
	$	426,500
In FY2022 CIP	**$**	**1,927,000**

Additional Public Works Equipment Requests:

Pnuematic Rubber Tire Comp Roller	$	155,000
12 ton Dump Truck	$	118,000
Self-Propelled Angle Broom	$	54,000
25-40 Ton Trailer 16' - 18' long	$	42,000
Water Truck 2,000 gal	$	112,000
Distributor Truck	$	209,000
	$	690,000
Total equipment requests	**$**	**2,617,000**

DISCUSSION

City Council Meeting
March 10, 2022
Transmittal Letter

STRATEGIC PILLAR
☒ Streets/Infrastructure
☒ Quality of Life
☒ Economic Vitality

Agenda Item #: 17

Agenda Title: **Consider appointments and re-appointments to various Boards & Commissions**

Council Action to be taken: Appoint/re-appoint to Boards & Commissions

Department Submitted: City Management

Staff Contact: Dianna McLean, City Clerk

1. PURPOSE/DESCRIPTION

The purpose of this agenda item is to appoint or re-appoint members to various Boards & Commissions. This is done bi-annually in February and August. The August meeting is for appointments to fill vacancies and the February meeting is reserved for a full review of all boards, attendance records, and reappointments.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Recruitment efforts have included solicitation through the city's website, the local newspaper, and in the monthly newsletter which is included in a utility billing run.

City Council is to appoint or re-appoint members to those seats that are expired or vacated on each Board.

All applications received within the last 12 months are included in the packet.
Applicants with applications on file that are more than 12 months old have been contacted and have verified their continued interest in serving on their chosen boards.

3. PROS and CONS

PROS	CONS
• N/A	• N/A

4. RECOMMENDATION

Staff recommends appointing or re-appointing members to the expiring and/or vacated seats on the various boards as listed in the binders previously delivered.

5. FUNDING SOURCE

N/A

6. TIMELINE

- Appointments made in March
- Notification of appointment/re-appointment sent out immediately after appointments
- Boards & Commission orientation/training tentatively scheduled for March 29, 2022.

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

17a. Airport Board
17b. Animal Control Board
17c. Civil Service Commission
17d. Library Advisory Board
17e. Main Street Board
17f. Moody Museum Board
17g. Parks & Recreation Board
17h. P&Z Commission
17i. Public Arts Advisory Board
17j. TEDC Board
17k. Tree Advisory Board
17l. ZBA

Airport Advisory Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Travis Colvin	Term Expiring	Yes	Yes	

Members who have NOT met attendance requirements (unexpired terms)

Current Member	Total duly called meetings	# of meetings missed - Excused	# of meetings missed - Unexcused	
None				

OTHER APPLICATIONS: Kenneth Lane
Victor Gonzalez

MOTION: _____ TO APPOINT _____
TO THE AIRPORT ADVISORY BOARD.

SECOND: _____ VOTE: _____

Airport Advisory Board 2-2022				
Willing to be reappointed	**TERM (Yrs)**	**MEMBER**	**APPOINTED**	**EXPIRES**
	3	Terry Blodgett 1308 Sagewood Drive Taylor, TX 76574 (H) 512-309-4731; (C) 512-760-8800 Tblodgett_usa@yahoo.com	2014;2017; 2020	2-2023
	3	Jeffrey Heyman 1407 Burns Blvd Taylor, TX 76574 © 512-657-6121 jeffrey@knightware.com	2016,2018, 2021	2 - 2024
	3	Efrain Lopez 1151 CR 126 Georgetown, TX 78628 (O) 512-352-9000; (H) 512-836-2683 © 512-925-4114 eclopez@ciamfg.com	2011; 2014;2017; 2020	2-2023
	3	James Coggeshall 1901 Holly Springs Dr. Taylor, TX 76574 (PH) 830-591-7906 jlcogg@att.net	1-2018, 2021	2-2024
Yes	3	Travis Colvin 3229 Clinton Place Round Rock, TX. 78665 (C)512-373-0632 travis@colvinelectric.com	2-2019	2-2022

Members: The board shall consist of 5 members.
Ex-officio members: City Manager, Community development director (to serve as secretary), airport operator. Residency requirements do not apply.

Duties: The powers and duties of the airport board shall be to advise the city council on various matters pertaining to the good and betterment of the city airport. The Airport Board shall have the power and it shall be its duty to make or cause to be made and recommend for adoption the following, to include, but not limited to:

a. To make studies and project plans for the improvements and safety of the City of Taylor's airport facilities with a view of its development and extensions, and to recommend to the City Commission all matters for the development and advancement of the airport facilities, layouts and appearance.

b. To act with and assist all other municipal and governmental agencies and especially the City Commission in formulation and executing proper plans for airport development.

Appointed by: City Council

Meets: 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. Four 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.

Staff liaison: Sarah Hinton

At the June 10th City Council meeting, Council voted to adopt Ordinance 2021-14 reducing the number of members on the Airport Advisory Board from 7 to 5, and to state the following persons shall sit on the Airport Board as ex-officio members:
City Manager, City of Taylor
Public Works Director, City of Taylor
Airport Manager, City of Taylor

Airport Advisory Board

February 2022

MEMBER NAME	1/21/2021	7/7/2021	9/28/2021	10/11/2021	11/30/2021				TOTAL MTGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance Requirement per handbook
Terry Blodgett	P	P	P	P	EA				5	1	Y
James Coggeshall	P	A?	A?	P	P				5	2	Y
Travis Colvin	P	P	A?	P	P				5	1	Y
Jeffrey Heyman	A?	P	P	P	P				5	1	Y
Efrain Lopez	P	P	P	A	P				5	1	Y

EA = Excused Absence, per Chairman | **A** = Absent, not excused | **P** = Present at meeting

Please Note: I am unaware of the nature of the absences on 1/21, 7/7, and 9/28., therefore I do not know if the 2 absences shown should disqualify the member.

Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member.

The term "duly called meetings" includes all meetings of the board and all meetings of subcommittees of the board on which the public official serves.

The Chairman of each Board, upon request by the Board's staff liaison or the City Clerk, shall forward to the liaison or City Clerk his/her opinion or reason for each member's absence over the 25% of the duly called meetings or more than two duly called meetings in any period of twelve (12) consecutive months. Final determination lies with the City Council.

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name VICTOR E. GONZALEZ

Address (Residence and Mailing)

710 W 11TH ST

TAYLOR, TX 76574

How long at this residence? 1.5 YEARS

Phone (Home)

Cell Phone 512-925-3738

Fax

Email VGON88@GMAIL.COM

Occupation DIRECTOR

Employer TRAVIS COUNTY ESD No. 2

Address 203 E PECAN ST

PFLUGERVILLE, TX 78660

Work Phone 512-989-4559

Business owner? ☐ Yes ☒ No

Additional information?

Are you willing to meet via Zoom or other virtual software? ☒ Yes ☐ No

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : AIRPORT BOARD

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

16 YEARS OPERATIONS DIRECTOR FOR NATIONAL TELECOMMUNICATIONS COMPANY

5 YEARS LOGISTICS + FACILITIES DIRECTOR AT TRAVIS COUNTY ESD NO. 2

PILOT + AVIATION ENTHUSIAST

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature VEG Date 1/7/2022

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name Kenneth Lane

Address (Residence and Mailing)

1910 Old Georgetown Rd

Taylor TX 76574

How long at this residence? 3 Months

Phone (Home) (512) 582-0011

Cell Phone (936) 232-8700

Fax

Email KenLaneCFI@gmail.com

Occupation Self-Employed - Online Sales

Employer Austin Flight Check

Address 1910 Old Georgetown Rd

Taylor TX 76574

Work Phone (512) 535-5355

Business owner? [X] Yes [ ] No

Additional information?

Inactive Instrument Flight Instructor,

Commercial Pilot Certificate & Instrument Rating.

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Airport Advisory Board

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

Inactive Instrument Flight Instructor, Commercial Pilot Certificate & Instrument Rating.
I have about 3,000 hours logged as an instructor with a huge volume of practice at T74. I can provide valuable input on not only facilitating growth but revenue increase as well.

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature _____ Date 2/2/2020

Animal Control Appeals Board and Shelter Advisory Committee 2-2022				
Willing to be reappointed?	**Representative**	**MEMBER**	**APPOINTED**	**EXPIRES**
	Licensed Vet	Arlon W. Graef, DVM 2303 Mildred (H) 4110 N. Main (O) (H) 512-365-6352; (O) 512-352-8897	7-2008	2-2023
	Animal Welfare Org	Melanie Rathke (Texas Critter Crusaders) 612 Vernon (H) 512-966-5034; (O) 512-365-5216 melanierathke@gmail.com	4-2017; 2020	2-2023
	Animal Control Officer	Sandra Perio Sandra.perio@taylortx.gov	6-2017	
	City Official	Joseph Branson, Police Commander (O) 512-352-5551 josephy.branson@taylortx.gov	10-2015	
	Resident	Diana Voytek 405 Howard St. (C) 512-917-3836 mdvoytek@gmail.com	8-2016, 2019 2021	2-2024
		Lin Crane 805 Yellowstone Dr. (H) 512/309-4134 (C) 512966-7494 Sarv42@gmail.com	2-2019, 2021	2-2024
		Thomas Rohlack 1419 Thompson (C) 512-461-4331 Trohlack5150@gmail.com	4-2017; 2020	2-2023
		Lorelai Allrich 1409 Burns Blvd Taylor, TX. 76574 (C) 339-234-3758 lallrich@icloud.com	8-2021	2-2024
		Dee Dee Yelverton 1415 Howard St. (C) 512-671-0792 deedeeyelverton@gmail.com	1-2018; 2020(to fill unexpired seat), 2021	2-2024

No Appointment Needed

Members: The board shall consist of 9 members.
Board must have one Veterinarian, one municipal official, one person whose duties include daily operation of the animal shelter, and one representative from animal welfare.

Duties: To hear appeals and consider evidence regarding the denial or revocation of registration. In their capacity as the shelter advisory committee, it shall be the committee's duty to assist the animal control officer with the requirements of Chapter 823 of the Health and Safety Code.

Appointed by: City Council

Meets: At least 3 times a year.

Liaison: Joseph Branson

No Appointment Needed

Animal Control Appeals Board

February 2022

MEMBER NAME	3/10/2021	5/12/2021	12/16/2021				TOTAL MTGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance Requirement per handbook
Sandy Perio	p	EA	p				3	1	Yes
Melanie Rathke	p	p	p				3	0	Yes
Dr. Arlon Graef	p	p	EA				3	1	Yes
Patrice Dempsey	p	p	**Resigned. Replaced by Ms. Allrich**				3	0	Yes
Thomas Rholack	p	p	p				3	0	Yes
Diana Voytek	p	p	p				3	0	Yes
Dee De Yelverton	p	p	p				3	0	Yes
Lin Crane	p	p	p				3	0	Yes
Joseph Branson	p	p	p				3	0	Yes
LoreLai Allrich	x	x	A				3	1	No

EA = Excused Absence, per Chairman | **A** = Absent, not excused | **P** = Present at meeting

Please Note: Lorelai Allrich was appointed in Aug 2021

Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member.

The term "duly called meetings" includes all meetings of the board and all meetings of subcommittees of the board on which the public official serves.

The Chairman of each Board, upon request by the Board's staff liaison or the City Clerk, shall forward to the liaison or City Clerk his/her opinion or reason for each member's absence over the 25% of the duly called meetings or more than two duly called meetings in any period of twelve (12) consecutive months. Final determination lies with the City Council.

Civil Service

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Sacheen Yates	Resigned			

Members who have NOT met attendance requirements (unexpired terms)

Current Member	Total duly called meetings	# of meetings missed - Excused	# of meetings missed - Unexcused	
None				

OTHER APPLICATIONS: Tammy Sharp

MOTION: _____ TO RATIFY THE CITY MANAGERS APPOINTMENT

OF _____

TO THE CIVIL SERVICE BOARD.

SECOND: _____ VOTE: _____

Civil Service Board			2-2022	
Willing to be reappointed?	**TERM (Yrs)**	**MEMBER**	**APPOINTED**	**EXPIRES**
Resigned	3	Sacheen Yates 1707 Lexington St. (C) 520-603-1896 Sacheen.yates@gmail.com	7-2017; 2020	7-2023
	3	Carey Gambrell 1607 Tammi Lane Taylor, TX. 76574 (H) 512-309-4789 (C) 512-657-2346 coccarey@gmail.com	8-2021	7-2024
	3	Kimberly Hill 216 W. 10th St. (C) 269-3763 Chember.hill@gmail.com	7-2019	7-2022

Staff liaison: LaShon Gros

Members: 3

Duties: To adopt rules regarding hiring and promotional processes, the disciplinary process, maintenance of personnel files, and other subjects as defined by Civil Service Law.

Appointed by: City Manager, ratified by Council

Meets: As needed.

Civil Service Commission

February 2022

MEMBER NAME	1/7/2021	1/28/2021	3/18/2021	5/27/2021	12/1/2021				TOTAL MTGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance Requirement per handbook
Kimberly Hill	P	P	P	EA	P				5	1	Yes
Carey Gramble	NA	NA	NA	NA	P				5	0	Yes
Sacheen Yates	P	P	P	P	**Resigned**				5	1	Yes

EA = Excused Absence, per Chairman

A = Absent, not excused

P = Present at meeting

Mary Chapa term ended 6/30/2021 Sacheen Yates resigned due to moving outside of city limits. Carey Gamble appointed in Aug 2021

Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member.

The term "duly called meetings" includes all meetings of the board and all meetings of subcommittees of the board on which the public official serves.

The Chairman of each Board, upon request by the Board's staff liaison or the City Clerk, shall forward to the liaison or City Clerk his/her opinion or reason for each member's absence over the 25% of the duly called meetings or more than two duly called meetings in any period of twelve (12) consecutive months. Final determination lies with the City Council.

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name Tammy Sharp

Address (Residence and Mailing)

611 Sloan Street

Taylor, TX 76574

How long at this residence? 3 years

Phone (Home) none

Cell Phone 831-214-1778

Fax none

Email tammyannesharp@gmail.com

Occupation Human Resources Professional

Employer City of Round Rock

Address 221 E. Main Street

Round Rock, TX

Work Phone 512-218-5495

Business owner? ☐ Yes ☐ No

Additional information?

Are you willing to meet via Zoom or other virtual software? ☑ Yes ☐ No

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Civil Service Commission

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

Nineteen (19) years of public service human resources professional experience including local government. See resume.

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature Tammy Anne Sharp Date January 19, 2022

Tammy Anne Sharp, SHRM-SCP

611 Sloan St., Taylor, TX 76574
tammyannesharp@gmail.com
(831) 214-1778

Professional Certification

SHRM Senior Certified Professional (SHRM-SCP)

World at Work Certified Compensation Professional Certification in progress; courses completed: Quantitative Methods; Market Pricing-Conducting a Competitive Pay Analysis; Business Acumen; Regulatory Environments for Compensation Programs; Job Analysis, Documentation and Evaluation

Austin Community College
Leadership Development Academy Graduate

Education

Cornell University, *HR Analytics Certificate*

- Courses included: Essentials of HR Analytics, Valuing HR Initiatives, Strategic Talent Analytics; Strategic Predictive Analytics for HR

AUSTIN COMMUNITY COLLEGE, *coursework in Professional Accounting*

- Professional Accounting: Financial Accounting, Managerial Accounting, Business Applications in Accounting, Federal Income Tax-Individual

AMERICAN PUBLIC UNIVERSITY, *Master of Arts in American History*

- Relevant Coursework: Research Methods, United States in the 20th Century, History & Popular Culture, U.S. Constitutional History

UNIVERSITY OF NORTH TEXAS, *graduate coursework in Applied Organizational Anthropology*

- Relevant Coursework: Organizational Anthropology, Quantitative Methods, Medical Anthropology

CHAPMAN UNIVERSITY, *Bachelor of Arts in Social Science (concentration in Psychology)*

- Relevant Coursework: Conflict Resolution, Psychology of Learning, Social Psychology, Neuropsychology

UNIVERSITY OF CALIFORNIA, SANTA CRUZ, *coursework in Human Resources*

- Relevant Coursework: Introduction to Human Resources Management

CALIFORNIA STATE UNIVERSITY, MONTEREY BAY, *undergraduate coursework in Social and Behavioral Sciences*

- Relevant coursework: Applied Field Methods, Research Methods, Research Methods & Analysis Lab

MERCED COLLEGE, MERCED, *Associate of Arts in Liberal Arts*

Membership

Williamson County HR Management Association (WilcoHR)
Society for Human Resource Management (SHRM)
World at Work

Volunteer

Williamson County HR Management Association (WilcoHR), FY22 Co-VP of College Relations
City of Taylor-Moody Museum, Advisory Board Member (2020-2022)

Professional Experience

CITY OF ROUND ROCK - Round Rock, TX
Compensation Manager/HRIS Administrator, May 2018-February 2020/September 2021 - current
Report to the Human Resources Director. Perform compensation studies and make compensation plan recommendations to the City Manager for all staff, Fire and Police compensation; develop and maintain job descriptions for all positions; function as the sole technical expert on the HRIS system including maintenance and implementation of all human resources functions.
Significant Accomplishments:

- Implement pay increases new negotiated FY22 Police and Fire pay plans including incentive pay
- Currently facilitating the transition of Williamson County Mobile Outreach Team to the City of Round Rock Crisis Response Team

Duties:

- Evaluate, analyze, maintain, electronic systems including Munis, NeoGov and other HR systems; analyzes and implements process improvement; works with the end user in report writing, system troubleshooting, table maintenance, and high-level data audits, actively participates in system enhancements and upgrade efforts; develops and executes test scripts for HRIS maintenance or upgrades; conduct unit/system testing; coordinate HRIS training activities.
- Review and verify employee information and data; establish and maintain employee personnel and benefit files and records in the human resources information systems (HRIS)
- Process, update and maintain vendor contracts for Human Resources including NeoGov, Accurate Background, and Laserfiche.
- Coordinate with Information Systems staff on maintenance and updating of ERP system, including 3rd party consulting.
- Responsible for maintaining the Employee Self Service portal including Time Entry, Time Off, Total Compensation,Benefits Open Enrollment and Personal Information including training supervisors and employees and providing direct technical support for end users..
- Conduct market surveys to determine the City's market relationship; calculate statistical reports, research and analyze information identifying options, form solutions and recommend salary structure changes and annual increases.
- Calculate COLA and/or pay structure pay changes and process salary changes in the ERP system.
- Prepare pay related recommendations for Meet & Confer.
- Facilitate and communicate Pay for Performance increases; process salary changes and/or lump sump payments in ERP system.
- Calculate and process longevity annual longevity payments in the ERP system.
- Conduct position reclassification reviews including collecting data, verifying data, performing desk audits, analyze data, adjusting job descriptions and determine position slotting in the pay structure.
- Write, update and maintain job descriptions including determining FLSA classification and determining pay range slotting within the pay structure; perform desk audits as necessary.
- Facilitate and process organizational structure changes and acquisition of external programs.
- Responsible for all reporting including EEO and other mandated reporting.

TEXAS STATE UNIVERSITY - San Marcos, TX, March 2020-September 2021
Faculty and Academic Resources Director
Report to the Associate Provost. Lead the human resources team that supports the Provost and all Academic Affairs employment including both faculty and staff. Provide direct guidance, recommendations, support and consultation to the Provost, Associate Provost, and Academic Affairs leadership on employment matters. Oversee and lead a team of human resource professionals. Oversee all faculty employment matters including recruitment, retention, employee relations, compliance, compensation, record management, Title IV Information Resolution Mediator, leaves management, evaluations, tenure and promotion and faculty recognition and awards programs. Coordinate and collaborate with Human Resources and Equity and Inclusion on all Academic Affairs staff employment matters.
Significant Accomplishments:

- Implemented Extended Family Medical Leave Act (EFCRA) and Family First Coronavirus Response Act (FFCRA) in collaboration with the benefits team.
- Coordinated and facilitated the COVID-19 Workplace Modification Program.
- Managed the 2020 Voluntary Separation program for Academic Affairs.
- Developed an internal cyclical leave usage audit process in response to TSUS audit findings.

Duties:

- Consult with administrators on employment matters ranging from faculty workload, FMLA, recruitment, staffing changes, staff salary increases,reclassifications and employee relations
- Supervise, coach, train and evaluate Faculty and Academic Resources staff.
- Process faculty promotion salary increases; determine budget impact of promotions.
- Oversee all faculty hiring including reviewing and documenting faculty qualifications.
- Facilitate faculty and staff salary review and merit increase processes.
- Develop salary review and merit increase spreadsheets and coordinate with IT to implement the increases in the ERP system.
- Maintain faculty, and graduate student salary schedules.
- Perform as Title IV Informal Resolution Mediator as necessary.
- Facilitate and oversee faculty grievance processes.
- Facilitate ADA accommodations.
- Manage faculty tenure and promotion process.
- Planning and implement University Convocation and Annual Faculty Meeting annually.
- Maintain faculty data in SAP
- Review and approve/decline Academic Affairs staff personnel change requests.
- Oversee processing of all faculty contracts and all faculty and graduate assistant personnel actions.

AUSTIN COMMUNITY COLLEGE – Austin, TX
Senior Compensation Analyst, June 2015 – May 2018
Report to the Compensation Manager. Perform compensation analysis, develop and update salary scales, new hire placements, reclassifications, develop job descriptions, perform workforce analysis, extend job offers and perform a variety of organizational analysis and present recommendations for structure changes.
Significant Accomplishments:

- Develop a new staff pay structure, new pay plan, rewrite job descriptions and slot positions in new structure in collaboration with external consulting agency.
- Implementation of Pay Factors compensation software; provide training to other compensation staff.
- Collaborated with the Vice President of Student Services on reorganization of student counseling services including rolling out a requirement for all counselors to hold professional counseling licenses (LCW, LCSW).

Duties

- Conduct detailed organizational structure, position and salary research; verify data and information; conduct analysis and computations; create reports, identify trends,
- Conduct position reclassification reviews including developing surveys, collecting data, verifying data, performing observational analysis and interviews, analyzing the data, adjusting job descriptions and slotting in salary structure.
- Perform workforce analysis, producing formal recommendations for staffing changes.
- Forecast annual employee budget cost for preparation and approval of annual budget.
- Participate in College strategic planning and organizational change.
- Conduct analysis of qualification and work experience for salary placement for new faculty and staff, extend offers of employment to candidates.
- Perform market analysis using purchased (i.e., Mercer, Texas Workforce Commission, CUPA) surveys along with an internally conducted survey using Compensation Software (PayFactors)
- Identify peer institutions, develop a survey tool and conduct an independent survey.
- Determine the College's market relationship; calculate statistical reports, research and analyze information identifying options, and formulate solutions; recommend salary structure changes and annual increases
- Write and update job descriptions; review and approve position descriptions for advertising vacant positions.
- Create and conduct training, presentations and communication on compensation policies.
- Prepare, facilitate and process Position Change and Budget Approval requests.
- Coordinate special compensation and classification projects and programs.

Coordinator, Human Resources Records, May 2013- May 2015
Reported directly to the HR Records Manager. Maintained employee data, employee records, faculty qualifications and responsible for reporting.
Significant Accomplishments:

- Collaborated with IT on the development and implementation of faculty qualifications tracking, approvals, and work flow within the ERP system (Datatel)
- Oversaw the completion of all faculty and staff hard copy personnel file transition to digital document management system.

Duties:

- Manage Faculty Contracts, faculty pay, pay options, faculty leave of absence, new hire onboarding, terminations pro-rated salaries and update full-time faculty records-related processes
- Chair Faculty Qualifications Committee
- Maintain matrix of faculty qualification requirements, in coordination with the Provost and assigned faculty representatives; Review Faculty Qualifications, prepare review documents for the faculty qualifications committee, retain documentation of faculty qualifications and prepare regular faculty qualification reports for both internal and external reporting.
- Develop and maintain simple to complex queries for data extraction and analysis. Analyze and prepare related reports and summaries. Ensure data accuracy in compliance with college policies and procedures.
- Analyze, evaluate, facilitate, and test the design of electronic systems in HR Records including faculty credential compliance processes.
- Function as the HR Records lead through providing guidance and assistance to HR Records staff, documenting department processes and procedures, and routinely auditing data to ensure accurate payroll.
- Coordinate, maintains and develops training of document management software for HR Records.

- Provide support to the manager in changes in the HR Records systems requirements from project initiation to final implementation including testing to ensure that requirements have been met.
- Develop project management plans and related support documentation for the HR Records function; coordinated and prioritized related project tasks.
- Serve as subject matter expert for the HR Records function and collaborate with IT on planning and implementing both short-term and long-term goals and objectives for the HR Records function.
- Supervise the workflow and monitor the work of the HR Records staff to ensure data integrity and accurate data processing
- Evaluate, analyze, facilitate the design of HR electronic systems, meeting regularly with Information Technology staff to maintain and improve systems and processes
- Coordinate with the payroll, compensation and benefits offices to ensure accurate payrolls in compliance with college policies and procedures, including pro-rated salaries, faculty pay adjustments, leave-without-pay, salary changes, prorated earnings, beneficiary payments
- Collect, verify data and prepare mandated federal and state reports, district reports and formal/informal surveys (IPEDS, OAG Child Support New Hire & Termination reporting, SACSCOC Faculty Qualification reports, Semester New Faculty Report, AAUP Survey, CUPA survey and other various reports and surveys)
- Function as back up for Human Resources Records Manager

HARTNELL COMMUNITY COLLEGE – Salinas, CA

Adjunct Instructor, History / Career Management, January 2010-May 2013

Human Resources Director, *de facto,* July 2008 - May 2013
Report to Associate Vice President of Human Resources. Oversee all day-to-day operations of the Human Resources office and staff.
Significant Accomplishments:

- Developed, implemented and maintained cyclical reclassification process to ensure regular and routine update and evaluation of all district job descriptions.
- Successful union negotiation through faculty walk-out.
- Collaborated with the College President and union president's to successfully ensure all necessary actions across the college to address accreditation concerns and bring the college from accreditation probation back to full accreditation.

Duties:

- Supervise Human Resources staff overseeing all aspects of Human Resources
- Conduct surveys and compile data on administrative, human resources and other operational problems or issues; Gather data, and prepare reports for consideration by management.
- Coordinate district training activities; Makes presentations to District personnel.
- Negotiation of wage, hours and other terms and conditions of employment; Formulates and recommends effective bargaining strategies and techniques.
- Provides information and assistance to District personnel in a variety of HR matters.
- Collect, compile, verify data and prepare mandated federal and state reports, district reports and formal/informal surveys (IPEDS, OAG Child Support New Hire & Termination reporting, California State Chancellor's Office annual reports; Faculty Qualification reports, AAUP Survey and other various reports and surveys)
- Prepare and assist in the preparation of monthly, quarterly, and year-end human resources, legal summary and technical reports.
- Prepare annual salary and benefit budget for inclusion in the annual budget.
- Provide interpretation of collective bargaining agreements; Assist management and supervisors in interpreting and correct application of district policies, procedures and programs.

- Provide advice and assistance regarding employment issues.
- Advises management and supervisory personnel on disciplinary and performance management issues.
- Assist departments with organizational issues and resolves concerns regarding the appropriateness of classifications and compensation levels.
- Research salary and benefit information for use in collective bargaining process, budget preparation and cost analysis.
- Conduct salary studies; Analyze employee salary placement ensuring placement in accordance with district policies, practices and union contracts.
- Process all annual and board approved salary increases; Give annual increase in accordance with collective bargaining agreements.
- Analyze data and maintain District Classification/Position integrity.
- Oversee the employment evaluation of >600 employees annually, including providing supervisor training.

Human Resources Information Systems Specialist, April 2003-June 2008

- Evaluate, analyze, and maintain the HRIS; works with the end user in report writing, system troubleshooting, table maintenance, and high-level data audits, actively participates in system enhancements and upgrade efforts; develops and executes test scripts for HRIS maintenance or upgrades; conduct unit/system testing; coordinate HRIS training activities.
- Review and verify employee information and data; establish and maintain employee personnel and benefit files and records in the District's human resources information system (HRIS)
- Interpret, apply, explain, and ensure compliance with federal, state, and local laws and regulations, including collective bargaining agreements, concerning human resources programs.
- Collect, verify data and prepare mandated federal and state reports, district reports and formal/informal surveys (IPEDS, OAG Child Support New Hire & Termination reporting, California State Chancellor's Office annual reports; Faculty Qualification reports, AAUP Survey and other various reports and surveys)
- Prepare and assist in the preparation of monthly, quarterly, and year-end human resources, legal summary and technical reports.
- Process personnel action forms, processes documents, and enters data into HRIS regarding salary and/or benefits adjustments, leaves of absence, employment status changes, terminations, resignations, promotions, and retirements; coordinates with payroll regarding payroll deductions.
- Participate in special human resources projects and programs; coordinates and integrates program services and activities with other agencies and District division.
- Attend and participate in professional group meetings with various District committees; stays abreast of new trends and innovations in the field of benefits administration, recruitment programs, leaves laws, and other human resources issues.
- Organize and maintain various administrative, confidential, reference, and follow-up files; purges files as required; receives, reviews, and processes subpoenas for employee records.
- Assist management and supervisors in interpreting and correct application of district policies, procedures and programs.
- Supervise HR student workers

Presentations/Conferences

Local

Austin Human Resources Management Association Annual Conference, July 2016

- Developing Ethical SuperHeRos

State

World at Work Texas Total Rewards Conference, September 2016

- TEEM – Transparent Employment Engagement Model: An Adventure Through the Organizational Looking Glass

National

World at Work 2017 Total Rewards Conference & Exhibition, May 2017

- Begin with TEEM – Transparent Employment Engagement Model: An Adventure Through the HR Looking Glass

Technical Skills

- ERP/CRM: Ellucian/Datatel Colleague; SAP Enterprise System; Tyler/Munis
- Reporting and Business Intelligence Software: SQL Reporting (SSRS); Entrinsik Informer
- Document Management: Westbrook Fortis Document Management, Laserfiche, Tyler Content Manager; Ellucian Banner Document Management (BDM)
- Compensation Software: PayFactors
- Applicant Tracking: NeoGov, PeopleAdmin
- Presentations: Powerpoint
- MS Suite: Word, Excel
- Email & Calendar: Gmail, Outlook

Professional Development

Fire Service Legal Training Institute, Inc.

- Fair Labor Standards Act for Fire Departments

WilcoHR

- Legal Update: What's New in 2022
- Lead with Laughs: Use Human To Put the "Human" in HR
- The "Next Normal" in HR: The Future Workforce
- Developing an Ethics Program - 7 Easy Steps to Kick Start Your Ethics Program
- What's New in Immigration Under Biden Administration
- Building a High Performance Team
- How To Win a Lawsuit Before it is Filed
- Employment Law HotTopics for 2020 and Beyond
- Employment Law Updates for 2019
- Becoming an Effective HR Partner and Leader
- Lead the Trend to Abolish Performance Evaluations, Alice Dendinger

Husch Blackwell Law Firm

- Employment Law Training: Higher Education (hosted by Texas State University System Office of General Counsel)
    - Employment Law Foundations (2 hours)
    - ADA and FMLA Summary (1.5 hours)
    - Applying the Law (2 hours)
    - Anatomy of a Lawsuit and More (1.5 hours)
- Title IV and Sexual Harassment Response
- Title IX Advisor Training

Premier HR Solutions

- COVID-19 FLSA Q&A and Safety Practices for Essential Workers

George Mason University, Lorne Eastern

- Unconscious Bias Workshop

Arctic International, LLC

- Introduction to Non-Resident Alien Tax Issues
- Determining U.S. Tax Residency Status
- U.S. Taxable Income
- Introduction to Income Tax Treaties
- FICA Tax Withholdings
- Non-Resident Alien Tax

CUPA-HR

- FLSA Overtime: How, When and Why to Prepare
- Managing Your Career Trajectory

Strategies Government Resources

- Servant Leadership Conference 2019

Fred Pryor Seminars

- Managing Multiple Priorities, Projects, and Deadlines

Ellucian/Datatel Colleague

- Reporting: Getting Started
- Communications Management Training
- Planning for and Using CORE
- Human Resources Training
- Online Timecard Training
- WebAdvisor Training

Whiting & Associates, Inc.

- Texas Employment Law Seminar (August 2015, August 2016 & August 2017)

Central Texas Compensation and Benefits Association

- The Overtime Rule: Making Lemonade from Lemons
- Avoiding the Pitfalls of Docking Pay
- Putting Labor Market Information to Work for You
- Being an HR Inspector: Conducting Your Own HR Audit

Library Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Brandi Lujano	Term Expiring	Yes	Yes	
John Kaatz	Term Expiring	Yes	Yes	

Members who have NOT met attendance requirements (unexpired terms)

Current Member	Total duly called meetings	# of meetings missed - Excused	# of meetings missed - Unexcused	
None				

OTHER APPLICATIONS: Dr. Carol Portillo
Kathe Forrest

MOTION: _____ TO APPOINT _____

APPOINT _____

TO THE LIBRARY BOARD.

SECOND: _____ VOTE: _____

Library Board			2-2022	
Willing to be reappointed?	**TERM (Yrs)**	**MEMBER**	**APPOINTED**	**EXPIRES**
	3	Vickie Thornton 2600 Holly Lane (H) 512-365-8018 vpthornton@yahoo.com	10-2002, 2021	2-2024
Yes	3	Brandi Lujano 1403 Trey Dr. Taylor (C) 512-919-0606 drandilujano@gmail.com	2-2020 (fill unexpired term)	2-2022
	3	Sheon Corley 3009 Don Hill Lane Taylor, TX 76574 (PH) 512-577-4933 mrssheonc@gmail.com	1-2017; 2020	2-2023
Yes	3	John Kaatz 1500 Laurel Street Taylor (C) 512-422-15241 jwkaatz@sbcglobal.net	2-2019	1-2022
	3	Sharon Pick Naivar (H) 512- 352-3785 (C) 512-630-3693 sharonspick@gmail.com	5-2009, 2021	2-2024
	3	B.J. Burrow 4204 King's Canyon Dr. Taylor, TX. (H) 512-228-9440 (C) 512-228-9440 Bj.burrow@gmail.com	8-2019 (filled unexpired term of Lois Duncan), 2021	2-2024
	3	Trisha Randig 1000 CR 374 (H) 512-352-2365 (O) 512-918-5690 tsrandig@yahoo.com	1-2003; 2020	2-2023

LIBRARY ADVISORY BOARD

Feb-22

MEMBER NAME	1/21/2021	2/9/2021	4/13/2021	5/11/2021	9/14/2021				TOTAL MTGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance Requirement per handbook
B.J. Burrow	P	P	P	EA	P				5	1	Y
Sheon Corley	A	P	P	EA	P				5	2	Y
John Kaatz	P	P	P	P	P				5	0	Y
Brandi Lujano	A	P	P	P	EA				5	2	Y
Sharon Pick Naivar	P	P	P	P	P				5	0	Y
Trisha Randig	P	P	P	P	EA				5	1	Y
Vickie Thornton	P	P	P	P	P				5	0	Y

EA = Excused Absence, per Chairman A = Absent, not excused P = Present at meeting

Please Note: Only 5 meetings were called for the Library Advisory Board in 2021, some of them via Zoom. This board only meets when staff have matters to bring before the board. Meetings are typically not called during summer programming or in December due to holidays.

Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member.

The term "duly called meetings" includes all meetings of the board and all meetings of subcommittees of the board on which the public official serves.

The Chairman of each Board, upon request by the Board's staff liaison or the City Clerk, shall forward to the liaison or City Clerk his/her opinion or reason for each member's absence over the 25% of the duly called meetings or more than two duly called meetings in any period of twelve (12) consecutive months. Final determination lies with the City Council.

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name Carol Portillo

Address (Residence and Mailing)
500 County Road 431
Taylor, TX 76574

How long at this residence? 2yrs. 10mos.

Phone (Home) —

Cell Phone (512) 791-2494

Fax N/A

Email cdportillophd@gmail.com

Occupation Chief of Staff

Employer Dell Technologies

Address One Dell Way
Round Rock, TX 78682

Work Phone (512) 791-2494

Business owner? ☐ Yes ☒ No

Additional information? I am an adjunct professor at St. Edward's Univ.

Are you willing to meet via Zoom or other virtual software? ☒ Yes ☐ No

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Library Board

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

I am an avid reader and have been my whole life. I can provide marketing guidance, readership, creative ways to engage w/ community, etc.

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct.

Signature [signature] Date 1/31/22

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name KATHE FORREST

Address (Residence and Mailing)
2600 Donna Dr.

How long at this residence? 1 yr.

Phone (Home)

Cell Phone 512-934-1725

Fax

Email KFORR3758@gmail.com

Occupation Retired

Employer

Address

Work Phone

Business owner? ☐ Yes ☐ No

Additional information?

Are you willing to meet via Zoom or other virtual software? ☑ Yes ☐ No

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Library Board

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

Skaky patron / observant
Have worked and volunteered in libraries for many years – Boulder Library, Boulder, Co + West End Library Indianola, TX

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature Kathe Forrest Date 2-18-22

TO CHANGE EXPIRATION DATES.

Due to several changes to this board in the last couple of years, there are 6 out of the 7 members whose terms are all expiring at the same time.

Main Street Advisory Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement	Change term expiration date from – To
Curie Humphreys		Yes	Yes	Feb 2024 to Feb 2025
Erwin Stauffer		Yes	Yes	Feb 2024 to Feb 2023
Doug Moss		Yes	Yes	Feb 2024 to Feb 2025

Members who have NOT met attendance requirements (unexpired terms)

Current Member	Total duly called meetings	# of meetings missed - Excused	# of meetings missed - Unexcused	
None				

MOTION: _____ TO CHANGE THE TERM EXPIRATION DATES

FOLLOWS: CURIE HUMPHREYS from Feb 2024 to Feb 2025

ERWIN STAUFFER from Feb 2024 to Feb 2023

DOUG MOSS from Feb 2024 to Feb 2025

SECOND: _____ VOTE: _____

Main Street Advisory Board			2-2022	
Willing to be reappointed?	**TERM (Yrs)**	**MEMBER**	**APPOINTED**	**EXPIRES**
	3	Curie Humphreys 4106 Noah Dr. (C) 512-771-3596 curieathome@yahoo.com	2021	2-2024 *Change to 2025*
	3	Erwin Stauffer 804 Kirk St (H) 512-365-6453 (C) 512-818-6297 estauffer@gmail.com	2-2016, 2021	2-2024 *Change to 2023*
	3	Jeff Snyder 106 Porter St. (C) 512-689-4336 jeffsresurrections@yahoo.com	2021	2-2024
	3	Doug Moss 1122 Colorado Street #1206 (C) 917-576-7044 dmoss@publicsketch.com	2021	2-2024 *Change to 2025*
	3	Ruth Rivera 705 Debus Dr. (C) 512-378-3127 Rrivera0875@gmail.com	8-2021 (filled unexpired seat)	2-2023
	3	John McRae 110 Main St. (C) 865-230-0988 Jmcrae1@utk.edu	8-2020 (fill unexpired seat), 2021	2-2024
	3	Ashley Doss 2106 Lathan Lane (C) 512-497-2376 ashley@shopfrillsboutique.com	2021	2-2024

Members: 7. It is preferred that at least one Architect, Attorney, CPA, Property owner in city limits, and Business owner in downtown project area be represented. Residency requirements do not apply.

Ex-Officio Members: City Manager, Main Street Manager, Central Tx RC&D Director, Taylor Chamber Director, Taylor EDC Director

Duties: The powers and duties of the Main Street Advisory

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.

Appointed by: City Council

Meetings: As necessary

Liaison: Jan Harris

Due to several changes to this board in the last couple of years, there are 6 out of the 7 members whose terms are all expiring at the same time.

MAIN STREET ADVISORY BOARD

Feb-22

MEMBER NAME	1/21/2021	3/17/2021	4/21/2021	5/19/2021	6/16/2021	7/21/2021	8/23/2021	9/30/2021 (board retreat & mtg)	10/20/2021	11/17/2021	12/15/2021	TOTAL MEETINGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance Require per handbook
Ashley Doss	*	P	P	P	P	P	P	P	P	P	EA	11	1	YES
Curie Humphreys	*	EA	P	P	P	P	P	P	P	P	P	11	1	YES
John McRae	P	P	P	P	P	EA	P	P	P	P	EA	11	2	YES
Doug Moss	*	P	P	P	P	P	P	P	P	P	EA	11	1	YES
Jeff Snyder	*	P	P	P	P	EA	P	P	P	P	P	11	1	YES
Erwin Stauffer	P	P	P	P	P	P	P	P	P	P	P	11	0	YES
Ruth Rivera	**Appointed in Aug 2021**							P	P	P	P	11	0	YES
Steve Truex	EA	P	P	A	A	A	**Resigned**					11	4	

EA = Excused Absence, per Chairman | **A** = Absent, not excused | **P = Present**

Please Note: * = *appointed in March 2021*

Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member.

Moody Museum Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement	New Member
Tammy Sharp	Resigned			
Sammy Turner	Expired Term	Yes	Yes	
Vacant				

Members who have NOT met attendance requirements (unexpired terms)

Current Member	Total duly called meetings	# of meetings missed - Excused	# of meetings missed - Unexcused	
None				

OTHER APPLICATIONS: David Allen

MOTION: _____ TO APPOINT _____

TO THE MOODY MUSEUM BOARD.

SECOND: _____ VOTE: _____

Moody Museum Board			2-2022	
Willing to be reappointed?	**TERM (Yrs)**	**MEMBER**	**APPOINTED**	**EXPIRES**
	3	Susan Komandosky, Chair 2207 Gladnell (H) 512-365-7396; (c) 512-796-4401 mrsk@austin.rr.com	12-2002; 2020	2-2023
	3	Cissie Pierce P O Box 592 (H) 862-4438; © 512-677-0021 cissiepierce@msn.com	12-1999; 2021	2-2024
Resigned 1-2022	3	Tammy Sharp 611 Sloan St. © 831-214-1778 tammyannesharp@gmail.com	2-2020	2-2023
	3	VACANT	Feb 2021 (vacant. Was Matthew Plowman)	
	3	Gracie Yanez 1709 McLain (H) 365-2799 © 300-6545 yanezgracie49@gmail.com	12-2002, 2021	2-2024
	3	Eloise Brackenridge 3000 Davis Taylor, TX 76574 (H) 713-978-7674 (C) 512-517-2024 ewbrackenridge@gmail.com	1-2018, 2021	2-2024
	3	Travis Summerlin 2106 Kent St. (C) 817-360-4120 tenthstreetumc@gmail.com	2-2020	2-2023
	3	Reverend (Ms.) Terry Pierce 1016 W. 7th St. (C) 512-826-6278 Terry.pierce.austin@gmail.com	8-2019 (fill unexpired term); 2020	2-2023
	3	Marilyn Fleming 2204 Smith Ave (C) 816-718-0981 Marilyn8620@gmail.com	2-2020	2-2023

Yes	3	Samye Turner 1704 Mallard Lane (H)365-2148 (C) 365-0208 Samye115@aol.com	7-2007, 2019	2-2022
	3	Leslie Hill 704 Mockingbird Lane (H) 512-365-6068 (C) 512-423-4183 bunkiehill@aol.com	7-2017; 2020	2-2023

Members: 11

Duties: makes recommendations regarding the operation of the Moody Museum

Appointed by: City Council

Meets: 3rd Tuesday at 5:30pm every other month

Liaison: Carrie Orts

NOTE: The Moody Museum funds projects with *private* museum funds.

MOODY MUSEUM

Feb-22

MEMBER NAME	1/19/2021	3/16/2021	5/18/2021	7/20/2021	9/21/2021	11/16/2021	TOTAL MTGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance Requirement per handbook
Susan Komandosky	P	P	P	P	P	P	6	0	Yes
Samye Turner	P	EA	P	P	EA	EA	6	3	Yes
Leslie Hill	EA	EA	EA	EA	EA	EA	6	6	No
Gracie Yanez	P	P	P	EA	EA	P	6	2	Yes
Cissie Pierce	P	P	P	P	P	P	6	0	Yes
Eloise Brackenridge	P	P	P	P	P	P	6	0	Yes
Matthew Plowman	A	**Released from the Board**					6	1	N/A
Marilyn Fleming	P	P	P	P	P	P	6	6	Yes
Terry Pierce	P	P	P	P	P	P	6	6	Yes
Tammy Sharp	P	P	EA	EA	P	P	6	2	Yes
Travis Summerlin	P	P	P	P	P	P	6	0	Yes

EA = Excused Absence, per Chairman

A = Absent, not excused

P - Present

Please Note: 1-19-21, M. Plowman - No reason given. Not reappointed in Feb 2021. L. Hill - Mother passed. Her consistent absence is due to her being sick so they were excused.

Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member.

City of Taylor
Boards and Committee Application

RECEIVED
SEP 2 2 2021
BY: .....

PLEASE TYPE OR PRINT CLEARLY:

Name ALLEN R. DAVID

Address (Residence and Mailing)

12751 FM 112

THRALL TX 76578

How long at this residence? 40 YRS

Phone (Home) —

Cell Phone 512 4290225

Fax

Email —

Occupation RETIRED

Employer FARM EQUIP. SALES

Address

Work Phone —

Business owner? ☐ Yes ☒ No

Additional information?

Are you willing to meet via Zoom or other virtual software? ☐ Yes ☒ No

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : — MOODY MUSEUM

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

TRA - 1976 - PRESIDENT (1983)

~~[illegible]~~ BRUSHY CREEK WATERSHED - DIRECTOR

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature Allen R David Date 9-18-21

Parks & Recreation Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Larry Cmerek	Term Expired	Yes	Yes	
Irene Michna	Term Expired	Yes	Yes	
Jennifer Jewett	Term Expired	Yes	Yes	
Casey Weison	Term Expired	No	No	Student members

Members who have NOT met attendance requirements (unexpired terms)

Current Member	Total duly called meetings	# of meetings missed - Excused	# of meetings missed - Unexcused	
David Campise	10		4	

OTHER APPLICATIONS: Brenda Cox
Carlos Menchaca

Student applications: None

MOTION: _____ TO APPOINT _____

APPOINT_____

APPOINT_____

APPOINT_____

TO THE PARKS & RECREATION BOARD.

SECOND: _____ VOTE: _____

Parks & Recreation Board			2-2022	
Willing to be reappointed?	**TERM (Yrs)**	**MEMBER**	**APPOINTED**	**EXPIRES**
	3	Patrick Tate 2201 Meadow Lane (C) 512-529-6058 Hptate97@yahoo.com	2021	2-2024
Yes	3	Larry Cmerek 1003 Randall (H) 512-365-7151 cmerek@sbcglobal.net	4-2016, 2020(short term to stagger terms better)	2-2022
	3	David Campise 814 Lexington St. © 979-229-4257 cvcplumbingllc@gmail.com	7-2017, 2021	2-2024
Yes	3	Irene Michna 251 Rowe Valley (H) 512-365-6056 © 512-680-8093 irenemichna@aol.com	8-2016; 2020(short term to stagger terms better)	2-2022
	3	Stacy Olsen 1316 Howard (C) 512-940-1897 syolsen@yahoo.com	1-2017; 2020	2-2023
Yes	3	Jennifer Jewett 1808 Cypress Cove (H) 352-8879; (C) 512-762-4638 jewetts@sbcglobal.net	3-2013, 2019	2-2022
	3	Casey Mummert 517 Vance St. (C) 646-361-7559 Caseymummert4782@gmail.com	2021	2-2024
Student Rep	1	Casey Weison 1908 Meadow Ridge (C) 512-677-3616 124383@s.taylorisd.org	2-2021	2-2022

Members: 7 members, of whom 5 shall be residents of the city, 1 shall be residents of the ETJ or the city, and 1 shall be a junior or senior student in good standing attending a high school or Legacy Early College High School which has its ISD within the city. All members, except the student member, shall be at least 18 and the student member shall be at least 16. Members 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.

The board student member shall not be required for a quorum and shall be a nonvoting member of the board. Meetings shall be held no less than quarterly and at the call of the city council.

Duties: 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.

Appointed by: City Council

Meets: 3rd Wednesday at 6pm

Liaison: Julie Gensler

PARKS & RECREATION ADVISORY COMMITTEE

22-Feb

MEMBER NAME	1/20/2021	3/17/2021	4/21/2021	5/19/2021	6/16/2021	7/21/2021	8/17/2021	9/15/2021	10/20/2021	11/17/2021	12/15/2021 No Meeting	TOTAL MTGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance Requirement per handbook
Jennifer Jewett	P	P	P	P	P	P	EA	P	P	P		10	1	Yes
Larry Cmerek	P	P	P	P	EA	P	P	P	P	P		10	1	Yes
Irene Michna	P	P	P	P	P	P	EA	EA	P	P		10	2	Yes
Stacy Olsen	P	P	P	EA	P	P	P	P	P	P		10	1	Yes
David Campise	P	A	P	P	A	P	A	A	P	P		10	4	No
Patrick Tate	*	P	P	P	P	P	P	P	P	P		10	0	Yes
Casey Mummert	*	EA	P	P	P	A	P	P	P	EA		10	2	Yes
Casey Weison, student representative	*	A	A	A	A	A	A	A	A	A		10	9	No

EA = Excused Absence, per Chairman

A = Absent, not excused

P = Present at meeting

*Please Note: * = appointed in Feb 2021*

Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member.

The term "duly called meetings" includes all meetings of the board and all meetings of subcommittees of the board on which the public official serves.

The Chairman of each Board, upon request by the Board's staff liaison or the City Clerk, shall forward to the liaison or City Clerk his/her opinion or reason for each member's absence over the 25% of the duly called meetings or more than two duly called meetings in any period of twelve (12) consecutive months. Final determination lies with the City Council.

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name Brenda Cox

Address (Residence and Mailing)
2300 West St
Taylor, TX 76574

How long at this residence? 4 yrs -

Phone (Home) —

Cell Phone 512-567-3335

Fax

Email bacox40@yahoo.com

Occupation Human Resources

Employer Hutto ISD

Address 200 College St.
Hutto, TX 78634

Work Phone 737-327-5199

Business owner? ☐ Yes ☒ No

Additional information?

Are you willing to meet via Zoom or other virtual software? ☒ Yes ☐ No

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Parks & Recreation
Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.) Facility Use of City & ISD Parks in DS. Founder & Director of Dripping Springs Lacross - 1yrs. Facility Rentals/Contracts w/ DSISD - Board member of DS Youth Sports. Former City of Hutto Employee - Worked closely w/ Parks Dept & Familiar w/ Taylor Parks & Events → Member of Pickleball Program

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature _____ Date 1/28/22

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name Carlos N. Menchaca

Address (Residence and Mailing)

318 W 5th St

Taylor, TX 76574

How long at this residence? 12+ years

Phone (Home)

Cell Phone 512-968-8015

Fax

Email carlos.menchaca@gmail.com

Occupation Graphic Designer

Employer

Address

Work Phone

Business owner? ☐ Yes ☑ No

Additional information? 15+ years experience

Are you willing to meet via Zoom or other virtual software? ☑ Yes ☐ No

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Public Arts Advisory and Parks & Recreation

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

~~Taylor native and graduate. Commercial artist of over 15 years with specialities in marketing, events, brand management, and~~ advertising. Civic groups such as Taylor Animal Shelter (6+ years), AIGA Austin + art initiatives + events (6+ years), Design Ranch bi-yearly festival (4+ years), created Latinx resource group at employer (Octogatos)(2+ years), Austin Greyhound Adoption (since 2016).

http://www.carlosmenchaca.com/ https://www.linkedin.com/in/carlosmenchaca/

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature *Carlos Menchaca* Date 2022-Jan-10

Planning & Zoning Commission

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Kellie Billings-Ray	Term Expired	Yes	Yes	
Nora Roy	Term Expired	Yes	Yes	
Mike Eaton	Term Expired	Yes	Yes	
Jim Newman	Term Expired	Yes	Yes	

Members who have NOT met attendance requirements (unexpired terms)

Current Member	Total duly called meetings	# of meetings missed - Excused	# of meetings missed - Unexcused	
None				

OTHER APPLICATIONS: Steve Darden
Austin Brown
Don Bunner

MOTION: _____ TO APPOINT _____

APPOINT_____

APPOINT_____

APPOINT_____

TO THE PLANNING & ZONING COMMISSION.

SECOND: _____ VOTE: _____

Planning & Zoning Commission 2-2022				
Willing to be reappointed?	**TERM (Yrs)**	**MEMBER**	**APPOINTED**	**EXPIRES**
	3	Donna Frazier 1704 Carey Ave (H) 365-6154 (C)965-0372 donnafrazier1704@gmail.com	8/2009; 2020	2-2023
	3	Kellie Billings-Ray 815 Randall St. (H) 512-590-1660 (C) 512-590-1660 Kellie.ray@outlook.com	2-2019	2-2022
	3	Steven Darden 416 Branch St. (C) 512-921-2667 sddardenii@gmail.com	1-2017; 2020 (apptd 1-2022 to fill unexpired term)	2-2023
	3	Amy Everhart 819 Talbot St. (C) 512-699-2693 Everhart26@gmail.com	2021	2-2024
	3	Annette Maruska 308 Cherrywood Circle (H) 512-365-9686 (C) 512-431-7866 garywmaruska@sbcglobal.net	7-2014, 2021	2-2024
Out on Miliary Leave	3	Rick Selin 2202 Gladnell (C) 512-422-2527 Rick_selin@hotmail.com	10-2013, 2021	2-2024
Yes	3	Nora Roy 4103 Zion Ave Taylor, TX. (C) 512-955-9759 noralroy@outlook.com	8-2021 (filled unexpired term)	2-2022
	3	Mike Eaton 2200 Mildred (H) 512-365-1188 (C) 512-801-5267 Eaton.mike@att.net	2-2016, 2019	2-2022
Yes	3	Jim Newman 1515 West Lake Dr. (c) 512-966-9446 revjimnewman@hotmail.com	1-2022	2-2022

Members: The number of members of the commission shall not exceed 13 nor be less than 9.

Duties: Makes decisions regarding platting or replatting of land into subdivision within the corporate limits and within the ETJ of the city and makes recommendations to the council regarding the regulations of the use of land, location of buildings, and the locations of businesses.

Appointed by: City Council

Meets: 2nd Tuesday at 6pm

Liaison: Carrie Orts

P&Z

Feb-22

MEMBER NAME	1/12/2021	2/9/2021	3/9/2021	4/13/2021	5/11/2021	6/8/2021	7/13/2021	8/10/2021	9/14/2021	10/12/2021	11/9/2021	1214/2021	TOTAL MTGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance Requirement per handbook
Don McAlister	P	EA	P	Retired									12	1	Y
Donna Frazier	P	P	P	P	P	P	P	P	P	P	EA	P	12	1	Y
Kellie Billings-Ray	P	P	P	P	P	P	P	P	P	P	P	P	12	0	Y
Michael Aplin	P	EA	EA	P	P	P	P	P	P	Resigned			12	2	Y
Annette Maruska	P	P	P	P	P	P	P	P	P	P	P	P	12	0	Y
Rick Selin	P	P	P	P	EA	P	P	P	P	P	EA	EA	12	3	Y
Faith Gardner	P	P	EA	P	P	EA	Resigned						12	2	Y
Mike Eaton	P	P	P	P	P	P	P	EA	EA	P	P	P	12	2	Y
Leland Stevens	P	EA	P	P	P	P	P	EA	EA	Resigned			12	3	Y
Amy Everhart					P	P	P	EA	P	P	P	EA	12	2	Y

EA = Excused Absence, per Chairman | **A** = Absent, not excused | **P** - Present

Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member.

DocuSign Envelope ID: 9CED7833-F3BB-4212-A078-AE60DB599E28

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name: Austin Brown

Address (Residence and Mailing)
1304 Willowbrook Trail
PO Box 245

How long at this residence? 2 Years

Phone (Home) 512-948-0738

Cell Phone

Fax

Email austin@blackpineinsurance.com

Occupation Owner

Employer Farmers Insurance

Address 409 Mallard Lane

Work Phone

Business owner? ☒ Yes ☐ No

Additional information?

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Planning and Zoning Commission

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.) I bring a young and aspiring professional viewpoint as a small business owner. I'm married to a longtime Taylor duck and have the same pride and love for the town as someone who was born and raised here their entire life.

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature DocuSigned by: Austin Brown 8E77F53BDB2F42A... Date 12/9/2020

AUSTIN G. BROWN

1304 Willow Brook Trail, Taylor, TX 76574 • 512-948-0738 • AustinBrownSales@gmail.com

PROFESSIONAL EXPERIENCE

FARMERS INSURANCE AGENCY, TAYLOR TX
AGENCY OWNER
NOVEMBER 2020- PRESENT

J.R. SIMPLOT, CENTRAL TEXAS REGION
Outside Sales Representative, December 2018 – November 2020

- Through effective relationship management I established a new book of business totaling more than $2,000,000 dollars in agriculture retail sales in 15 months
- Frequently negotiate product prices with confidence
- Plan, communicate and coordinate logistics for safe and efficient delivery of product to farmers and ranchers
- Perform daily sales calls to farmers and ranchers within 100 miles of Taylor, Texas
- Create yearly expense and revenue reports for my clients' farming operations
- Organize and lead presentations for farmers and ranchers to promote products and field questions
- Collect and review necessary information to complete credit applications

AG TEXAS FARM CREDIT, SOUTHERN TEXAS REGION
Insurance Specialist, September 2017 to November 2018

- Effectively managed and serviced a large book of row-crop and pasture and livestock business
- Actively prospected new customers and renewed current customer MPCI and PRF federal crop insurance policies
- Provided positive customer experience by taking time to analyze insurance needs and provide appropriate recommendations in order to minimize risk
- Through my analysis, familiarized myself with customer's operational costs, including chemical, seed, equipment and livestock
- Reviewed and analyzed Schedule F (profit/loss statement) of Federal Form 1040 to determine if a customer will qualify for federal crop insurance
- Adhered to federal crop insurance guidelines and policies
- Successfully partnered with underwriters and adjustors in order to ensure prompt payment of claims benefits
- Frequently represented the bank and our agency at various business development opportunities across Texas
- Organized and lead presentations for current and prospective clients
- Created ambitious sales growth plans and partner with territory loan officers in 3 different branches for successful implementation
- Regularly sought out mentorship of upper management to gain exposure into lending and branch management

HELENA CHEMICAL CROP INSURANCE AGENCY, SOUTHERN TEXAS REGION
Regional Crop Insurance Agent, August 2014 to September 2017

- Successfully managed a large book of row-crop and pasture and livestock business
- Through networking and business development, added to my customer base yearly, while renewing existing policies

AUSTIN G. BROWN

1304 Willow Brook Trail, Taylor, TX 76574 • 512-948-0738 • AustinBrownSales@gmail.com

- Minimized risk by properly analyzing insurance needs of customers and providing policy recommendations
- Adhered to federal crop insurance guidelines and policies
- Effectively represented company and department at various business development opportunities across Texas
- Partnered with territory managers and salesman in order to implement aggressive sales growth plans
- Led crop insurance presentation for company at annual meetings

GSM INSURORS, TAYLOR, TEXAS

Commercial Lines Producer, February 2012 to August 2014

- Created and maintained prospect and suspect lists, while requesting referrals from existing client base
- Pre-qualified insurance prospects for insurability and quality of risk
- Identified client's insurance needs, gaps in coverage, and loss exposures (insurable and uninsurable)
- Reviewed client insurance programs annually and make recommendations
- Obtained accurate information from the prospects in order to provide complete, comprehensive submissions
- Maintained a concern for timeliness and completeness when interacting with clients, agency, and company personnel to minimize potentials for error or omission claims
- Consistently met the forecasted premium volume and commission growth goals

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EDUCATION

TEXAS A&M COMMERCE, COMMERCE, TEXAS

Bachelor of Science Degree in Agribusiness

ANGELINA JUNIOR COLLEGE, LUFKIN, TEXAS

Activities: Full athletic scholarship, Angelina Roadrunners Baseball Team

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LICENSURE & MEMBERSHIPS

Certified General Lines-Property & Casualty Agent (Texas)
Independent Insurers of Texas (IIAT)-Member & Producer School Attendee
Texas & Southwestern Cattle Raisers Association- Member
Coastal Conservation Association- Member
Texas Golf Association- Member
Ducks Unlimited- Member
Rotary Club of Taylor-Member

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name DON BUNNER

Address (Residence and Mailing)
1906 SARAH COVE
TAYLOR, TX 76574

How long at this residence? 5 yrs

Phone (Home) 512-309-4312

Cell Phone 512-415-9954

Fax

Email

Occupation RETIRED

Employer

Address

Work Phone

Business owner? ☐ Yes ☐ No

Additional information?

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : PLANNING & ZONING

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)
BUSINESS DEVELOPMENT - GENERAL MANAGER - DIRECTOR NATIONAL CLIENTS
PROJECT MGMT - NATIONAL SALES MGR - LEAD LARGE GROUPS
WORKING WITH ALL MANAGMT LEVELS for +40 YEARS

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature Date 1-18-19

ID 27302-5666

DocuSign Envelope ID: B8C41E29-C69A-41E5-BEE8-9FFA27745AB4

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name Steven D. Darden

Address (Residence and Mailing)

416 Branch St. Taylor 76574

How long at this residence? 5 years

Phone (Home)

Cell Phone 512-921-2667

Fax

Email sddardenii@gmail.com

Occupation Paralegal Sr.

Employer Travis County District Attorney's Office

Address 416 W. 11th St. Austin 78701

Work Phone 512-854-1759

Business owner? ☐ Yes ☑ No

Additional information?

Are you willing to meet via Zoom or other virtual software? ☑ Yes ☐ No

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Planning and Zoning Commission

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

Skills: communication, organizational, detail oriented, research, planning and problem solving

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature Steven Darden DB03F9E8CD524F4... Date 9/25/2021 | 2:09 PM CDT

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DESCRIPTION OF BOARDS AND COMMISSIONS

Airport Advisory Board meets the fourth Tuesday at 5:30 pm each month and makes recommendations about the operations of the municipal airport and helps ensure that the airport meets the needs of the City and the air industry.

Animal Control Appeals Board and Shelter Advisory Committee meets three times a year and consists of a licensed veterinarian, a county or city official, a representative from an animal welfare organization, and an animal control shelter staff person.

Building & Standards Commission meets as needed to provide final interpretations concerning alleged violations of ordinances by upholding or overturning decisions made by the building officials. Members must be knowledgeable with the building, plumbing, mechanical, electrical and fire codes adopted by the city.

Civil Service Commission is a three member board appointed by the City Manager to adopt rules regarding hiring and promotional processes, the disciplinary process, maintenance of personnel files, and other subjects as defined by Civil Service Law.

Library Advisory Board meets the second Tuesday each month at 6:30pm and makes recommendations to the City Council regarding library operations and to help ensure that the Library meets the needs of the City.

Main Street Advisory Board meets the third Wednesday each month to carry out an annual action plan for implementation of a downtown revitalization program focused on: design/historic preservation, promotion, organization/management, and economic restructuring/development**.**

Moody Museum Advisory Board meets on the third Tuesday at 5:30 pm every other month and makes recommendations regarding the operation of the Moody Museum.

Parks and Recreation meets the third Wednesday at 6 pm to make recommendations to the City Council regarding sports and recreational programs, and facilities and helps ensure that they meet present and future needs.

Planning & Zoning Commission meets the second Tuesday at 6 pm and makes decisions regarding platting or replatting of land into subdivisions within the corporate limits and within the extraterritorial jurisdiction of the City and makes recommendations to the City Council regarding the regulations of the use of land, location of buildings, and the locations of businesses, in respect to their environments.

Public Arts Advisory Board meets as often as necessary and whose purpose is to promote the acquisition by the City of works of art in public places and to raise awareness, interest and funding for art in public places. Members serve 3 year terms.

Taylor Economic Development Corporation (TEDC) meets at 5:00 pm once a month (usually the third Wednesday) and promotes, assists, and enhances economic development activities for the City.

Taylor Housing Authority meets one Thursday afternoon a month and establishes policy and reviews operations of subsidized housing in Taylor.

Tree Advisory Committee meets quarterly on Tuesday at 6 pm to discuss beautification of the city through the planting and maintenance of trees and assist staff with the annual Arbor Day event.

Zoning Board of Adjustments meets on the first Tuesday of the month at 6 pm (or as needed) to hear and decide special exceptions to the zoning ordinance and rules on appeals. This board is autonomous.

Applications are public information. Incumbents whose terms expire are automatically considered for reappointment unless they indicate non-interest. Applications are kept on file for two (2) years from date of application.

Please complete and return to: **City Clerk, City of Taylor, 400 Porter St., Taylor, Texas 76574**
(512) 352-3676 or (Fax) (512) 352-8255 or email Dianna.Barker@taylortx.gov

DocuSign

Certificate Of Completion

Envelope Id: B8C41E29C69A41E5BEE89FFA27745AB4
Status: Completed
Subject: Please DocuSign: Planning and Zoning Application.pdf
Source Envelope:
Document Pages: 2
Signatures: 1
Envelope Originator:
Certificate Pages: 1
Initials: 0
Steven Darden
AutoNav: Enabled
Steven.Darden@traviscountytx.gov
EnvelopeId Stamping: Enabled
IP Address: 198.214.211.101
Time Zone: (UTC-06:00) Central Time (US & Canada)

Record Tracking

Status: Original
9/25/2021 2:07:49 PM
Holder: Steven Darden
Steven.Darden@traviscountytx.gov
Location: DocuSign
Security Appliance Status: Connected
Pool: StateLocal
Storage Appliance Status: Connected
Pool: Carahsoft OBO Travis County-TDA-District Attorney
Location: DocuSign

Signer Events	Signature	Timestamp
Steven Darden steven.darden@traviscountytx.gov Carahsoft OBO Travis County-TDA-District Attorney Security Level: Email, Account Authentication (None)	DocuSigned by: Steven Darden DB03F9E8CD524F4... Signature Adoption: Pre-selected Style Using IP Address: 198.214.211.101	Sent: 9/25/2021 2:08:41 PM Viewed: 9/25/2021 2:08:54 PM Signed: 9/25/2021 2:09:05 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/25/2021 2:08:41 PM
Certified Delivered	Security Checked	9/25/2021 2:08:54 PM
Signing Complete	Security Checked	9/25/2021 2:09:05 PM
Completed	Security Checked	9/25/2021 2:09:05 PM

Payment Events	Status	Timestamps

Public Arts Advisory Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Lois Duncan	Term Expired	Yes	Yes	
Melanie Shaw	Term Expired	No		
Janetta McCoy	Term Expired	Yes	Yes	
Brent Humphreys	Resigned	No	No	No written resignation

Members who have NOT met attendance requirements (unexpired terms)

Current Member	Total duly called meetings	# of meetings missed - Excused	# of meetings missed - Unexcused	
None				

OTHER APPLICATIONS: Cayla Cardiff
Carlos Menchaca
Casey Anderson
Judy Blundell (possibly)

MOTION: _____ TO APPOINT _____

APPOINT_____

APPOINT_____

APPOINT_____

TO THE PUBLIC ARTS ADVISORY BOARD.

SECOND: _____ VOTE: _____

Public Arts Advisory Board			2-2022	
	TERM (Yrs)	MEMBER	APPOINTED	EXPIRES
Yes	3	Lois Duncan PO Box 1245 Taylor, TX (H) 512-348-3620 loisduncan@hughes.net	2-2019	2-2022
No	3	Melanie Shaw 116 W. 2nd St., Ste 108 Taylor, TX (H) 917-520-1727 '© 917-520-1727 Mel340@icloud.com	2-2019	2-2022
Yes	3	Janetta McCoy 600 Lizzie Street Taylor, TX (C) 509-464-9377 Jmmccoy11@gmail.com	2-2019	2-2022
Resigned	3	Brent Humphreys 2015 W. lake Drive Taylor, TX (H) 214-683-7763 brenthumphreys@me.com	2-2019, 2021	2-2024
	3	Bryan Richie 1021 Hackberry St. Taylor, TX (H) 512-217-1322 Bryan.richie@gmail.com	2-2019, 2021	2-2024
	3	Richard Stone 1306 Cecelia St. Taylor, TX (H) 512-760-5748 Richard.2456@gmail.com	2-2019; 2020	2-2023
	3	Nathan Gray 601 CR 101 Hutto, TX. 78634 (H) 512-839-6635 N8_gray@yahoo.com	2-2019; 2020	2-2023

Members: The board shall consist of 7 members who have the general qualifications of expertise in visual, performing or literary arts, skilled in grant writing, arts education, or

PUBLIC ARTS ADVISORY BOARD

Feb-22

MEMBER NAME	1/27/2021	3/2/2021	3/24/2021	4/28/2021	5/26/2021	6/9/2021 (BUDGET WKSHOP)	6/23/2021	7/28/2021	8/25/2021	9/22/2021	10/27/2021	11/20/2021 (wk session)	12/22/2021	TOTAL MTGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance Requirement per handbook
Richard Stone, Chairman	P	P	P	P	P	P	P	P	P	EA	P	P	P	13	1	YES
Lois Duncan	P	P	P	P	P	P	P	P	P	P	P	P	EA	13	1	YES
Janetta McCoy	P	A	A	P	P	P	P	P	P	P	P	P	P	13	2	YES
Brent Humphreys	P	P	P	EA	EA	P	P	P	P	A	P	A	A	13	5	YES
Bryan Richie	P	P	P	P	A	P	P	P	EA	EA	EA	EA	EA	13	6	YES
Nathan Gray	P	P	P	P	P	P	P	A	P	P	P	P	P	13	1	YES
Melanie Shaw	A	A	P	P	P	P	P	P	P	P	P	P	P	13	2	YES

EA - Excused Absence | A = Absent | P = Present

NOTES: Brian Richie was out as a result of his work in a performing band throughout the summer.

Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member. The term "duly called meetings" includes all meetings of the board and all meetings of subcommittees of the board on which the public official serves.

The Chairman of each Board, upon request by the Board's staff liaison or the City Clerk, shall forward to the liaison or City Clerk his/her opinion or reason for each member's absence over the 25% of the duly called meetings or more than two duly called meetings in any period of twelve (12) consecutive months. Final determination lies with the City Council.

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name Judy Blundell

Address (Residence and Mailing)
9951 FM 619

How long at this residence? 17 years

Phone (Home) +1 512-269-8339

Cell Phone

Fax

Email

Occupation painter

Employer self

Address 311 N Main St.
Taylor Tx 76574

Work Phone +1 512-269-8339

Business owner? ☒ Yes ☐ No

Additional information? not really

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one; please list in order of priority for which you wish to be considered.) :

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

BFA University of Texas Austin . 1970
Julian Ashton School of Contemporary Art Sydney Australia
University of Technology - School of Architecture Sydney Australia
AGORA GALLY, NYC. Agency for ART

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature

Date Feb 16 2009

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name: Cayla Cardiff

Address (Residence and Mailing)
503 Fowzer Street
Taylor, TX 76574

How long at this residence? 17 yrs

Phone (Home) 512-352-6335

Cell Phone 512-680-3450

Fax

Email cayla.cardiff@gmail.com

Occupation Singer

Employer self

Address

Work Phone

Business owner? ☐ Yes ☒ No

Additional information?

Are you willing to meet via Zoom or other virtual software? ☒ Yes ☐ No

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Taylor Public Arts Advisory Board

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

I have been a performing artist for most of my life, and therefore an arts advocate as well; in addition, I taught a variety of arts classes for Round Rock ISD for 15 years. In my "spare" time, I have done admin work for several different arts non-profits. Resume available upon request.

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature Cayla Cardiff Date Jan. 21, 2022

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name Carlos N. Menchaca

Address (Residence and Mailing)

318 W 5th St

Taylor, TX 76574

How long at this residence? 12+ years

Phone (Home)

Cell Phone 512-968-8015

Fax

Email carlos.menchaca@gmail.com

Occupation Graphic Designer

Employer

Address

Work Phone

Business owner? ☐ Yes ☑ No

Additional information? 15+ years experience

Are you willing to meet via Zoom or other virtual software? ☑ Yes ☐ No

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Public Arts Advisory and Parks & Recreation

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

~~Taylor native and graduate. Commercial artist of over 15 years with specialities in marketing, events, brand management, and~~ advertising. Civic groups such as Taylor Animal Shelter (6+ years), AIGA Austin + art initiatives + events (6+ years), Design Ranch bi-yearly festival (4+ years), created Latinx resource group at employer (Octogatos)(2+ years), Austin Greyhound Adoption (since 2016).

http://www.carlosmenchaca.com/ https://www.linkedin.com/in/carlosmenchaca/

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature *Carlos Menchaca* Date 2022-Jan-10

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name Casey Anderson

Address (Residence and Mailing)

817 Howard St.

Taylor, Texas 76574

How long at this residence? 24

Phone (Home) 5123656694

Cell Phone 7745701804

Fax

Email caseyanderart@gmail.com

Occupation Artist, Muralist, Sign Painter

Employer Independant Contractor

Address N/A

Work Phone 7745701804

Business owner? ☑ Yes ☐ No

Additional information?

Are you willing to meet via Zoom or other virtual software? ☑ Yes ☐ No

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Public Arts Advisory Board

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

I graduated from Taylor High School in 2015 and attended Pratt Institue in Brooklyn where I graduated with my BFA in Painting in 2019. I have been working as an Artist, Muralist, and Sign Painter since graduation from college to the present day.

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature Casey Anderson Date 2/24/22

TEDC (Taylor Economic Development Corp)

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

Members who have NOT met attendance requirements (unexpired terms)

Current Member	Total duly called meetings	# of meetings missed - Excused	# of meetings missed - Unexcused	
None				

OTHER APPLICATIONS: Gary Gola
Matthew Rector
John McDonald

MOTION: _____ TO APPOINT _____

TO THE TEDC BOARD.

SECOND: _____ VOTE: _____

TEDC			2-2022	
Willing to be reappointed?	**TERM (Yrs)**	**MEMBER**	**APPOINTED**	**EXPIRES**
	3	Joe Burgess 1015 PR4101 Lexington, TX 78947 (PH) 903-284-8243 caminorealpublishing@gmail.com	6-2015; 2020	2-2023
YES	3	Betty Day 803 T.H. Johnson Dr. (H) 512-309-4838 (C) 512-426-9266 bday@ercot.com	2-2019	2-2022
	3	Kelly Cmerek 1406 Sagewood Dr 512-365-8450 (C)512-468-4231 kelly.cmerek@bbvacompass.com	12-2013; 2020	2-2023
City Council rep	3	Dwayne Ariola 1003 Kent 512-269-1782 Dwayne.ariola@taylortx.gov	1-2018, 2021	2-2024
	3	Sam Dowdy Sr. 421 Talbot St. (C) 512-788-1500 sam@sanddplumbing.com	2021	2-2024

Members: 5. Residency requirements do not apply.

Duties: Promotes, assists, and enhances economic development activities for the city.

Appointed by: City Council

Meets: 4th Wednesday monthly at 5:00

Liaison: Regina Carlson

TEDC

February 2022

MEMBER NAME	1/20/2021	2/10/2021	3/24/2021	4/28/2021	6/23/2021	7/28/2021	8/25/2021	9/29/2021	10/20/2021	12/8/2021	TOTAL MEETINGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance requirement per handbook
Kelly Cmerek	P	P	P	P	P	P	P	P	P	P	10	0	Yes
Betty Day	P	P	P	P	P	P	P	P	EA	P	10	1	Yes
Joe Burgess	P	P	P	P	P	P	P	P	P	P	10	0	Yes
Clark Jackson	P	P	**Replaced by Sam Dowdy**										
Dwayne Ariola	P	P	P	P	P	P	P	P	P	P	10	0	Yes
Sam Dowdy				P	P	A	A	P	P	P	10	2	Yes

EA = Excused Absence, per Chairman | **A** = Absent, not excused | **P** - Present

Please Note: Mr. Dowdy missed the first time because he forgot and the next because he was at his home in Galveston.
Mr. Dowdy replaced Clark Jackson in Feb 2021.

Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member. The term "duly called meetings" includes all meetings of the board and all meetings of subcommittees of the board on which the public official serves.
The Chairman of each Board, upon request by the Board's staff liaison or the City Clerk, shall forward to the liaison or City Clerk his/her opinion or reason for each member's absence over the 25% of the duly called meetings or more than two duly called meetings in any period of twelve (12) consecutive months. Final determination lies with the City Council.

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name: Gary Gola

Address (Residence and Mailing)

1806 Cypress Cove
Taylor, TX 76574

How long at this residence? 31 years

Phone (Home) _____

Cell Phone: 512.771.2413

Fax: 512.365.1576

Email: garygola@gmail.com

Occupation: Real Estate Broker

Employer: Cornerstone Real Estate, Inc. (Owner)

Address: 105 W 4th
Taylor, TX 76574

Work Phone: 512.365.9548

Business owner? ☒ Yes ☐ No

Additional information?: Retired from State of Texas where I worked for 26 years

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.):
Taylor Economic Development Corporation.
Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)
My work and business experience working for the State of Texas for 26 years and in the Real Estate industry for 19 years has provided me with vast knowledge in working with business and with operating a business. This experience will be beneficial in attracting economic growth to Taylor.

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature _____ Date: 1/27/2020

City of Taylor Boards and Committee Application Addendum for:

Gary Gola

Served on the Taylor Parks and Recreation Advisory Board from 2008 to present.

Retired from 26 years of service at the Texas Department of Insurance. At TDI I managed a staff of statisticians, research specialists, and insurance professionals that were responsible for managing three statistical agents located in Texas, New York, and Florida; additionally my staff managed a multi-state agency project along with a contractor located in Alabama and Utah that was responsible for automobile insurance verification activities. These functions and contractors involved annual budgets in excess of 5.5 million dollars. My work experience involved the collection of over a billion records of insurance related information each year. This work involved the analysis, reasonability testing, compilation, and reporting on this vast amount of information that then went into decision making for things like premium rates and market stability. I was also afforded the opportunity to be involved with the development, issuance, evaluation, and awarding of contracts through a variety of methods including RFIQ's, RFP's, and HUB sub-contracting. I was trained in project management by the Project Management Institute and in the development and use of Balanced Score Cards to help organizations meet their goals and stated mission.

Additionally, my wife and I have been the owners and operators of Cornerstone Real Estate, Inc. since 2003. We employ a staff of licensed agents that service a large portion of the central Texas market. We are both Taylor natives and have purposely chosen to stay in the Taylor area to raise our family and operate our business. Working in the real estate market has provided me with a unique insight into what it takes to make a community viable and attractive to both residents and investors. My hope is to make a difference in this town so that it is a place that both Taylor natives and newcomers will be proud to call home.

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name **John M. McDonald**

Address (Residence and Mailing)

2405 Meadow Ln

Taylor, Tx. 76574

How long at this residence? **22 years**

Phone (Home) **(512) 365-3528**

Cell Phone **(512) 569-6247**

Fax _____

Email

Occupation **Senior Application Developer**

Employer **DXC Technology**

Address **200 West Cesar Chavez Street**
Austin, Tx. 78701

Work Phone **(512) 365-3528**

Business owner? ☐ Yes X No

Additional information? _____

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : **Taylor Economic Development Corporation, TEDC**
Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)
9 years Taylor City Council (two-time Mayor Pro-Tem). 5 ½ years Planning and Zoning Commission.

42 years investment experience, following world, national, & local business news, trends, & developments. I understand a balance sheet and can evaluate an earnings report.

Based upon wire & business reports and my own investigative skills, I determined the Taylor area was a prime candidate for the Tesla Gigafactory 6 weeks before it was first discussed in council executive session.

I believe the TEDC should be aggressive and fiduciary as possible to bring viable, new businesses to Taylor. Taylor has much work to do and I believe I have the skill set to help make economic develop occur.

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board,*

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name: Matthew Rector

Address (Residence and Mailing)
4104 Zion Avenue
Taylor, TX 76574

How long at this residence? Almost 3 yrs

Phone (Home): None

Cell Phone: (314) 939-9833

Fax: None

Email: matthew.a.rector.sr@gmail.com

Occupation: Engineer

Employer: MWM DesignGroup

Address: 305 E Huntland Dr. Ste 200
Austin, TX 78752

Work Phone: (512) 992-2966

Business owner? ☒ Yes ☐ No

Additional information? We own The Light House Boutique.

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : Main Street Advisory Board, Taylor EDC

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

Have received business training in the boots to business program.

I have started an LLC and a 501C3. Have a masters degree in finance.

I am a professional engineer with experience in development and construction.

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature: [signature] Date: 4/24/2020

Tree Advisory Board

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
Nathan Abbott	Term Expired	Yes	Yes	
Bonnie Sladek	Term Expired	No		

Members who have NOT met attendance requirements (unexpired terms)

Current Member	Total duly called meetings	# of meetings missed - Excused	# of meetings missed - Unexcused	
None				

OTHER APPLICATIONS: Cheryl Mazur

MOTION: _____ TO APPOINT _____

APPOINT _____

TO THE TREE ADVISORY BOARD.

SECOND: _____ VOTE: _____

Tree Advisory Board			2-2022	
Willing to be Re-appointed?	**TERM**	**MEMBER**	**APPOINTED**	**EXPIRES**
Yes	3	Nathan Abbott 2100 Donna Drive Taylor, TX 76574 (C) 512-705-9066 (O) 512-671-8733 abbottnb@gmail.com	2-2016, 2019	2-2022
	3	Brian Lawrence 8901 Amberglen Blvd, Apt. 23106 Austin, TX 78729 © 512-466-2164 (O) 846-2535 or 940-0799 Brian.sfa04@gmail.com	7-2012, 2021	2-2024
	3	Nancci Phillips-Burgess 1801 Oaklawn (C) 903-541-2669 Nancci2001@yahoo.com	9-2017, 2021	2-2024
No	3	Bonnie Sladek 950 CR 365 (H) 512-281-6740 bonniesladek@gmail.com	1-2014; 2016, 2019	2-2022
	3	Tiffany Price 215 Tucek Rd., (C) 512-955-6309 Tiffany.price@bbtrails.org	8-2019	8-2022
	3	Julie Rydell 2205 W. Lake Drive Taylor TX 76574 (C) 512-294-1972 davisrydell@gmail.com	8-2021 (filled an unexpired seat)	2-2023
	3	Susan Carr 1201 Mills St. Taylor, TX. 76574 (C) 559-240-8883 Susansparrow48@gmail.com	8-2021	8-2024

Members: 7

Duties: Est 2012. Discuss beautification of the city through the panting and maintenance of trees and assist staff with the annual Arbor Day event.

Appointed by: City Council

Meets: Quarterly on Tuesday at 6pm

Liaison: Julie Gensler

BOARD NAME

2021

MEMBER NAME	3/15/2018	9/25/2018	11/1/2018	DATE OF MTG	DATE OF MTG	DATE OF MTG	DATE OF MTG	DATE OF MTG	DATE OF MTG		TOTAL MTGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance Requirement per handbook
	P	P											
	P	P											
	P	P											
	P	P											
	P	P											
	P	EA											
	P	P											
	A	A											
	P	A											

EA = Excused Absence, per Chairman | **A** = Absent, not excused | **P** = Present at meeting

Please Note:

Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member.
The term "duly called meetings" includes all meetings of the board and all meetings of subcommittees of the board on which the public official serves.
The Chairman of each Board, upon request by the Board's staff liaison or the City Clerk, shall forward to the liaison or City Clerk his/her opinion or reason for each member's absence over the 25% of the duly called meetings or more than two duly called meetings in any period of twelve (12) consecutive months. Final determination lies with the City Council.

PARKS & RECREATION ADVISORY COMMITTEE

2021

MEMBER NAME	1/20/2021	2/17/2021 Cancelled	3/17/2021	4/21/2021	5/19/2021	6/16/2021	7/21/2021	8/17/2021	9/15/2021	10/20/2021	11/17/2021	12/15/2021 No Meeting		TOTAL MTGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance Requirement per handbook
Jennifer Jewett	P		P	P	P	P	P	EA	P	P	P			10	1	
Larry Cmerek	P		P	P	P	EA	P	P	P	P	P			10	1	
Irene Michna	P		P	P	P	P	P	EA	EA	P	P			10	2	
Stacy Olsen	P		P	P	EA	P	P	P	P	P	P			10	1	
David Campise	P		A	P	P	A	P	A	A	P	P			10	4	
Patrick Tate	NA		P	P	P	P	P	P	P	P	P			10	0	
Casey Mummert	NA		EA	P	P	P	A	P	P	P	EA			10	3	
Casey Weison, stu	NA		A	A	A	A	A	A	A	A	A			10	9	

EA = Excused Absence, per Chairman **A** = Absent, not excused **P** = Present at meeting

Please Note: NA = terms expired or they were not on the board at the time of the meeting

Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member.

The term "duly called meetings" includes all meetings of the board and all meetings of subcommittees of the board on which the public official serves.

The Chairman of each Board, upon request by the Board's staff liaison or the City Clerk, shall forward to the liaison or City Clerk his/her opinion or reason for each member's absence over the 25% of the duly called meetings or more than two duly called meetings in any period of twelve (12) consecutive months. Final determination lies with the City Council.

TREE ADVISORY COMMITTEE

Feb-22

MEMBER NAME	1/13/2021	4/13/2021	7/13/2021	10/12/2021		TOTAL MTGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance Requirement per handbook
Brian Lawrence	P	P	P	P		4	0	Yes
Nancci Phillips-Burgess	P	P	EA	P		4	1	Yes
Bonnie Sladek	P	A	A	A		4	3	No
Susan Carr	Appt'd Aug 2021			A		1	1	No
Nathan Abbott	EA	A	P	P		4	2	Yes
Tiffany Price	P	P	P	P		4	0	Yes
Julie Rydell	P	**	**	P		4	2	Yes

EA = Excused Absence, per Chairman | **A** = Absent, not excused | **P** - Present

*Please Note: ** Julie Rydell resigned from the board and then was reappointed in Aug 2021.*

Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member.

The term "duly called meetings" includes all meetings of the board and all meetings of subcommittees of the board on which the public official serves.

The Chairman of each Board, upon request by the Board's staff liaison or the City Clerk, shall forward to the liaison or City Clerk his/her opinion or reason for each member's absence over the 25% of the duly called meetings or more than two duly called meetings in any period of twelve (12) consecutive months. Final determination lies with the City Council.

City of Taylor
Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name Cheryl Mazur

Address (Residence and Mailing)
1419 Davis St.

How long at this residence? 12+ yrs

Phone (Home)

Cell Phone 512-468-4195

Fax

Email C_MAZUR@msn.com

Occupation Retired

Employer

Address

Work Phone

Business owner? ☐ Yes ☑ No

Additional information?

Are you willing to meet via Zoom or other virtual software? ☑ Yes ☐ No

List the Board or Commission you are applying for. A person may not be appointed by the City Council to serve on more than one board or commission simultaneously. (Does not apply to the Comprehensive Plan Implementation Committee.) If more than one, please list in order of priority for which you wish to be considered.) : TREE Advisory

Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at http://www.taylortx.gov for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.)

Taylor Garden Club Member
State of Texas Retiree

APPLICANTS FOR ZONING BOARD OF ADJUSTMENTS, PLANNING AND ZONING, BUILDING AND STANDARDS COMMISSION, AND PARKS AND RECREATION BOARD MUST BE A LEGAL RESIDENT OF THE UNITED STATES AND A VOTING RESIDENT WHO LIVES AND RESIDES* IN THE CITY OF TAYLOR. *(*Effective 12/16/08. Residency requirement does not apply to the Moody Museum Board, Library Board, Main Street Advisory Board, Airport Board, or the TEDC. Change in residency status during term can result in termination of appointment.)*

I hereby swear and affirm that the information provided above is true and correct

Signature Cheryl L. Mazur Date 7/19/21

Zoning Board of Adjustment

Current Member	Reason for Appointment	Willing to be re-appointed	Met Attendance Requirement?	New Member
April Young	Term Expired	Yes		
Nancy Talley	Term Expired	Yes		
Craig Eulenfeld	Term Expired	Yes		
David Paul	Term Expired	Yes		

Members who have NOT met attendance requirements (unexpired terms)

Current Member	Total duly called meetings	# of meetings missed - Excused	# of meetings missed - Unexcused	
None				

OTHER APPLICATIONS: None

MOTION: _____ TO APPOINT _____

APPOINT_____

APPOINT _____

APPOINT _____

TO THE ZONING BOARD OF ADJUSTMENT.

SECOND: _____ VOTE: _____

ZBA (Zoning Board of Adjustment) 2-2022				
Willing to be reappointed?	**TERM (Yrs)**	**MEMBER**	**APPOINTED**	**EXPIRES**
Yes	2	April Young 1220 W. Lake Dr. (C) 512-992-9994 April_young@dell.com	8-2019	8-2021
Yes	2	Nancy Talley 1622 Tammi Lane (H) 512-365-5091 (C) 512-848-6258 netalley@sbcglobal.net	10-2013, 2019; 2020(to stagger terms better)	2-2022
	2	Suzanne Bice P. O. Box 1011 840 W. 6th St. Taylor, TX 76574 (PH) 806-382-3993 bicesuzanne@gmail.com	1-2017, 2021	2-2023
Yes	2	Craig Eulenfeld 1618 Laurel St. Taylor, TX 76574 (H) 512-365-7174 (C) 512-801-2262 ceulenfeld@austin.rr.com	1-2017; 2020(to stagger terms better)	2-2022
Yes	2	David Paul P. O. Box 1011 840 W. 6th St. Taylor, TX 76574 (PH) 806-433-3635 2sealys2many@gmail.com	1-2017; 2020	2-2022
Alternate	2	Michael Prillaman 1502 Sherry Dr. (H) 512-487-6089 (C) 512-636-5033 michael@austineastward.com	7-2017, 2019, 2021	2-2023
Alternate	2	Carey Gambrell 1607 Tammi Lane (C) 512-657-2346 coccarey@gmail.com	2021	2-2023
Alternate	2	vacant		

Members: 5 members, 3 alternates

Duties: hear and decide special exceptions to the zoning ordinance and rules on appeals. This board is autonomous.

Appointed by: City Council

Meets: 1st Tuesday at 6pm or as needed

Liaison: Carrie Orts

ZBA

Feb-22

MEMBER NAME	01-05-2021 - No Meeting	02/02/2021 - No Meeting	3/2/2021 - No Meeting	4/6/2021 - No Meeting	5/4/2021 - No Meeting	6/1/2021 - No Meeting	7/6/2021 - No Meeting	8/3/2021 - No Meeting	9/7/2021 - No Meeting	10/5/2021 - No Meeting	11/2/2021 - No Meeting	12/7/2021 - No Meeting		TOTAL MTGS CALLED	TOTAL MEETINGS ABSENT	Met Attendance Requirement per handbook
Nancy Talley														0		
Craig Eulenfeld														0		
Suzanne Bice														0		
David Paul														0		
Michael Prillaman														0		
April Young														0		

No meetings held in 2021

EA = Excused Absence, per Chairman

A = Absent, not excused

Please Note:

Attendance Requirement: Per City Council policy via B&C handbook, if a member is absent from more than twenty-five (25%) percent of the duly called meetings in any period of twelve (12) consecutive months or absent from more than two duly called meetings in any period of twelve consecutive months, whichever is greater, for any reason, other than a reason acceptable to the Chairman of that Board, which prevents the public officials' attendance, the member shall be disqualified and automatically removed from serving as a board member.