

AGENDA

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

FEBRUARY 13, 2014, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. Registration forms are available at the sign in table.)

CONSENT AGENDA

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

1. Approve minutes for January 23, 2014. (Susan Brock)
2. Approve Ordinance 2014-03 regarding the imposition of roadway impact fees. (Bob vanTil)

RECOGNITION/PROCLAMATION

3. Proclamation: Proclaiming Tex Avery Day, February 22, 2014. (Mayor)
4. Proclamation: February is Black History Month. (Mayor)
5. Recognize the City of Taylor as a 2014 Accredited National Main Street City. (Mayor)

PUBLIC HEARINGS

6. Conduct Public Hearing and consider introducing Ordinance 2014-01 to rezone property generally located on the northwest corner of Elliott and East 1st Streets from B-1, Local Business, to M-1, Light Industrial. (Bob vanTil)
7. Conduct Public Hearing and consider introducing Ordinance 2014-02 to rezone property located on the northeast corner of Washburn and E. 1st Street, from B-1, Local Business to M-1, Light Industrial. (Bob vanTil)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

8. Reconsider appointments and reappointments to the Parks and Recreation Advisory Board. (Jeff Straub)
9. Receive report from Brazos River Authority regarding Taylor Water Supply. (David Collinsworth)
10. Receive and accept Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2013. Rosemarie Dennis; Mike Brooks)
11. Consider approving a proposal from the Library Advisory Board regarding the use of funds from the Louis K. Ned estate for a Zinio Digital Magazine subscription service. (Karen Ellis)
12. Discuss and take action regarding the selection of an executive search firm to conduct a search for the position of city manager. (Mayor)
13. Consider future agenda items. (Mayor)

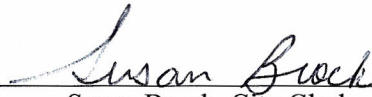
ADJOURN

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 pm on February 10, 2014 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 Daily Press.

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

Posted By: _____


Susan Brock, City Clerk

Date _____

2/10/14



City Council Meeting February 13, 2014 Agenda Item Transmittal

Agenda Item #: 1
Agenda Title: Approve minutes for January 23, 2014.
Council Action: Approve by consent or approve with corrections
Initiating Department: City Management/City Clerk
Staff Contact: Susan Brock, City Clerk

1. INTRODUCTION/PURPOSE

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 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. DESCRIPTION/ JUSTIFICATION

N/A

3. FINANCIAL/BUDGET

N/A

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. REFERENCE FILES

1a. [Minutes, January 23, 2014.](#)

The City Council of the City of Taylor met on January 23, 2014, at City Hall, 400 Porter St., Taylor, Texas. Mayor Jesse Ancira, Jr. declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro Tem Chris Gonzales
Council Member Scott Green
Council Member Donald Hill
Council Member Brandt Rydell

Jeff Straub, Interim City Manager
Ted Hejl, City Attorney
Susan Brock, City Clerk

INVOCATION

Danny Thomas led the group in prayer.

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Mr. Jose Orta representing LULAC No. 4721 spoke against the placement of No Parking signs on Welch Street and stated how he believes it would impede the group's right to protest at this location.

CONSENT AGENDA

1. APPROVE MINUTES FOR JANUARY 9, 2014.
2. CONCUR WITH PRELIMINARY FINANCIALS FOR DECEMBER, 2013.

Mayor Pro Tem Gonzales moved to approve the consent agenda as presented and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

PUBLIC HEARING

3. CONDUCT PUBLIC HEARING AND CONSIDER INTRODUCING ORDINANCE 2014-03 REGARDING THE AMENDMENT OF LAND USE ASSUMPTIONS AND A CAPITAL IMPROVEMENTS PLAN AND THE IMPOSITION OF ROADWAY IMPACT FEES.

Bob vanTil, Director of Planning and Development, presented a request to consider introducing an ordinance regarding the imposition of roadway impact fees. Mayor Ancira opened the Public Hearing and Mr. Harry Savio, Home Builders Association, spoke against any increase in fees on new development and questioned the need to include sidewalks in the calculation. With no other speakers coming forward Mayor Ancira declared the hearing closed and asked Mr. Hejl to read the caption to introduce the ordinance.

REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

4. RECEIVE REPORT FROM SEVENTH STREET FACILITY TASK FORCE.

Ms. Janetta McCoy presented the findings from the 7th Street Campus Task Force appointed by council to investigate future options for this facility. (Report attached to these minutes.) Ms. Judy Blundell, 201 N. Main Street, spoke in support of historical

conservation efforts to this and other buildings in the city. Mr. Jose Orta, 1320 Howard, urged Council to look for ways to ensure that the existing groups using the building will continue to have access to this facility. Council expressed concern for costs involved in maintaining and/or redesigning the building and directed staff to meet with the Taylor Independent School District to discuss possible cost sharing options.

5. RECEIVE QUARTERLY REPORT FROM THE TAYLOR CHAMBER OF COMMERCE.

Mr. Thomas Martinez presented an update on activities from October through December 2013. No action was taken on this item.

6. RECEIVE UPDATE FROM THE TAYLOR HOUSING AUTHORITY.

Mr. Roy Rangel, Chair, Taylor Housing Authority Board, presented an overview of recent activities and changes at the facilities. (Report attached to these minutes.)

7. CONSIDER ANNUAL BOARD APPOINTMENTS AND REAPPOINTMENTS FOR CITY BOARDS AND COMMISSIONS.

Ms. Brock presented recommendations from city boards for appointments and reappointments to their respective boards. Taking both the Parks and Recreation and Main Street Advisory Boards out of the group, Council Member Rydell moved to approve all other appointments and reappointments as presented and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

Mayor Pro Tem Gonzales moved to reappoint Stephen Truex to the Main Street Board and to appoint Holly vanScoy as a new member. Council Member Hill seconded the motion. VOTE: Five voted AYE. Motion passed.

Council Member Rydell invited Mr. Joseph Meller to speak on his own behalf to be considered for reappointment to the Parks and Recreation Board. Council Member Rydell then nominated Matthew Temple to replace Jason Richter who was not seeking reappointment. Council Member Hill nominated Hugh Shelton for this position. No other nominations were received and Mayor Ancira called for a vote on the last nomination of Mr. Hugh Shelton. VOTE. Four voted AYE; one NO (Rydell). Motion passed.

Mayor Pro Tem Gonzales nominated Matthew Olivarez to replace Nelson Alexander who was not being recommended for reappointment due to excessive absences; Council Member Hill moved to request a resignation from Mr. Alexander before replacing him and Council Member Rydell seconded the motion. VOTE: Four voted AYE; one NO (Gonzales).

Council Member Green nominated Kenny Orts for reappointment and Council Member Hill asked for the appointment to be approved by acclamation. All agreed. Council Member Green nominated Joseph Meller. Council Member Hill moved to appoint Mr. Meller and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

One final appointment was made when Council Member Hill moved to appoint Ed Hile as the Chair to the TIF Committee and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.

(Prior to the next agenda item, Mayor Ancira took the last item out of order to adjourn into Executive Session at 8:06 p.m.)

EXECUTIVE SESSION

13. 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.
 - Noack water agreement negotiations
14. Consider action from Executive Session. (Mayor)

Council returned to open session at 8:31 pm and Mayor Ancira stated that no action had been taken during the closed session.

CONTINUE REGULAR AGENDA: REVIEW/DISCUSS AND CONSIDER ACTION

8. CONSIDER RESOLUTION R14-2 CALLING AN ELECTION ON MAY 10, 2014 TO ELECT ONE COUNCIL MEMBER AT LARGE DESIGNATING THE POLLING PLACES, APPOINTMENT AN EARLY VOTING CLERK AND PROVIDING FOR NOTICE OF SAID ELECTION.
Ms. Brock presented a request to approve a resolution calling an election on May 10, 2014 to elect the At Large Council Member. Mayor Pro Tem Gonzales moved to approve Resolution R14-2 as presented and Council Member Green seconded the motion. VOTE: Five voted AYE. Motion passed.
9. CONSIDER APPROVING JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES WITH THE WILLIAMSON COUNTY ELECTIONS ADMINISTRATOR.
Ms. Brock presented a request to approve a joint agreement with Williamson County to

contract for election services for the May 10, 2014 election. Council Member Hill moved to approve the agreement as presented and Council Member Rydell seconded the motion. VOTE: Five voted AYE. Motion passed.

10. RECEIVE PRESENTATION REGARDING PLANNING AND DEVELOPMENT PROCESS.

Mr. vanTil presented an overview of the duties and responsibilities of the Planning and Development Department with current statistics.

11. CONSIDER ESTABLISHING A CITIZEN COMMITTEE TO MAKE RECOMMENDATIONS TO COUNCIL REGARDING STREET MAINTENANCE AND RECONSTRUCTION.

Mr. Straub presented a plan on how to proceed with the establishment of a citizen committee to address the plan and investigate methods of how to develop and fund a street maintenance and reconstruction program.

12. DISCUSS FUTURE AGENDA ITEMS.

Mayor Ancira asked Council for additional items to be considered at future meetings. Mayor Pro Tem Gonzales asked for an update on the strategic plan process; Council Member Green would like to see information regarding a “vacant building fee” for Main Street properties; and for information regarding “wayfinder” signs in the historic district; Mayor Ancira added his concern regarding corridor signage.

ADJOURN

With no further business; Mayor Ancira adjourned the meeting at 9:10 p.m.

Jesse Ancira, Jr., Mayor

ATTEST:

Susan Brock, City Clerk

7th Street Campus Task Force
Final Report

Submitted for Presentation

January 23, 2014

Coordinator: Janetta McCoy;
Research Committee: Gerald Anderson, Joe Burgess, Sam Dowdy, Ed Hile, Ed Komandosky, Nancci
Maloney, John Nelson, Jeff Straub, Sean Stockard

Executive Summary

In late summer of 2013, the Taylor Independent School District announced their intention to dispose of the property described here as the 7th Street Campus (also known as Taylor's Old Middle School and Taylor's Old High School). The issue of to whom the property might be delegated and for what use was of concern to the homeowners in the immediate vicinity of the property, as well as current users of the property, alumni and those concerned with historic preservation. While the members of the Taylor city staff were clear that the city does not own the property and could see no use for it, community members appealed to their sense of community stewardship in investigating viable sustainable uses that could respect the cultural and historical nature of the property. In response to their appeal, Mayor Jesse Ancira asked Councilman Brandt Rydell to create a task force to investigate appropriate, viable alternative uses for the school.

Acknowledging previous investigations as well as the broader community interests and creativity inherent in local residents, three community workshops were organized. Workshops, open to all, included a report from Komatsu Engineers who have pronounced the structure in excellent condition. A tour of the buildings and the campus was conducted by alumnae Pat Helbert. Other workshops encouraged interactions between participants to generate ideas for the property's future use. As three viable ideas consistently emerged, a steering committee of eight members was organized to investigate the success of similar such projects and research their potential and viability for the Taylor community.

The Komatsu report indicates the size of the 7th Street Campus (SSC) is approximately:

1. Total: 48,000 sf
2. Annex: 18,000sf
3. Auditorium 6,900 sf
4. Senior Center: 6,500 sf
5. Gym: 6,500 sf
6. Basement: 2,000 sf
7. Main Building: 30,500 sf *

**The Main Building square footage contains the current Senior Center and the Basement, but does not contain the Auditorium. Hence, the Main Building is about 21,900 sf total or about 10,950 sf on each floor when the Senior Center and Basement are not included in the total.*

As new purposes for the 7th Street Campus emerged and were articulated, inherent in each of these purposes was the desire to keep the social and cultural facilities now available in the main building. Such facilities include the senior center, the food bank, a thrift store, a quilt guild, and a variety of artist and dance studios. Further, with each proposal is the intention that any renovation or repurposing work include provision for optimizing and generating renewable energy.

Research regarding other communities facing the need for repurposing similar properties provided both emotional and academic support to the efforts of the task force. Twelve major cities have repurposed 267 schools and still have 327 on hand. The Pew Charitable Trust Report has identified the following uses for these repurposed facilities:

- | | |
|---------------------------|-----|
| 1. Charter Schools | 42% |
| 2. Government/non-profit | 22% |
| 3. Other Educational | 12% |
| 4. Residential | 10% |
| 5. Other | 5% |
| 6. Still to be determined | 9% |

Three purposes were identified and prioritized at the Taylor community workshops:

- 1.) A municipal/government building
- 2.) A vocational/technical school
- 3.) Senior housing with a focus on healthy living

A comparison of the three identified new purposes for the 7th Street Campus revealed both strengths and weakness of each.

	City Hall	Vocational, Technical Education	Senior Housing
Vision	A centralized city complex for all city services	Educational facility teaching skills in plumbing, electricity, and HVAC supporting workforce development	Affordable, healthy living for aging in place; A destination of choice
Benefits	Frees current City Hall for use by Temple College and/or Legacy; Centralizes city offices	Meets local industry needs Serves workforce vocational needs; New sources of revenue for city	Location is ideal: central & residential; Meets need of Taylor aging demographic and complements City Comprehensive Plan; New job creation; New sources of revenue for city.
Challenges	Existing City Hall is adequate; 7 th St. Campus not on Main Street; Funding sources: taxpayers	Unclear ownership; No support from TISD; Would not take full advantage of available space; Requires collaboration with larger entity	Unclear ownership; Primarily private funding; Sources still to be identified
Similar Projects	Pasco, WA, Cleburne, TX Darlington, WI		Albuquerque, NM** Charleston, WV Park Hills, MO
Funding Potential	Community Development Block Grants; Bonds issued by city; THC Grants, USDA Grant	TAMU, UT, Texas Assoc of Plumbers; TX Assoc of Electricians; TX Assoc of HVAC Technicians; TX Workforce Development Agency	USDA Rural Communities Development Initiative; US Dept HUD; Local Banks; Private, non-profit organizations; Federal Tax Credits Historic rehabilitation tax credits

*** An impressive number of companies have substantial experience in developing and funding repurposed historical buildings for senior housing. Their work will be described and illustrated in the final report to the council on January 23.*

Recommendations of the 7th Street Task Force

Because the TISD has made it clear that they plan to dispose of the school, maintaining the status quo is not an option. Depending on who might acquire it, many important social services and cultural venues may be forced to find new locations. It is the consensus of the members of the task force that any one of the three options identified above can be made viable and would be an asset to the City of Taylor. Further, it is the opinion of the task force that the three purposes are not mutually exclusive. However, these opinions and new understandings alone are not sufficient for saving this valuable, historical building or implementing a successful repurposing. **Action must be taken.** It is the recommendation of the taskforce that the city council take the above three proposed options under advisement with the following action steps:

1. Negotiate with the TISD to maintain the property at the current level until the end of the current fiscal year.
2. Negotiate with the Taylor Independent School District in a Memorandum of Understanding (MOU) for an option to acquire the property at the end of the current fiscal year with the intention that the City of Taylor would develop a plan of action for preserving and repurposing the property with a qualified developer.
3. Work with a Community Taskforce to create and seek funding as a separate entity (501c3) which could hire a project manager governed by a board of directors. This project manager would be responsible for seeing the project through to completion.
4. Set aside time to meet with the 7th Street Taskforce in a workshop to further develop a plan of action.

Background

The property known as Taylor's Old 7th Street High School Campus (SSC) was acquired by the city in the early part of the last century for the purpose of building their first high school and was Taylor's premier educational facility until the 1970's when a new high school was built north of the city on Main Street. After a brief service as a Middle School, the property was repurposed to serve as the home of a variety of social and cultural services now including the Switzer Senior Center, Shepard's Heart Thrift Store, Taylor's alumni Webb Room, and a small number of active art and dance studios.

In late summer of 2013, the Taylor Independent School District announced their intention to dispose of the SSC due to the high cost of maintenance and the minimal revenue generated from the current tenants. Table 1 is the cost as supplied by the TISD. The issue of to whom the property might be delegated and for what use was of concern to the homeowners in the immediate vicinity of the property and various community groups. A letter writing campaign by homeowners and an appeal to the Taylor City Council to take some action demonstrating their stewardship of the community was generated. Because the TISD has made it clear that they plan to dispose of the school, maintaining the status quo is not an option. Depending on who might acquire it, many important social services and cultural venues may be forced to find new locations. While the members of the Taylor city staff were clear that the city does not own the property and could see no use for it, community members appealed to their sense of community stewardship in investigating viable sustainable uses that could respect the cultural and historical nature of the property. In response to their appeal, Mayor Jesse Ancira asked Councilman Brandt Rydell to create a task force to investigate appropriate, viable alternative uses for the school.

Table 1. Annual maintenance costs for the 7th Street School as supplied by TISD

Electricity charges	\$38,112.13
Water, wastewater, and garbage	\$15,841.36
Grounds maintenance	\$12,000.00 -\$15,000.00
Gas charges (if any)	\$2710.79
Liability insurance	\$7,805.00
Cleaning and General Maintenance	No data available since the entire site is not being utilized full time. However, a rough estimate would be \$15,000-\$20,000 for maintenance and \$20,000 for custodial services.

The Process of the 7th Street Campus Taskforce

Acknowledging previous investigations as well as the broader community interests and creativity inherent in local residents, three community workshops were organized.

Workshop One: Publicized in the local newspaper, a Facebook page, and personal invitations were issued for the first workshop held in the dining room of the Switzer Senior Center on September 24, 2013. Organized by Councilman Rydell, approximately 40 interested citizens attended. A tour of the buildings and the campus was conducted by alumnae Pat Helbert.

Workshop Two. A representative from Komatsu Engineers presented a report on the condition of the campus structures indicating they are in excellent condition. Attendees offered their interest and concerns for the property. A brief exercise identified numerous alternatives for new or additional uses for the campus.

Workshop Three. Utilizing the ideas generated in the second workshop, approximately 40 community members attended a second workshop on October 8, 2013. Encouraged to explore and offer feedback on the previously identified topics, the exercises included a discussion of the benefits and challenges to uses. Through a voting process, the number of options for SSC repurposing were narrowed. Finally it was clear that three uses had the most traction with the community: a municipal (city hall) option; a vocational/technical school option, and senior housing.

As the three options consistently emerged, a research committee of eight members was organized to investigate the success of similar such projects and research their potential and viability for the Taylor community. The research committee met several times to discuss their findings and develop a plan for reporting their findings.

Workshop Four. A final workshop on January 14, 2014, was conducted in the Taylor City Hall auditorium. More than 50 members of the community were in attendance. The findings of the taskforce and research committee were presented for community feedback.

Concerns were expressed regarding why the city should become involved in the fate of the SSC. It is the opinion of the taskforce that the city is the one entity with the resources to take the action thus assuring the current social services are maintained and the property is developed in the best interest of the city. While the TISD could (though not necessarily) donate it to any interested government or non-profit organization the City Council is accountable to the voters of the city and thus are more likely to consider the needs of the city and the neighborhood. The city also has more flexibility in dealing with such matters.

Concern was expressed regarding the legality of the city's potential action and assistance with re-development. According to the Texas Education Code 11-154, see Appendix A, this project would qualify as legal.

Concern was expressed regarding the use of the gymnasium. It is currently available for community groups at no charge. It would not be the recommendation of the taskforce that such availability would change. However, it would be part of the upgrade for air conditioning and plumbing.

Concern was expressed regarding how the housing option would be made available and to whom. The taskforce did not work at that level of detail: determining the size of units, whether they be rental or purchased, or low-, affordable, or high-income will require research beyond the scope of the taskforce.

Concern was expressed regarding the development of a vocational/technical school and whether it would be redundant to the efforts of Hutto's EWCHC program. That is neither our intention nor our vision. The program envisioned here would not be a college level training, rather a practical hands-on program for certification only.

Relevant Information

The Komatsu report indicates the size of the SSC is approximately:

1. Total: 48,000 sf
2. Annex: 18,000 sf
3. Auditorium 6,900 sf
4. Senior Center: 6,500 sf
5. Gym: 6,500 sf
6. Basement: 2,000 sf
7. Main Building: 30,500 sf *

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As new purposes for the 7th Street Campus emerged and were articulated, inherent in each was the desire to keep the social and cultural facilities now available in the main building. Such facilities include the senior center, the food bank, a thrift store, a quilt guild, and a variety of artist and dance studios. Further, with each proposal was the expressed desire that any renovation or repurposing work include provision for optimizing and generating renewable energy.

Research regarding other communities facing the need for repurposing similar properties provided both emotional and academic support to the efforts of the task force. Twelve major cities have repurposed 267 schools and still have 327 on hand. The Pew Charitable Trust Report has identified the following uses for these repurposed facilities:

1. Charter Schools 42%
2. Government/ non-profit 22%
3. Other Educational 12%
4. Residential 10%
5. Other 5%
6. Still to be determined 9%

Three Prioritized Options

Of the many options investigated three emerged as most viable and of most use to the community:

- 1.) A municipal/government building
- 2.) A vocational/technical school
- 3.) Senior housing with a focus on healthy living

To best organize the information and allow an equitable comparison, each of the options is described in terms of the likely vision inherent in the option, its benefit to the community, challenges the option might encounter, similar successful projects and how that option might be funded. See Table 2.

Table 2. The Anchor Options compared.

	City Hall	Vocational, Technical Education	Senior Housing
Vision	A centralized city complex for all city services	Educational facility teaching skills in plumbing, electricity, and HVAC supporting workforce development	Affordable, healthy living for aging in place; A destination of choice
Benefits	Frees current City Hall for use by Temple College and/or legacy; Centralizes city offices	Meets local industry needs; Serves workforce vocational needs; New sources of revenue for city	Location is ideal: central & residential; Meets need of Taylor aging demographic and complements City Comprehensive Plan; New job creation; New sources of revenue for city;
Challenges	Existing City Hall is adequate; 7 th St. Campus not on Main Street; Funding sources: taxpayers	Unclear ownership; No support from TISD; Would not take full advantage of available space; Requires collaboration with larger entity (funding potential below)	Unclear ownership; Primarily private funding; Sources still to be identified
Similar Project	Pasco, WA, Cleburne, TX, Darlington, WI		Albuquerque, NM** Charleston, WV Park Hills, MO
Funding Potential	Community Development Block Grants; Bonds issued by city; THC Grants, USDA Grant	TAMU, UT, Texas Assoc of Plumbers; TX Assoc of Electricians; TX Assoc of HVAC Technicians; TX Workforce Development Agency	USDA Rural Communities Development Initiative; US Dept HUD; Local Banks; Private, non-profits organizations; Federal Tax Credits Historic rehabilitation tax credits

The Municipal Option

Vision

An active city center complex including a City Hall, Library, Recreation Center, and a Performing Arts Center

Benefits:

1. This building would present a greater, grander image of the City of Taylor.
2. This location would allow sharing of meeting rooms with the Library.
3. Freeing up the existing city hall would allow the TCAT legacy program to move there, thus eliminating the need for portable buildings on Main Street.
4. With attention to design of the interior, this option would offer a more efficient, code-compliant use of space.
5. The basement of the building is ideal for an Emergency Operations Center – which the city does not currently have.

6. Cost of renovating the 7th street campus would likely be less than the construction of a new city hall on Main Street.
7. TEDC might consider moving their offices to this location thus reducing their maintenance costs and encouraging collaboration with the city.
8. The Auditorium and Gymnasium would be available to all – and perhaps more fully utilized.
9. Given the current needs of the municipal offices even with consolidation, there would still be plenty of room for the current tenants, though they might have to be relocated within the building.

Challenges

1. Funding for this repurposing would most likely be supported with taxpayer dollars.
2. Many residents think Main Street is a more appropriate location for a city hall.
3. Given the other needs of the city, timing for creating a new city hall might not receive community support.
4. This would likely increase traffic in a primarily residential neighborhood.

Similar projects in other communities

Pasco City Hall, Pasco, Washington. In 1993 the community of Pasco, WA remodeled an old school into their city hall. The current city manager, who was city manager at the conversion reports the results have been highly beneficial to the community. The estimated cost in 1993 was \$6M funded by the issuance of a bond. Contact: Gary Crutchfield, city manager, 509-544-3080. See photographs in appendix.

Cleburne (Johnson County) Courthouse. Johnson County hired architect Alan Magee and construction manager Pete Durant to repurpose the old high school building in Cleburne rather than tearing it down. It was in disrepair and had not been used for several years for any purpose. Once the building was purchased from the school district, the entire interior of the building was gutted and only the brick exterior remained. A new building was created from within. Once completed in the fall of 2004, the project came in \$400k under the original budget of \$12.9M. It now contains the Guinn Justice Center with 3 district courts, 2 county courts at law, the county and district clerk's offices, the county and district attorney's offices, a law library, central mail room, auxiliary court rooms,, and still they have room to grow. Contact: Allison Hitchcock, Administrative Assistant to County Judge Roger Harmon 81-556-6360.

Possible Funding sources:

Community Development Block Grants
 Bonds issued by city
 Texas Historical Commission Grants
 United States Department of Agriculture

The Vocational/Technical School Option

Vision

An educational facility teaching skills in plumbing, electricity, and air conditioning thus supporting needed workforce development in East Williamson County

Benefits

1. Meets local industry needs
2. Serves workforce vocational needs within the state
3. Could be some new sources of revenue attracting new people into Taylor
4. This would fill a void and offer a service not being offered by EWCHEC in Hutto

Challenges

Taylor ISD has no interest in further use of the building or this program.

Timing: this program would require a significant amount of time for research and development thus not self-sufficient for some time to come.

Similar Projects

Workforce development, Continuing Education and Vocational programs are widespread throughout the United States. Facilities of allsorts (e.g. banks, department stores, and grocery stores) have been transformed into workforce development centers and incubators in communities across the country.

Possible Funding sources:

Partnerships with Texas A & M University, University of Texas
Texas Association of Plumbers
TX Association of Electricians
TX Association of HVAC Technicians
TX Workforce Development Agency

Senior Housing Option

Vision

As Senior Housing, the 7th Street Campus will provide affordable, healthy living opportunities utilizing an aging-in-place concept for our residents over 55 in and surrounding the Taylor community. This includes all facets of a healthy living lifestyle such as onsite access to medical needs, recreational, and educational activities. The 7th Street Campus would be a destination of choice for seniors who choose to remain in their homes and pursue an active lifestyle. This renovation will save one of Taylor's most prominent historic buildings ensuring it will remain part of the community for generations to come.

Benefits

As a large percentage of our population continues to 'gray', safe, accessible, and efficient accommodations have not kept pace with the needs and desires of this demographic in Taylor and Williamson County. Converting the campus to upgraded living quarters for senior citizens certainly meets those criteria while providing a means of affordable living that might otherwise be out of reach for some.

Focusing on revitalization of the building and the surrounding campus will provide the city with other sources of substantial revenue from property and sales taxes as well generating new jobs to complete and maintain the project. The addition of possible medical, recreational, and educational opportunities will create a fully functioning campus needing management and maintenance thus generating many new solid, high quality jobs as well.

Lastly, the taxpayer maintenance costs currently associated with the building can be redirected within the TISD budget for other educational purposes. In fact, new school district tax dollars will be generated from the property.

Challenges

The lack of support and clear direction is at issue. The need to secure the building without the deed restrictions is a necessity for a commercial venture.

The 'fear of failure' culture within the Taylor taxpaying community, i.e. the loss of the YMCA, Temple College, Old City Hall, and the complex funding requirements for this kind of project will present unique public relations needs and greater public accountability of the project as a whole.

The long term issues of maintenance / management solutions are varied in application and must be considered carefully to ensure the continued integrity and viability of the campus.

Other Similar Projects

Several scenarios exist on the extent of developer involvement, both with the initial project and the continuing management efforts. The projects and developers we present here are focused on the rehabilitation of historic buildings and most with emphasis on individual housing. Their services range from initial concept through securing funding to project plan/execution and long term management. Our goal is to present these concepts to TISD / City Council as a first step in the planning process and

move forward with a consolidated effort to save the 7th Street campus as a viable, vital part of our community.

Similar existing, successful projects are available for comparison and instruction. These include Riverview at Clendenon School in Charleston, WV (<http://auassociates.com.s157318.gridserver.com/?p=24>); Eugene Field Apartments in Park Hills, Missouri; Oliver School Apartments in Clark County, Kentucky (859) 744-2907; Academy Flats in Covington, KY (<http://www.modelgroup.net/portfolio/academy-flats.aspx>); the Lofts at Albuquerque High School in Albuquerque, New Mexico (<http://www.abqhigh.com>) among many others across the United States.

Potential Funding Sources

USDA Rural Communities Development Initiative
US Dept. HUD
Local Banks
Private, non-profit organizations
Federal Tax Credits

NEXT STEPS

It is the consensus of the members of the task force that any one of the three options identified above can be made viable and would be an asset to the City of Taylor. Further, it is the opinion of the task force that the three purposes are not mutually exclusive. However, these opinions and new understandings alone are not sufficient for saving this valuable, historical building or implementing a successful repurposing. **Action must be taken.** It is the recommendation of the taskforce that the city council take the above information and concerns of the community together with the three proposed options under advisement with the following action steps:

1. Negotiate with the TISD to maintain the property at the current level until the end of the current fiscal year. Maintenance for the property is already in the TISD budget until September 2014.
2. Negotiate with the Taylor Independent School District in a Memorandum of Understanding (MOU) for an option to acquire the property at the end of the current fiscal year with the intention that the City of Taylor would develop a plan of action for preserving and repurposing the property with a qualified developer. The timeline is adequate for this to be accomplished by September 2014.
3. Work with a Community Taskforce to create and seek funding as a separate entity (501c3) which could hire a project manager governed by a board of directors. This project manager would be responsible for seeing the project through to completion.
4. Set aside time to meet with the 7th Street Taskforce in a workshop to further develop a plan of action. This should be arranged before the last day of February 2014.

Once ownership is transferred to a qualified entity, interim management and maintenance of the property must be clarified. Financial support for subsequent development will likely be

required from multiple sources as detailed above. We recommend accessing the services of a financial resources company with experience in working with developers and investors to utilize state and federal historic rehabilitation tax credit programs.

APPENDIX A

Texas Education Code

Section 11.154:

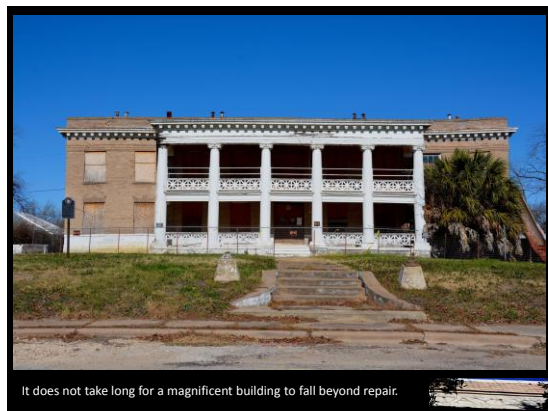
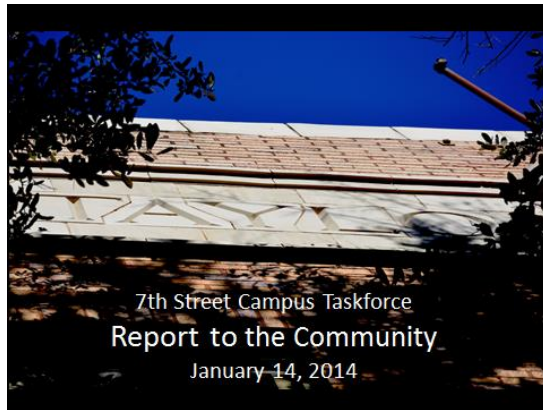
§ 11.154. SALE OF PROPERTY OTHER THAN MINERALS. (a) The board of trustees of an independent school district may, by resolution, authorize the sale of any property, other than minerals, held in trust for public school purposes.

(b) The president of the board of trustees shall execute a deed to the purchaser of the property reciting the resolution of the board of trustees authorizing the sale.

(c) A school district may employ, retain, contract with, or compensate a licensed real estate broker or salesperson for assistance in the acquisition or sale of real property.

APPENDIX B

Powerpoint slides used for presentation to the community.

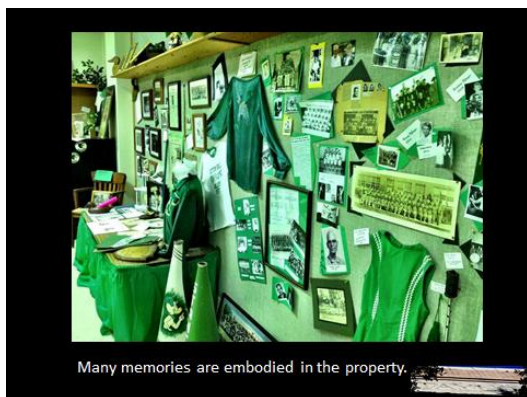
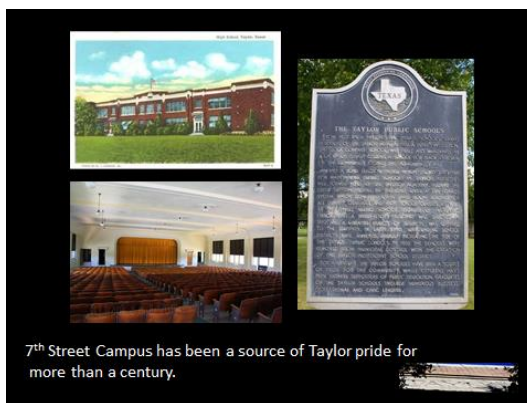
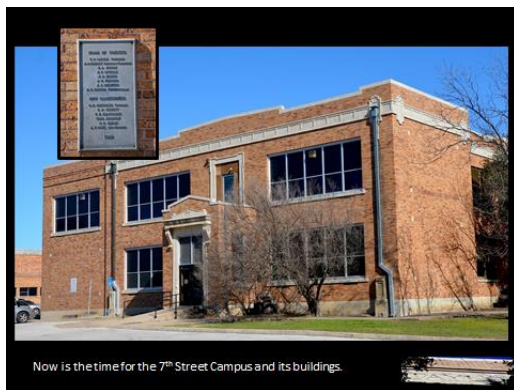




Why bother?

What happens when a community neglects its history and its historical buildings?

- Falling property values
- Rising taxes
- Hesitant buyers/investors
- Loss of historical context
- Missed opportunity for growth



Important Details

- The Komatsu report : size of the SSC is approximately

Total	48,000 sf
Annex	18,000sf
Auditorium	6,900 sf
Senior Center	6,500 sf
Gym	6,500 sf
Basement	2,000 sf
Main Building	30,500 sf *

- The Main Building square footage contains the current Senior Center and the Basement, but does not contain the Auditorium. Hence, the Main Building is about 21,900 sf total, or about 10,950 sf on each floor when the Senior Center and Basement are not included in the total.*

What the task force did

3 open community meetings
What should the property be?
What should it include?

Formation of a research group to
investigate the viability of emerging
community ideas

One over-arching request:

**Keep the existing social and cultural
organizations now on the campus**

- Switzer Senior Center
- Meals on Wheels
- Thrift Store
- Art and Dance Studios

Needed Research

The Task Force addressing the 7 th Street Campus Alternatives			
Vision	Preserve a significant, historic property through adaptive reuse with a self-sustaining program and to improve the quality of life in Taylor, TX		
Benefits	Improve image of Taylor New jobs Generate new revenues		
Challenges	Community's fear of failure Lack of support and clear direction from city and school district Unclear ownership requirements		
Uses & Similar Projects	?	?	?
Funding Potential	?	?	?

Anchor Options			
	City Hall	Vocational, Technical Education	+55 Housing
Vision	A centralized city complex for all city services	Educational facility teaching skills in plumbing, electricity, and HVAC	Healthy living for aging in place A destination of choice
Benefits	Frees current City Hall for use by Temple College & Legacy Centralizes city offices	Meets local industry needs Serves workforce vocational needs New sources of revenue for city	Location is ideal Meets need of Taylor aging demographic New job creation New sources revenue for city Historic rehabilitation tax credits
Challenges	Existing City Hall is adequate 7th St Campus not on Main Street Funding by taxpayers	Unclear ownership No support from TISD Would not take full advantage of available space Requires collaboration with others	Unclear ownership Primarily private funding Sources of funding still to be identified
Similar Projects	Pasco, WA, Cleburne, TX Darlington, WI		Albuquerque, NM Charleston, WV Park Hills, MO
Funding Potential	Community Development Block Grants Bonds issued by city THC Grants USDA Grants	TAMU, UT, Texas Assoc of Plumbers TX Assoc of Electricians TX Assoc of HVAC Technicians TX Workforce Development Agency	USDA Rural Communities Development Initiative US Dept HUD Local Banks Private, non-profits organizations

Any one else repurposing old schools?

Twelve major cities have repurposed 267 schools and still have 327 on hand. The Pew Charitable Trust Report identifies the following uses for these repurposed facilities:

Charter Schools	42%
Government/ non-profit	22%
Other Educational	12%
Residential	10%
Other	5%
Still to be determined	9%

Three strong ANCHOR* ideas emerged

Municipal facility – *perhaps a new City Hall*
Vocational/technical school
Senior living facility

**Criteria: self-sustaining*

High School → City Hall



City Hall, Pasco, WA
originally the high school, repurposed in 1999 for \$6M



Needed Research			
	The Task Force addressing the 7 th Street Campus Alternatives		
Vision	Preserve a significant, historic property through adaptive reuse with a self-sustaining program and to improve the quality of life in Taylor, TX		
Benefits	Improve image of Taylor New jobs Generate new revenues		
Challenges	Community's fear of failure Lack of support and clear direction from city and school district Unclear ownership requirements		
Uses & Similar Projects	?	?	?
Funding Potential	?	?	?

High School → Courthouse





Johnson County Courthouse
Cleburne, TX

Circa 1938

Interior

Multiple layers of funding required for Government/Municipal projects, include

- Community Development Block Grants
- Bonds issued by city
- Texas Historical Commission Grants
- USDA Grant Historic rehabilitation tax credit programs
- Economic Development Agency

Funding for Vocational/Technical option

Partnerships with larger educational organization might include:

- Texas A & M University
- University of Texas
- Texas Assoc of Plumbers
- TX Assoc of Electricians
- TX Assoc of HVAC Technicians
- TX Workforce Development Agency
- Economic Development Agency

High School → Housing



Academy Flats, Covington, KY , 26 units



Unfurnished unit



Main hallway



Unit

High School → Loft Apartments

The Lofts at
Albuquerque High



Albuquerque's 1927 high school was restored and renovated in 2008, now 70 units.

Multiple layers of funding for Senior Housing, include

- Department of Agriculture
 - Rural Communities Development Initiative
- US Department of Health and Human Services
- US Department of Housing and Urban Development
- Local banks
- Private investors
- Historic rehabilitation tax credit programs

Next Steps: CITY TAKE ACTION!

1. City acquire the building;
 - and*
 - 2a. identify qualified staff or new hire as project manager with the objective of recruiting an appropriate developer.
 - or*
 - 2b. work with a Community Taskforce to create and seek funding as a separate entity (501c3?) which could hire a project manager governed by a board of directors. This project manager would be responsible for seeing the project through to completion.
 - and*
 - 3. negotiate memorandum of understanding with the TISD to maintain the property at the current level for one more year while the City organizes to create the necessary position and obtain funding.

1. Summary of the Board

- a. The board is comprised of 5 commissioners. 1 of these commissioners must be a resident of the housing authority.
- b. The board members are appointed by the Mayor.
- c. The duty of the board members is to pass resolutions and policies for the governance of the housing authority.
 - i. For example, approving budgets.
 - ii. Discuss major purchases,
 - iii. Revising budgets....such as putting more money towards a different project if we feel that will be best for the Authority.
- d. Finally, the goal of the commissioners is to be available to resident's positive feedback and not so positive feedback. With this information we relay these findings to the Executive Director. This in turn will build the community up and let the residents know we are here for them. We, commissioners remind ourselves that the residents are our boss.

2. Public Housing units of the Taylor Housing Authority

- a. We have Mary Olson, which has __46__ units.
- b. Senior citizen combined in these units are __20__
- c. Families combined in these units are __9__
- d. School aged children are __13__
- e. Non-school aged __10__

- f. We have Avery, which has __70__ units,
- g. Senior citizen combined in these units are __6__
- h. Families combined in these units are __68__
- i. School aged children are __61__

3. Section 8 vouching program: we provide __142__ vouchers currently to private landlords.

4. Recent turn-overs of Executive Director at the Housing Authority

- a. During my tenure as a commissioner we have had 2 Executive Directors resign.
 - i. Mr. Shorts submitted his resignation under the Chairman at that time.
 - ii. Mr. Bennett submitted his resignation under the Chairman at that time.
 - 1. **Shorts resignation came upon questioning of property management.
 - 2. **Bennett's resignation came upon questions from the Treasurer (at that time myself) regarding purchases.
- b. Currently we have voted in Clark Jackson as the interim Executive director. His knowledge of financials is tremendously aiding us by assisting current staff members get real numbers for reports needed for HUD.

- c. We are currently reviewing candidates for a permanent Executive director. We have some highly qualified candidates that have shown interest in this position.

5. Housing History

- a. The Taylor Housing Authority was established in 1952 to provide housing for low income residents in the Taylor community. The United States Housing Act of 1937 provided the foundation for creating public housing agencies throughout the country, thus Taylor. The U.S. Department of Housing and Urban Development (HUD) was designated as the oversight organization to govern public housing authorities. Functions of HUD include but are not limited to, establishing policies and procedures, ensuring public housing agencies comply with the code of federal regulations, and provide funding through subsidies.
- b. The Mary Olson apartments were named in honor of THA's first Executive Director.
- c. Avery named after Charles W. Avery.

6. The misconstrued impression about the Housing Authority

- i. Many people do not know of the Housing Authority....other than its low-income housing. I believe it's a community of residents that look over each other. They are working young families and elderly folks.
- ii. Residents are not sitting back watching TV. Residents are required to provide a certain amount of hours of volunteer service to the Taylor community.
- iii. the current staff knows the residents by name...and even their pets name.
- iv. The residents, just like us have living concerns. I have spoken to a resident and she described how she would never have thought about living at the HA. She fell on bad times and needed living assistance. She was worried about the neighborhood, but soon found life friends. I get the same sentiment from our resident commissioner that this is like any other neighborhood.
- v. We are considered a small Authority. I find this category as new chairman a great opportunity to focus on development programs for residents. In, Up and Out, which I will describe to you shortly.
- b. Although many of the Housing Authority residents are low-income, the Commissioners are laying out a path of success for its residents.
- c. We have a scholarship program. Although this last year we were not able to provide one, because of turnover, this scholarship is for student residents.
- d. We have the Section 8 home ownership program that will assist low income families to purchase a home in the local market through the Mortgage Assistance Payments Program.
- e. We know that many residents are seniors, but we do have many young families that work. That paycheck that this family receives is countered by the Authority with a formula in which guides the property manager on how much the rent will be. This is not free housing....residents do pay an amount.
- f. Commissioners have taken advantage of Commissioner training seminars. These seminars hold classes in just about every aspect of the inner workings of any authority. This past year San Antonio hosted the event. They have a great model for resident

groups that I want to take advantage of. The prior E.D. and I did agree on a motto. In, Up, and Out.

- i. In- knowing that circumstances have brought the resident candidates to our Authority for assistance. Loss of a job, Single mother, Single father? Struggling to make ends meet.
- ii. Up- Ok, you're here with us as a resident. What are you going to do about graduating from the authority? I want the residents to know that we are going to work hard to lay out a foundation of encouragement to have residents looking for work. When the new E.D. comes aboard I want the commissioners to work with him or her to start bringing volunteer programs on building skills...operating a computer, building a resume, or building on a skill this person may have.
- iii. Out- Once these applicants find a job and no longer qualify for Housing from the Authority, this will open a spot where the cycle rotates.
- iv. We also have a website that we are building up, www.taylorha.org.
- v. We have residential use only computers available in our office.

The THA has a hit turbulence this past year. We do have staff that is capable of operating the HA. We have assistance from HUD with any questions the staff may have. I have been talking to our agent in San Antonio, Soila, with updates from our Authority. Although, since we are considered a small authority once we hire the E.D. we will get the operations back into full swing.



***City Council Meeting
February 13, 2014
Agenda Item Transmittal***

Agenda Item #: 2

Agenda Title: Approve Ordinance 2014-03 regarding the update of the Roadway Impact Fees

Council Action: Approve by consent Ordinance 2014-03

Initiating Department: Planning and Development

Staff Contact: Bob van Til, Director

1. INTRODUCTION/PURPOSE

The purpose of this item is to approve by consent Ordinance 2014-03 for the Roadway Impact Fee Update.

The attached ordinance includes the recommended fees:

Area 1: \$480 per land use equivalent (LUE)

Area 2: \$318 per LUE

2. DESCRIPTION/ JUSTIFICATION

For the last 18 months or so, staff has been working on updating the Roadway Impact Fees. Impact Fees must be reviewed every five years. The current Roadway Impact fees were adopted in April of 2007.

As part of the process, Chapter 395 of the Local Government Code requires the City to set a public hearing date for the public review and comment of the proposed fees. This resolution must be adopted at least 30 days in advance of the hearing date. This resolution will set the date of January 23, 2014 for the Public Hearing.

With the update, the City proposes the creation of two service areas (roadway service areas) due to the growth of the City because of annexations. A Roadway Impact Fee Service Area cannot be larger than six miles (please see map in Attachment B Roadway Impact Fee Report Update). In the previous Ordinance, the City only had one service area.

The current Roadway Impact fee is \$480 per land use equivalent (LUE).

At the Impact Fee Advisory Committee meeting (which is also the Planning and Zoning Commission), held on November 12, 2013, the Committee voted to recommend an effective fee of \$480 (no change) for Area One and an effective fee of \$318 (reduction) for Area Two (See attachment 3a, letter signed by Don McAllister, Chairman, for the Commission's recommendation to accept the report).

As part of the process, we surveyed surrounding cities as well as cities with Roadway Impact Fees. There are no cities nearby that have adopted Roadway Impact fees, yet the total permit fees for the City of Taylor still rank the City toward the bottom of the chart as the least expensive. Please see the attached fee comparison report.

The law states that in the update, the City must identify a *maximum fee* based on a calculation that involves population growth, future land use assumptions, and needed capital improvements to support that population. The final adopted fee cannot be more than the maximum fee, but can be at any amount less than the maximum.

In Area One, the maximum fee is \$1004. In Area Two, the maximum fee is \$318.

A Public Notice 30 days in advance of the public hearing was placed in the Taylor Daily Press and the City's website. The notice included the maximum fee, as required by law, but that does not mean the City will adopt that fee, nor does the staff recommend that.

3. FINANCIAL/BUDGET

4. RECOMMENDATION

Approve by consent Ordinance 2014-03 updating the Roadway Impact Fee.

5. TIME LINE CONSIDERATIONS

Time line of the project:

November 2012 – City Council authorized the project to begin

November 2013 – Planning and Zoning Commission received the report and recommended fees; agreed with the report,

December 12, 2013 – City Council approved the resolution calling for the public hearing,

Jan 23, 2014 – City Council conducted the public hearing and introduced the ordinance.

6. REFERENCE FILES (Attachments)

2a [Letter recommending approval](#) of the Roadway Impact Fee Update from the Planning and Zoning Commission dated December 10, 2013.

2b [Roadway Impact Fee Report](#) Update

2c [Development Fee Comparison Report](#)

2d [Presentation](#) from Rimrock Consulting

2e [Ordinance 2014-03](#)

Memorandum

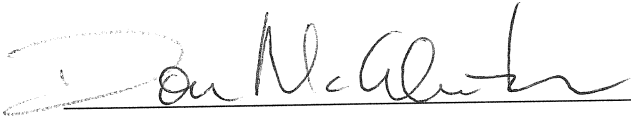
December 10, 2013

To: Taylor City Council Members
Jeff Straub, Acting City Manager

From: Taylor Planning and Zoning Commission
Don McAlister, Chairman

This memo is meant to transmit the Commission's desire to approve the Roadway Impact Fee Update Report dated November 2013.

On November 12, 2013, at our regular meeting on that date, the Taylor Planning and Zoning Commission voted to accept and recommend approval of the Roadway Impact Fee Update Report dated November 2013. The Commission further states that we have no issues with the Report, nor do we wish to produce our own roadway impact fee study.

A handwritten signature in black ink, appearing to read "Don McAlister", is written over a horizontal line.

Don McAlister, Chairman

Taylor Planning and Zoning Commission

RIMROCK

Consulting Company

ROADWAY IMPACT FEE UPDATE

City of Taylor, Texas



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PO Box 163643
Austin, TX 78716
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rimrok@earthlink.net

ROADWAY IMPACT FEE UPDATE

City of Taylor, Texas



Prepared for:
City of Taylor
400 Porter Street
Taylor, TX 76574
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Prepared by:
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Austin, TX 78716
512-442-1435

Contact: Mickey Fishbeck, AICP
rimrok@earthlink.net



November, 2013
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ROADWAY IMPACT FEE UPDATE

City of Taylor, Texas

1.0 INTRODUCTION

In 2007, Taylor adopted roadway impact fees under the requirements of Chapter 395 of the Texas Local Government Code. That Chapter requires that the City update its fee program at least every five years. This report presents the update study under that requirement.



2.0 TECHNICAL BASIS OF FEE CALCULATION

2.1 LAND USE AND PLANNING ASSUMPTIONS

2.1.1 Service Area Definition

According to Chapter 395 of the Texas Local Government Code, “the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles”. According to Sledge Engineering, the City’s consulting engineer, the entire 2007 corporate area of the City lay within a single six-mile service area, so there was a single service area for roadway impact fees comprised of the city limits of Taylor under that program.

However, since 2007 Taylor has had various annexations which now require that the City be divided into two service areas, as shown in *Figure 1*.

The service areas represent the general geographic basis for planning the roadway capital improvement programs, used to update the roadway impact fee.

2.1.2 Land Use Assumptions

Chapter 395 requires that the City project the land uses, population, densities and intensity of new development within the next 10 years. These are shown in *Table 1A* (Service Area 1) and *Table 1B* (Service Area 2).



Figure 1: Service Area Map

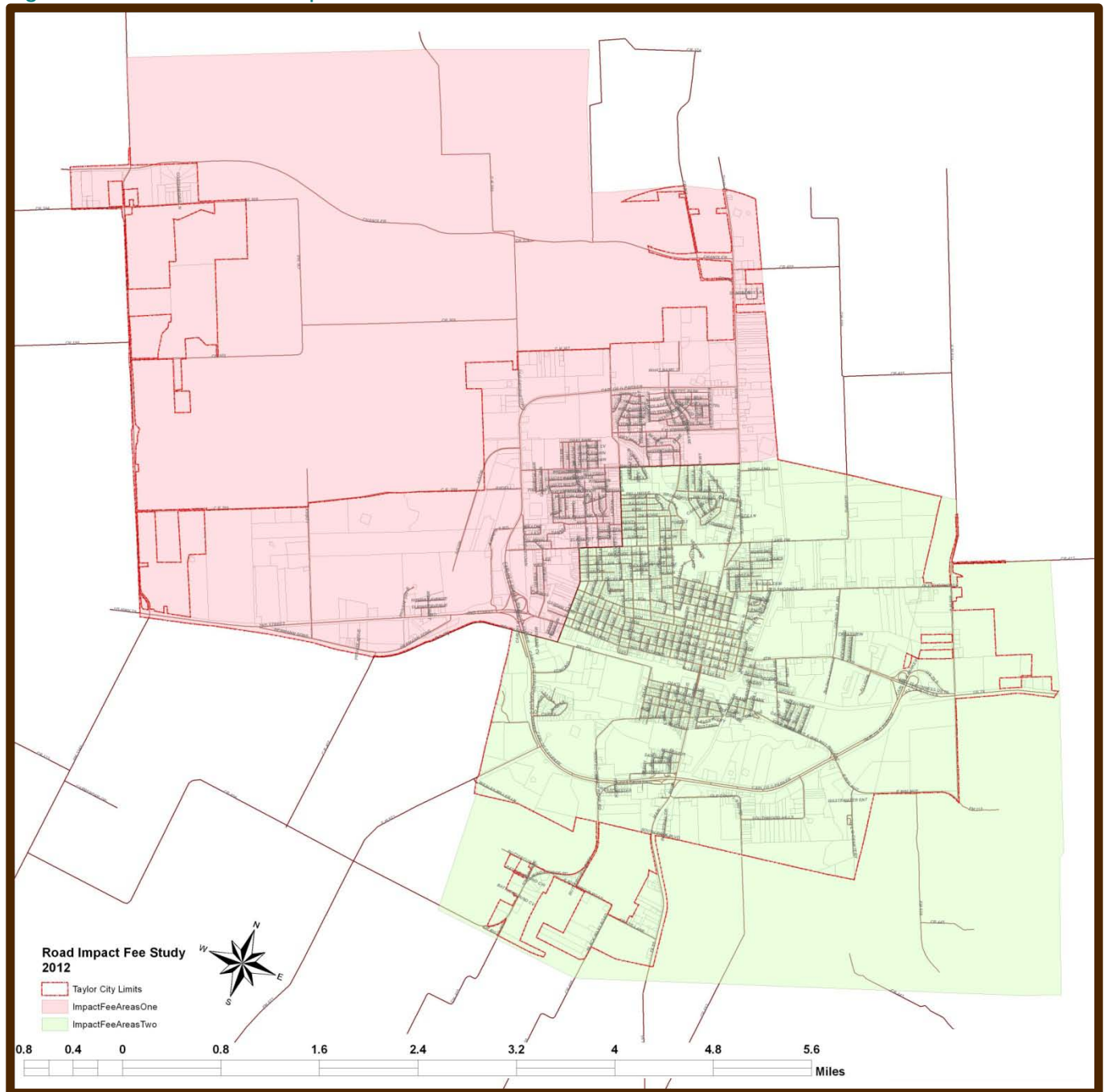




TABLE 1A
POPULATION AND LAND USE PROJECTIONS FOR THE CITY OF TAYLOR
Roadway Service Area 1

LAND USE	2013			2023			FULL BUILDOUT		
	ACRES	%	ACRES / 100 POP	ACRES	%	ACRES / 100 POP	ACRES	%	ACRES / 100 POP
<u>WITHIN CORPORATE LIMITS</u>									
Single-Family Residential	681.12	15.44%	11.68	1,000.89	22.68%	13.73	2,383.67	54.02%	13.73
Manufactured Homes	4.25	0.10%	0.07	4.25	0.10%	0.06	10.12	0.23%	0.06
Multi-Family Residential	27.27	0.62%	0.47	27.27	0.62%	0.37	64.95	1.47%	0.37
Parks and Open Space	91.29	2.07%	1.57	121.29	2.75%	1.66	288.86	6.55%	1.66
Public and Semi-Public	199.86	4.53%	3.43	199.86	4.53%	2.74	475.98	10.79%	2.74
Commercial	161.57	3.66%	2.77	161.57	3.66%	2.22	384.79	8.72%	2.22
Industrial	72.02	1.63%	1.23	72.02	1.63%	0.99	171.52	3.89%	0.99
Institutional	190.53	4.32%	3.27	265.53	6.02%	3.64	632.37	14.33%	3.64
Agriculture	2,969.58	67.30%	50.91	2,559.58	58.01%	35.11	0.00	0.00%	0.00
Vacant Lots	14.77	0.33%	0.25	0.00	0.00%	0.00	0.00	0.00%	0.00
Total Service Area	4,412.26	100.00%	75.64	4,412.26	100.00%	60.52	4,412.26	100.00%	25.41
CITY POPULATION									
	5,833			7,291			17,364		
Population per Developed Acres	4.04			3.94			3.94		
Population per Total Acres	1.32			1.65			3.94		

Sources: Area 1 Population (2013, 2023): City of Taylor Staff, 2013. 2013-2023 LAND USE ASSUMPTION TABLE 9-6-2013.xlsx.

Area 1 Population (Ultimate): Based on maximum carrying capacity of service area, with 2023 distribution of land uses per 100 population.



TABLE 1B
POPULATION AND LAND USE PROJECTIONS FOR THE CITY OF TAYLOR
Roadway Service Area 2

LAND USE	2013			2023			FULL BUILDOUT		
	ACRES	%	ACRES / 100 POP	ACRES	%	ACRES / 100 POP	ACRES	%	ACRES / 100 POP
WITHIN CORPORATE LIMITS									
Single-Family Residential	1,021.20	17.48%	10.15	1,500.20	25.67%	11.93	3,109.91	53.22%	11.93
Manufactured Homes	15.06	0.26%	0.15	15.06	0.26%	0.12	31.22	0.53%	0.12
Multi-Family Residential	48.77	0.83%	0.48	48.77	0.83%	0.39	101.10	1.73%	0.39
Parks and Open Space	236.77	4.05%	2.35	264.77	4.53%	2.11	548.87	9.39%	2.11
Public and Semi-Public	165.21	2.83%	1.64	235.21	4.03%	1.87	487.59	8.34%	1.87
Commercial	163.54	2.80%	1.63	163.54	2.80%	1.30	339.02	5.80%	1.30
Industrial	258.27	4.42%	2.57	258.27	4.42%	2.05	535.39	9.16%	2.05
Institutional	254.74	4.36%	2.53	329.74	5.64%	2.62	683.55	11.70%	2.62
Agriculture	3,588.42	61.41%	35.67	2,936.42	50.25%	23.35	0.00	0.00%	0.00
Vacant Buildings	6.43	0.11%	0.06	6.43	0.11%	0.05	6.43	0.11%	0.03
Vacant Lots	84.67	1.45%	0.84	84.67	1.45%	0.67	0.00	0.00%	0.00
Total Service Area	5,843.08	100.00%	58.08	5,843.08	100.00%	46.46	5,843.08	100.00%	22.41
CITY POPULATION	10,061			12,576			25,281		
Population per Developed Acres	4.46			4.33			4.33		
Population per Total Acres	1.72			2.15			4.33		

Sources: Area 1 Population (2013, 2023): City of Taylor Staff, 2013. 2013-2023 LAND USE ASSUMPTION TABLE 9-6-2013.xlsx.

Area 2 Population (Ultimate): Based on maximum carrying capacity of service area, with 2023 distribution of land uses per 100 population. (No change predicted in vacant buildings).

2.2 UNIT USAGE STATISTICS (Design Standards)

Chapter 395 also requires:

“a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions”.

These figures constitute design standards and are shown in *Table 2*.



TABLE 2
ROADWAY IMPACT FEE STUDY
ASSUMPTIONS USED IN FEE CALCULATION

FACTOR	VALUE/RATIONALE
ROADWAY FEE ASSUMPTIONS:	
PM Peak Trips, based on ITE Trip Generation, 8th Edition:	
Single Family Residential	1.01 trips / dwelling unit
Multi-Family Residential	0.62 trips / dwelling unit
Commercial / Retail	3.74 trips / 1,000 sq. ft.
Industrial	0.98 trips / 1,000 sq. ft.
Prison	2.91 trips / 1,000 sq. ft.
Schools	0.2 trips / student
Trip Length	
Single Family Residential	4.8 miles / trip
Multi-Family Residential	4.8 miles / trip
Commercial / Retail	3.2 miles / trip
Industrial	5 miles / trip
Prison	4 miles / trip
Schools	2.1 miles / trip
Pass-By Traffic	
Commercial / Retail	30%
Vehicle-Miles:	
Single Family Residential	4.85 vehicle-miles per peak trip
Multi-Family Residential	2.98 vehicle-miles per peak trip
Commercial / Retail	8.38 vehicle-miles per peak trip
Industrial	4.90 vehicle-miles per peak trip
Prison	11.64 vehicle-miles per peak trip
Schools	0.42 vehicle-miles per peak trip

2.3 CAPITAL IMPROVEMENTS PROGRAM PLAN

2.3.1 Conversion Table

Chapter 395 requires a conversion table of service units (“an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial” (Chapter 395.014(a)(4)). For roadways, one LUE is equivalent to one single-family residential dwelling unit. **Table 3** shows roadway LUE equivalencies for other types of land uses.



TABLE 3
ROADWAY LUE EQUIVALENCIES FOR VARIOUS LAND USES

LAND USE	UNIT	PM PEAK TRIPS / UNIT	TRIP LENGTH (Miles)	VEHICLE- MILES / UNIT	LUE EQUIVALENCY
Single Family Residential	Dwelling Unit	1.01	4.8	4.85	1.00
Multi-Family Residential	Dwelling Unit	0.62	4.8	2.98	0.61
Retail / Commercial	1000 Sq. Ft.	3.74	3.2	8.38	1.73
Industrial	1000 Sq. Ft.	0.98	5.0	4.90	1.01
Prison	1000 Sq. Ft.	2.91	4.0	11.64	2.40
Schools	Student	0.20	2.1	0.42	0.09

Source: Sledge Engineering, 2006.

2.3.2 Projected Service Units for New Development

Section 395.014 requires the City to show:

“the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria; and . . . the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years.” (Chapter 395.014 (a)(5), (6))

Table 4A and **Table 4B** show the number of vehicle-miles generated by current development, and projected vehicle-miles for 2023 and for ultimate buildout. The tables also show the number of roadway LUE's, by land use type, for the same periods.

2.3.3 CIP Development for Existing and Future Needs

The City's engineer was required to perform an inventory of existing and future utility facilities, including facility description, cost, total capacity, capacity needed by existing users, capacity needed by users within the next ten years, and remaining capacity. (Chapter 395.014 (a)(1-3). Impact fees are calculated based on the cost of facilities required to serve new development within the next ten years only.



TABLE 4A
ESTIMATED SERVICE DEMAND AND LUE'S FOR VARIOUS LAND USES
Roadway Service Area 1

LAND USE	DEMAND		
	2013	2023	ULTIMATE
SINGLE FAMILY RESIDENTIAL			
Dwelling Units	1,913	2,391	5,695
Vehicle-Miles / Dwelling Unit	4.85	4.85	4.85
Vehicle-Miles of Demand	9,274	11,592	27,608
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	1,912	2,390	5,692
MULTI-FAMILY RESIDENTIAL			
Dwelling Units	267	334	795
Vehicle-Miles / Dwelling Unit	2.98	2.98	2.98
Vehicle-Miles of Demand	795	993	2,365
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	164	205	488
RETAIL / COMMERCIAL			
1000 sq. ft.	1,652	2,065	4,919
Vehicle-Miles / 1000 sq. ft.	8.38	8.38	8.38
Vehicle-Miles of Demand	13,843	17,303	41,208
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's before Pass-through Adjustment	2,854	3,568	8,497
Less pass-through traffic (30%)	856	1,070	2,549
Subtotal LUE's	1,998	2,497	5,948
INDUSTRIAL			
1000 sq. ft.	574	718	1,710
Vehicle-Miles / 1000 sq. ft.	4.90	4.90	4.90
Vehicle-Miles of Demand	2,814	3,518	8,377
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	580	725	1,727
PRISON			
1000 sq. ft.	0	0	0
Vehicle-Miles / 1000 sq. ft.	11.64	11.64	11.64
Vehicle-Miles of Demand	0	0	0
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	0	0	0
SCHOOL			
Students	1,172	1,465	3,489
Vehicle-Miles / student	0.42	0.42	0.42
Vehicle-Miles of Demand	492	615	1,465
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	101	127	302
TOTALS			
Vehicle-Miles of Demand	27,218	34,021	81,024
LUE's	4,756	5,944	14,157

Source: City of Taylor, 2013, ROADWAYFEEDATA2013.xlsx, with adjustments by Sledge Engineering, 7/11/13.



TABLE 4B
ESTIMATED SERVICE DEMAND AND LUE'S FOR VARIOUS LAND USES
Roadway Service Area 2

LAND USE	DEMAND		
	2013	2023	ULTIMATE
SINGLE FAMILY RESIDENTIAL			
Dwelling Units	3,213 ⁺	4,016	8,074
Vehicle-Miles / Dwelling Unit	4.85	4.85	4.85
Vehicle-Miles of Demand	15,577	19,470	39,141
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	3,212	4,015	8,070
MULTI-FAMILY RESIDENTIAL			
Dwelling Units	747 ⁺	934	1,877
Vehicle-Miles / Dwelling Unit	2.98	2.98	2.98
Vehicle-Miles of Demand	2,223	2,779	5,586
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	458	573	1,152
RETAIL / COMMERCIAL			
1000 sq. ft.	2,668	3,335	6,704
Vehicle-Miles / 1000 sq. ft.	8.38	8.38	8.38
Vehicle-Miles of Demand	22,350	27,937	56,161
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	4,608	5,760	11,580
Less pass-through traffic (30%)	1,382	1,728	3,474
Subtotal LUE's	3,226	4,032	8,106
INDUSTRIAL			
1000 sq. ft.	1,768	2,209	4,442
Vehicle-Miles / 1000 sq. ft.	4.90	4.90	4.90
Vehicle-Miles of Demand	8,661	10,826	21,764
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	1,786	2,232	4,487
PRISON			
1000 sq. ft.	118	118	118
Vehicle-Miles / 1000 sq. ft.	11.64	11.64	11.64
Vehicle-Miles of Demand	1,374 ⁺	1,374 ⁺	1,374
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	283	283	283
SCHOOL			
Students	2,028 ⁺	2,535	5,096
Vehicle-Miles / student	0.42	0.42	0.42
Vehicle-Miles of Demand	852 ⁺	1,065 ⁺	2,140
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	176	220	441
TOTALS			
Vehicle-Miles of Demand	51,036	63,451	126,165
LUE's	9,140	11,355	22,540

Source: City of Taylor, 2013, ROADWAYFEEDATA2013.xlsx, with adjustments by Sledge Engineering, 7/11/13.



Given the demand projections in [Tables 4A](#) and [4B](#), a capital improvements plan (CIP) was developed for the roadway system in each service area, including only future facilities. No existing facilities, retrofit and upgrade facilities were included, thus producing a conservative cost figure for the feepayers which does not include the costs of the existing road network.

Then, as required by Chapter 395, the needs of existing users were separated from those of users in the next ten years, and costs were weighted according. In Area 1, 33.6% of the future roadway system will be utilized by existing users, with an additional 8.4% needed by 2013-2023 growth. For Area 2, existing users will use 40.6% of future roadways, with the next ten years' of growth using 9.8%. The remainder, 58% for Area 1 and 49.6% for Area 2, will be used by growth after 2023.

These results are shown in [Table 5A](#) for Area 1 and in [Table 5B](#) for Area 2.

As shown in the tables, the total cost of future roadways, per LUE, is \$1,996.00 for Area 1. Under Chapter 395, study costs can be added to the cost basis; with study costs added, the total cost for Area 1 is \$2,008.57 per LUE. Total capital cost for Area 2 is \$629.29; when study costs are included, the total cost is \$636.04 per LUE.

TABLE 5A
CIP INVENTORY AND COSTING
Roadway Service Area 1

FACILITY TYPE / NAME	CONSTRUCTION COST	FACILITY CAPACITY				2013-2023	
		TOTAL	FOR CURRENT USERS	2013-2023	POST-2023	CAPITAL COST TOTAL	COST PER LUE
MAJOR ARTERIALS							
Future Facilities			%				
Chandler Rd (Main St to west widening to 4 lane)	\$1,181,258	100.00%	33.59%	8.40%	58.01%	\$99,186	
Chandler Rd (Main St intersection improvements)	\$180,000	100.00%	33.59%	8.40%	58.01%	\$15,114	
Carlos G Parker Blvd N (2nd St to Old Georgetown Rd; widening to 4 lane)	\$2,756,270	100.00%	33.59%	8.40%	58.01%	\$231,435	
Old Georgetown Rd (CGP - N to City limits; widening to CR 101 (US 79 to CR 394 within City limits; widening to Carlos G Parker Blvd NW - CR 366 (CR 366	\$935,163	100.00%	33.59%	8.40%	58.01%	\$78,523	
realignment, signal, turn lanes)	\$5,163,412	100.00%	33.59%	8.40%	58.01%	\$433,555	
Carlos G Parker Blvd NW - CR 366 (Intersection improv	\$1,050,007	100.00%	33.59%	8.40%	58.01%	\$88,166	
Carlos G Parker Blvd NW - Mallard Ln (Mallard Ln signal, turn lanes intersection)	\$130,000	100.00%	33.59%	8.40%	58.01%	\$10,916	
Carlos G Parker Blvd NW - Lake Dr (Lake Dr signal, turn lanes intersection)	\$250,000	100.00%	33.59%	8.40%	58.01%	\$20,992	
Chandler Road (Main St to west 2 lane)	\$250,000	100.00%	33.59%	8.40%	58.01%	\$20,992	
Old Georgetown Rd (CGP - N to City limits, 2 lane)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
US 79 (W City limit E to Carlos G Parker (CGP))	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
CR 101 (US 79 to CR 394 within City limits, 2 lane)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
Carlos G Parker Blvd N (Welch St north to City limit)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
Main St (Mallard Ln north to City limits)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
TOTAL MAJOR ARTERIALS	\$11,896,110	100.00%	33.59%	8.40%	58.01%	\$998,879	\$840.29
MINOR ARTERIALS							
Future Facilities			%				
Lorax Ln (From US 79 to CR 398 widening to 4 lane)	\$1,338,760	100.00%	33.59%	8.40%	58.01%	\$112,411	
CR 395 / CR 398 (CR 101 to Justin Ln widening to 4 lan	\$789,606	100.00%	33.59%	8.40%	58.01%	\$66,301	
Justin Ln (CR 398 to CGP widening to 4 lane)	\$779,631	100.00%	33.59%	8.40%	58.01%	\$65,463	
CGP N Sidewalk (CR 366 to Main St)	\$207,415	100.00%	33.59%	8.40%	58.01%	\$17,416	
Carlos G Parker Blvd NE - Extension (Main St E to FM 6	\$4,911,410	100.00%	33.59%	8.40%	58.01%	\$412,396	
Carlos G Parker Blvd NE - RR grade crossing (Main St E to FM 619)	\$2,100,000	100.00%	33.59%	8.40%	58.01%	\$176,330	
Main St Sidewalk (Mallard north to City limits)	\$285,160	100.00%	33.59%	8.40%	58.01%	\$23,944	
Main St - TH Johnson Dr Intersection improvements (TH Johnson Dr signal, turn lane)	\$120,000	100.00%	33.59%	8.40%	58.01%	\$10,076	
Lorax Ln (US 79 to CR 398)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
Justin Ln (CR 398 to CGP)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
West 2nd St (CGP to Sloan St)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
Main St (Mallard Ln north to City limits)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
CGP Blvd (CGP (CR 366) to Main St)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
TOTAL MINOR ARTERIALS	\$10,531,982	100.00%	33.59%	8.40%	58.01%	\$884,337	\$743.94

TABLE 5A
CIP INVENTORY AND COSTING
Roadway Service Area 1

FACILITY TYPE/ NAME	CONSTRUCTION COST	FACILITY CAPACITY				2013-2023	
		TOTAL	FOR CURRENT USERS	2013-2023	POST-2023	CAPITAL COST TOTAL	COST PER LUE
<u>COLLECTORS</u>							
Future Facilities							
			%				
Justin Ln (US 79 to existing Justin Ln)	\$590,629	100.00%	33.59%	8.40%	58.01%	\$49,593	
Justin Ln (bridge)	\$1,340,000	100.00%	33.59%	8.40%	58.01%	\$112,516	
Northpark Blvd (CGP-N to City limits (TRPSC Rd))	\$1,214,071	100.00%	33.59%	8.40%	58.01%	\$101,942	
CR 394 / CR 368 east-west (north-south portion CR 368 to west city limits, widening and sidewalk improvements, intersection improvements	\$1,230,149	100.00%	33.59%	8.40%	58.01%	\$103,292	
Meadow Ln - Lake Dr intersection improvements (Lake Dr turn lanes)	\$180,000	100.00%	33.59%	8.40%	58.01%	\$15,114	
Meadow Ln - Mallard Ln intersection improvements	\$160,000	100.00%	33.59%	8.40%	58.01%	\$13,435	
Meadow Ln Sidewalks (alke Dr to Boyer Ln)	\$48,816	100.00%	33.59%	8.40%	58.01%	\$4,099	
North Dr (CGP-N to CR 367)	\$616,223	100.00%	33.59%	8.40%	58.01%	\$51,742	
Mallard Ln Sidewalk (CGP-W to Main St)	\$175,001	100.00%	33.59%	8.40%	58.01%	\$14,694	
TH Johnson Dr Sidewalk (North to Main St)	\$99,474	100.00%	33.59%	8.40%	58.01%	\$8,353	
Lake Dr Sidewalk (CGP-W to North Dr)	\$175,001	100.00%	33.59%	8.40%	58.01%	\$14,694	
Justin Ln (US 79 to City limit)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
Sloan St (2nd St to Lake Dr)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
Meadow Ln (Lake Dr. to Oaklawn)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
North Dr (Lake Dr to CGP)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
North Dr (CGP to CR 367)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
Mallard Ln (CGP to Main St)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
TH Johnson (North to Main St)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
Northpark Blvd (TH Johnson to CGP)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
West Lake Dr (CGP to North Dr)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
TOTAL COLLECTORS	\$5,829,364	100.00%	33.59%	8.40%	58.01%	\$489,473	\$411.76
ROADWAYS CONSTRUCTION COST TOTAL		\$28,257,456				\$2,372,689	\$1,996.00

Source: Sledge Engineering, 2013, Thoroughfare Impact Fee CIP 2013 SEv3.xls.

TABLE 5B
CIP INVENTORY AND COSTING
Roadway Service Area 2

FACILITY TYPE / NAME	CONSTRUCTION COST	FACILITY CAPACITY				2013-2023	
		TOTAL	FOR CURRENT USERS	2013-2023	POST-2023	CAPITAL COST TOTAL	COST PER LUE
MAJOR ARTERIALS							
Future Facilities			%				
Carlos G Parker Blvd S (Welch St to east City limits)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
FM 973 (Carlos G Parker S to City limits)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Main St (Mallard Ln south to City limits)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
TOTAL MAJOR ARTERIALS	\$0	100.00%	40.55%	9.82%	49.62%	\$0	\$0.00
MINOR ARTERIALS							
Future Facilities							
Windy Ridge (CGP to south, widening to 4 lane)	\$2,399,530	100.00%	40.55%	9.82%	49.62%	\$235,710	
Wesley Miller Lane (East of FM 973 to Windy Ridge)	\$1,890,013	100.00%	40.55%	9.82%	49.62%	\$185,660	
TCAT Road (west of Windy Ridge) (CGP to south City li	\$1,260,009	100.00%	40.55%	9.82%	49.62%	\$123,773	
Main St Sidewalk - Area 2 (Mallard south to City limits)	\$495,604	100.00%	40.55%	9.82%	49.62%	\$48,684	
Main St - Dahlberg Bvd Intersection Improvements (Dahlberg Blvd signal / turn lanes)	\$160,000	100.00%	40.55%	9.82%	49.62%	\$15,717	
E 4th St Sidewalk (Washburn St to Mariposa Lane)	\$127,106	100.00%	40.55%	9.82%	49.62%	\$12,486	
Gravel Pit Rd (4th St to north City limits)	\$4,200,030	100.00%	40.55%	9.82%	49.62%	\$412,577	
Windy Ridge (CGP to south, 2 lane)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Wesley Miller Lane (FM 973 to east)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
West 2nd St (Sloan St to Main St)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Main St (Mallard south to City limits)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
East 4th Street (Main St E to CGP)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Gravel Pit Rd (CR 409) (East 4th St N to City limit)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Windy Ridge (CR405) (CGP S to City limits)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
TOTAL MINOR ARTERIALS	\$10,532,292	100.00%	40.55%	9.82%	49.62%	\$1,034,607	\$467.28

TABLE 5B
CIP INVENTORY AND COSTING
Roadway Service Area 2

FACILITY TYPE / NAME	CONSTRUCTION COST	FACILITY CAPACITY				2013-2023	
		TOTAL	FOR CURRENT USERS	2013-2023	POST-2023	CAPITAL COST TOTAL	COST PER LUE
COLLECTORS							
Future Facilities							
S Doak St SW (Welch to Rio Grande)	\$41,171	100.00%	40.55%	9.82%	49.62%	\$4,044	
Rio Grande St (CGP-S to S Doak)	\$1,312,509	100.00%	40.55%	9.82%	49.62%	\$128,930	
Rio Grande St (Bridge)	\$1,900,000	100.00%	40.55%	9.82%	49.62%	\$186,641	
4th St Sidewalk (Sloan St to Main St)	\$112,369	100.00%	40.55%	9.82%	49.62%	\$11,038	
7th St Sidewalk(Sloan St to Main St)	\$110,527	100.00%	40.55%	9.82%	49.62%	\$10,857	
Lake Dr Sidewalk (North Dr to Main St)	\$175,001	100.00%	40.55%	9.82%	49.62%	\$17,191	
South Edmond St (CGP to Welch)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Welch St (South Edmond to Doak St)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Doak St (Welch St to Rio Grande St)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Rio Grande St (S Doak St to Main St)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Howard (2nd St to Lake Dr)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Davis (2nd St to Mallard)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
4th St (Sloan St to Main St)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
7th St (Sloan St to Main St)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
West Lake Dr (North Dr to Main St)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
East Lake Dr (Main St to Gravel Pit Rd)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Old Thorndale Rd (Porter St to FM619)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
East Walnut St (Main St to City limit)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Southwood Hills Dr (Main St to Old Coupland Rd)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Old Coupland Road (Southwood Hills to City limit)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
TOTAL COLLECTORS	\$3,651,577	100.00%	40.55%	9.82%	49.62%	\$358,701	\$162.01
ROADWAYS CONSTRUCTION COST TOTAL		\$14,183,889				\$1,395,308	\$629.29

Source: Sledge Engineering, 2013, Thoroughfare Impact Fee CIP 2013 SEv3.xls.



3.0 RATE CREDITS AND MAXIMUM FEE CALCULATION

Chapter 395 states that the maximum fee amount may not exceed the full capital cost per unit. The statute also requires:

“a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or in the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.”

Because of the need for develop extensive data for crediting future ad valorem and other taxes, the City chose to use the more straightforward 50%-credit option. Accordingly, the maximum allowable fee for roadways in Area 1 is \$1,004.29, and in Area 2 the maximum allowable fee is \$318.02.



4.0 CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE

CHAPTER 395. FINANCING CAPITAL IMPROVEMENTS REQUIRED BY NEW DEVELOPMENT IN MUNICIPALITIES, COUNTIES, AND CERTAIN OTHER LOCAL GOVERNMENTS

SUBCHAPTER A. GENERAL PROVISIONS

§ 395.001. Definitions

In this chapter:

(1) "Capital improvement" means any of the following facilities that have a life expectancy of three or more years and are owned and operated by or on behalf of a political subdivision:

(A) water supply, treatment, and distribution facilities; wastewater collection and treatment facilities; and storm water, drainage, and flood control facilities; whether or not they are located within the service area; and

(B) roadway facilities.

(2) "Capital improvements plan" means a plan required by this chapter that identifies capital improvements or facility expansions for which impact fees may be assessed.

(3) "Facility expansion" means the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization, or expansion of an existing facility to better serve existing development.

(4) "Impact fee" means a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development. The term includes amortized charges, lump-sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition. The term does not include:

(A) dedication of land for public parks or payment in lieu of the dedication to serve park needs;



(B) dedication of rights-of-way or easements or construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;

(C) lot or acreage fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or sewer mains or lines; or

(D) other pro rata fees for reimbursement of water or sewer mains or lines extended by the political subdivision.

However, an item included in the capital improvements plan may not be required to be constructed except in accordance with Section 395.019(2), and an owner may not be required to construct or dedicate facilities and to pay impact fees for those facilities.

(5) "Land use assumptions" includes a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over at least a 10-year period.

(6) "New development" means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.

(7) "Political subdivision" means a municipality, a district or authority created under Article III, Section 52, or Article XVI, Section 59, of the Texas Constitution, or, for the purposes set forth by Section 395.079, certain counties described by that section.

(8) "Roadway facilities" means arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the political subdivision, together with all necessary appurtenances. The term includes the political subdivision's share of costs for roadways and associated improvements designated on the federal or Texas highway system, including local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks, drainage appurtenances, and rights-of-way.

(9) "Service area" means the area within the corporate boundaries or extraterritorial jurisdiction, as determined under Chapter 42, of the political subdivision to be served by the capital improvements or facilities expansions specified in the capital improvements plan, except roadway facilities and storm water, drainage, and flood control facilities. The service area, for the purposes of this chapter, may



include all or part of the land within the political subdivision or its extraterritorial jurisdiction, except for roadway facilities and storm water, drainage, and flood control facilities. For roadway facilities, the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles. For storm water, drainage, and flood control facilities, the service area may include all or part of the land within the political subdivision or its extraterritorial jurisdiction, but shall not exceed the area actually served by the storm water, drainage, and flood control facilities designated in the capital improvements plan and shall not extend across watershed boundaries.

(10) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1989, 71st Leg., ch. 566, § 1(e), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 1, eff. Sept. 1, 2001.

SUBCHAPTER B. AUTHORIZATION OF IMPACT FEE

§ 395.011. Authorization of Fee

(a) Unless otherwise specifically authorized by state law or this chapter, a governmental entity or political subdivision may not enact or impose an impact fee.

(b) Political subdivisions may enact or impose impact fees on land within their corporate boundaries or extraterritorial jurisdictions only by complying with this chapter, except that impact fees may not be enacted or imposed in the extraterritorial jurisdiction for roadway facilities.

(c) A municipality may contract to provide capital improvements, except roadway facilities, to an area outside its corporate boundaries and extraterritorial jurisdiction and may charge an impact fee under the contract, but if an impact fee is charged in that area, the municipality must comply with this chapter.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.



§ 395.012. Items Payable by Fee

(a) An impact fee may be imposed only to pay the costs of constructing capital improvements or facility expansions, including and limited to the:

- (1) construction contract price;
- (2) surveying and engineering fees;
- (3) land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
- (4) fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision.

(b) Projected interest charges and other finance costs may be included in determining the amount of impact fees only if the impact fees are used for the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision to finance the capital improvements or facility expansions identified in the capital improvements plan and are not used to reimburse bond funds expended for facilities that are not identified in the capital improvements plan.

(c) Notwithstanding any other provision of this chapter, the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay a staff engineer who prepares or updates a capital improvements plan under this chapter.

(d) A municipality may pledge an impact fee as security for the payment of debt service on a bond, note, or other obligation issued to finance a capital improvement or public facility expansion if:

- (1) the improvement or expansion is identified in a capital improvements plan; and
- (2) at the time of the pledge, the governing body of the municipality certifies in a written order, ordinance, or resolution that none of the impact fee will be used or expended for an improvement or expansion not identified in the plan.



(e) A certification under Subsection (d)(2) is sufficient evidence that an impact fee pledged will not be used or expended for an improvement or expansion that is not identified in the capital improvements plan.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1995, 74th Leg., ch. 90, § 1, eff. May 16, 1995.

§ 395.013. Items Not Payable by Fee

Impact fees may not be adopted or used to pay for:

(1) construction, acquisition, or expansion of public facilities or assets other than capital improvements or facility expansions identified in the capital improvements plan;

(2) repair, operation, or maintenance of existing or new capital improvements or facility expansions;

(3) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;

(4) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;

(5) administrative and operating costs of the political subdivision, except the Edwards Underground Water District or a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may use impact fees to pay its administrative and operating costs;

(6) principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed by Section 395.012.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.



§ 395.014. Capital Improvements Plan

(a) The political subdivision shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan must contain specific enumeration of the following items:

(1) a description of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand, or replace the improvements to meet existing needs and usage and stricter safety, efficiency, environmental, or regulatory standards, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of the existing capital improvements, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;

(3) a description of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions, which shall be prepared by a qualified professional engineer licensed to perform the professional engineering services in this state;

(4) a definitive table establishing the specific level or quantity of use, consumption, generation, or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial;

(5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(6) the projected demand for capital improvements or facility expansions required by new service units projected over a reasonable period of time, not to exceed 10 years; and

(7) a plan for awarding:

(A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or



(B) in the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.

(b) The analysis required by Subsection (a)(3) may be prepared on a systemwide basis within the service area for each major category of capital improvement or facility expansion for the designated service area.

(c) The governing body of the political subdivision is responsible for supervising the implementation of the capital improvements plan in a timely manner.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 2, eff. Sept. 1, 2001.

§ 395.015. Maximum Fee Per Service Unit

(a) The impact fee per service unit may not exceed the amount determined by subtracting the amount in Section 395.014(a)(7) from the costs of the capital improvements described by Section 395.014(a)(3) and dividing that amount by the total number of projected service units described by Section 395.014(a)(5).

(b) If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee per service unit shall be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to projected new service units described by Section 395.014(a)(6) by the projected new service units described in that section.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 3, eff. Sept. 1, 2001.

§ 395.016. Time for Assessment and Collection of Fee

(a) This subsection applies only to impact fees adopted and land platted before June 20, 1987. For land that has been platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before June 20, 1987, or land on which new development occurs or is proposed without platting, the political subdivision may assess the impact fees at any time



during the development approval and building process. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.

(b) This subsection applies only to impact fees adopted before June 20, 1987, and land platted after that date. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after June 20, 1987, the political subdivision may assess the impact fees before or at the time of recordation. Except as provided by Section 395.019, the political subdivision may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.

(c) This subsection applies only to impact fees adopted after June 20, 1987. For new development which is platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision before the adoption of an impact fee, an impact fee may not be collected on any service unit for which a valid building permit is issued within one year after the date of adoption of the impact fee.

(d) This subsection applies only to land platted in accordance with Subchapter A, Chapter 212, or the subdivision or platting procedures of a political subdivision after adoption of an impact fee adopted after June 20, 1987. The political subdivision shall assess the impact fees before or at the time of recordation of a subdivision plat or other plat under Subchapter A, Chapter 212, or the subdivision or platting ordinance or procedures of any political subdivision in the official records of the county clerk of the county in which the tract is located. Except as provided by Section 395.019, if the political subdivision has water and wastewater capacity available:

(1) the political subdivision shall collect the fees at the time the political subdivision issues a building permit;

(2) for land platted outside the corporate boundaries of a municipality, the municipality shall collect the fees at the time an application for an individual meter connection to the municipality's water or wastewater system is filed; or

(3) a political subdivision that lacks authority to issue building permits in the area where the impact fee applies shall collect the fees at the time an application is filed for an individual meter connection to the political subdivision's water or wastewater system.



(e) For land on which new development occurs or is proposed to occur without platting, the political subdivision may assess the impact fees at any time during the development and building process and may collect the fees at either the time of recordation of the subdivision plat or connection to the political subdivision's water or sewer system or at the time the political subdivision issues either the building permit or the certificate of occupancy.

(f) An "assessment" means a determination of the amount of the impact fee in effect on the date of occurrence provided in this section and is the maximum amount that can be charged per service unit of such development. No specific act by the political subdivision is required.

(g) Notwithstanding Subsections (a)–(e) and Section 395.017, the political subdivision may reduce or waive an impact fee for any service unit that would qualify as affordable housing under 42 U.S.C. Section 12745, as amended, once the service unit is constructed. If affordable housing as defined by 42 U.S.C. Section 12745, as amended, is not constructed, the political subdivision may reverse its decision to waive or reduce the impact fee, and the political subdivision may assess an impact fee at any time during the development approval or building process or after the building process if an impact fee was not already assessed.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1997, 75th Leg., ch. 980, § 52, eff. Sept. 1, 1997.

Amended by Acts 2001, 77th Leg., ch. 345, § 4, eff. Sept. 1, 2001.

§ 395.017. Additional Fee Prohibited; Exception

After assessment of the impact fees attributable to the new development or execution of an agreement for payment of impact fees, additional impact fees or increases in fees may not be assessed against the tract for any reason unless the number of service units to be developed on the tract increases. In the event of the increase in the number of service units, the impact fees to be imposed are limited to the amount attributable to the additional service units.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.



§ 395.018. Agreement With Owner Regarding Payment

A political subdivision is authorized to enter into an agreement with the owner of a tract of land for which the plat has been recorded providing for the time and method of payment of the impact fees.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.019. Collection of Fees if Services Not Available

Except for roadway facilities, impact fees may be assessed but may not be collected in areas where services are not currently available unless:

(1) the collection is made to pay for a capital improvement or facility expansion that has been identified in the capital improvements plan and the political subdivision commits to commence construction within two years, under duly awarded and executed contracts or commitments of staff time covering substantially all of the work required to provide service, and to have the service available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in no event longer than five years;

(2) the political subdivision agrees that the owner of a new development may construct or finance the capital improvements or facility expansions and agrees that the costs incurred or funds advanced will be credited against the impact fees otherwise due from the new development or agrees to reimburse the owner for such costs from impact fees paid from other new developments that will use such capital improvements or facility expansions, which fees shall be collected and reimbursed to the owner at the time the other new development records its plat; or

(3) an owner voluntarily requests the political subdivision to reserve capacity to serve future development, and the political subdivision and owner enter into a valid written agreement.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.020. Entitlement to Services

Any new development for which an impact fee has been paid is entitled to the permanent use and benefit of the services for which the fee was exacted and is entitled to receive immediate service



from any existing facilities with actual capacity to serve the new service units, subject to compliance with other valid regulations.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.021. Authority of Political Subdivisions to Spend Funds to Reduce Fees

Political subdivisions may spend funds from any lawful source to pay for all or a part of the capital improvements or facility expansions to reduce the amount of impact fees.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.022. Authority of Political Subdivision to Pay Fees

(a) Political subdivisions and other governmental entities may pay impact fees imposed under this chapter.

(b) A school district is not required to pay impact fees imposed under this chapter unless the board of trustees of the district consents to the payment of the fees by entering a contract with the political subdivision that imposes the fees. The contract may contain terms the board of trustees considers advisable to provide for the payment of the fees.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2007, 80th Leg., eff. May 11, 2007.

§ 395.023. Credits Against Roadway Facilities Fees

Any construction of, contributions to, or dedications of off-site roadway facilities agreed to or required by a political subdivision as a condition of development approval shall be credited against roadway facilities impact fees otherwise due from the development.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.



§ 395.024. Accounting For Fees and Interest

(a) The order, ordinance, or resolution levying an impact fee must provide that all funds collected through the adoption of an impact fee shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee was adopted.

(b) Interest earned on impact fees is considered funds of the account on which it is earned and is subject to all restrictions placed on use of impact fees under this chapter.

(c) Impact fee funds may be spent only for the purposes for which the impact fee was imposed as shown by the capital improvements plan and as authorized by this chapter.

(d) The records of the accounts into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.025. Refunds

(a) On the request of an owner of the property on which an impact fee has been paid, the political subdivision shall refund the impact fee if existing facilities are available and service is denied or the political subdivision has, after collecting the fee when service was not available, failed to commence construction within two years or service is not available within a reasonable period considering the type of capital improvement or facility expansion to be constructed, but in no event later than five years from the date of payment under Section 395.019(1).

(b) Repealed by Acts 2001, 77th Leg., ch. 345, § 9, eff. Sept. 1, 2001.

(c) The political subdivision shall refund any impact fee or part of it that is not spent as authorized by this chapter within 10 years after the date of payment.

(d) Any refund shall bear interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002, Finance Code, or its successor statute.



(e) All refunds shall be made to the record owner of the property at the time the refund is paid. However, if the impact fees were paid by another political subdivision or governmental entity, payment shall be made to the political subdivision or governmental entity.

(f) The owner of the property on which an impact fee has been paid or another political subdivision or governmental entity that paid the impact fee has standing to sue for a refund under this section.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1997, 75th Leg., ch. 1396, § 37, eff. Sept. 1, 1997.

Amended by Acts 1999, 76th Leg., ch. 62, § 7.82, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 345, § 9, eff. Sept. 1, 2001.

SUBCHAPTER C. PROCEDURES FOR ADOPTION OF IMPACT FEE

§ 395.041. Compliance With Procedures Required

Except as otherwise provided by this chapter, a political subdivision must comply with this subchapter to levy an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.0411. Capital Improvements Plan

The political subdivision shall provide for a capital improvements plan to be developed by qualified professionals using generally accepted engineering and planning practices in accordance with Section 395.014.

Added by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.042. Hearing on Land Use Assumptions and Capital Improvements Plan

To impose an impact fee, a political subdivision must adopt an order, ordinance, or resolution establishing a public hearing date to consider the land use assumptions and capital improvements plan for the designated service area.



Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.043. Information About Land Use Assumptions and Capital Improvements Plan Available to Public

On or before the date of the first publication of the notice of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall make available to the public its land use assumptions, the time period of the projections, and a description of the capital improvement facilities that may be proposed.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.044. Notice of Hearing on Land Use Assumptions and Capital Improvements Plan

(a) Before the 30th day before the date of the hearing on the land use assumptions and capital improvements plan, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order, ordinance, or resolution setting the public hearing.

(b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.

(c) The notice must contain:

(1) a headline to read as follows:



"NOTICE OF PUBLIC HEARING ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN RELATING TO POSSIBLE ADOPTION OF IMPACT FEES"

(2) the time, date, and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the land use assumptions and capital improvements plan under which an impact fee may be imposed; and

(4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.045. Approval of Land Use Assumptions and Capital Improvements Plan Required

(a) After the public hearing on the land use assumptions and capital improvements plan, the political subdivision shall determine whether to adopt or reject an ordinance, order, or resolution approving the land use assumptions and capital improvements plan.

(b) The political subdivision, within 30 days after the date of the public hearing, shall approve or disapprove the land use assumptions and capital improvements plan.

(c) An ordinance, order, or resolution approving the land use assumptions and capital improvements plan may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.0455. Systemwide Land Use Assumptions

(a) In lieu of adopting land use assumptions for each service area, a political subdivision may, except for storm water, drainage, flood control, and roadway facilities, adopt systemwide land use



assumptions, which cover all of the area subject to the jurisdiction of the political subdivision for the purpose of imposing impact fees under this chapter.

(b) Prior to adopting systemwide land use assumptions, a political subdivision shall follow the public notice, hearing, and other requirements for adopting land use assumptions.

(c) After adoption of systemwide land use assumptions, a political subdivision is not required to adopt additional land use assumptions for a service area for water supply, treatment, and distribution facilities or wastewater collection and treatment facilities as a prerequisite to the adoption of a capital improvements plan or impact fee, provided the capital improvements plan and impact fee are consistent with the systemwide land use assumptions.

Added by Acts 1989, 71st Leg., ch. 566, § 1(b), eff. Aug. 28, 1989.

§ 395.047. Hearing on Impact Fee

On adoption of the land use assumptions and capital improvements plan, the governing body shall adopt an order or resolution setting a public hearing to discuss the imposition of the impact fee. The public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution imposing an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.049. Notice of Hearing on Impact Fee

(a) Before the 30th day before the date of the hearing on the imposition of an impact fee, the political subdivision shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of the hearing within two years preceding the date of adoption of the order or resolution setting the public hearing.

(b) The political subdivision shall publish notice of the hearing before the 30th day before the date set for the hearing, in one or more newspapers of general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge



fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies.

(c) The notice must contain the following:

(1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON ADOPTION OF IMPACT FEES"

(2) the time, date, and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the adoption of an impact fee;

(4) the amount of the proposed impact fee per service unit; and

(5) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.050. Advisory Committee Comments on Impact Fees

The advisory committee created under Section 395.058 shall file its written comments on the proposed impact fees before the fifth business day before the date of the public hearing on the imposition of the fees.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.051. Approval of Impact Fee Required

(a) The political subdivision, within 30 days after the date of the public hearing on the imposition of an impact fee, shall approve or disapprove the imposition of an impact fee.



(b) An ordinance, order, or resolution approving the imposition of an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 5, eff. Sept. 1, 2001.

§ 395.052. Periodic Update of Land Use Assumptions and Capital Improvements Plan Required

(a) A political subdivision imposing an impact fee shall update the land use assumptions and capital improvements plan at least every five years. The initial five-year period begins on the day the capital improvements plan is adopted.

(b) The political subdivision shall review and evaluate its current land use assumptions and shall cause an update of the capital improvements plan to be prepared in accordance with Subchapter B.¹

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 6, eff. Sept. 1, 2001.

§ 395.053. Hearing on Updated Land Use Assumptions and Capital Improvements Plan

The governing body of the political subdivision shall, within 60 days after the date it receives the update of the land use assumptions and the capital improvements plan, adopt an order setting a public hearing to discuss and review the update and shall determine whether to amend the plan.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.054. Hearing on Amendments to Land Use Assumptions, Capital Improvements Plan, or Impact Fee

A public hearing must be held by the governing body of the political subdivision to discuss the proposed ordinance, order, or resolution amending land use assumptions, the capital improvements plan, or the impact fee. On or before the date of the first publication of the notice of the hearing on the amendments, the land use assumptions and the capital improvements plan, including the amount of any proposed amended impact fee per service unit, shall be made available to the public.



Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.055. Notice of Hearing on Amendments to Land Use Assumptions, Capital Improvements Plan, or Impact Fee

(a) The notice and hearing procedures prescribed by Sections 395.044(a) and (b) apply to a hearing on the amendment of land use assumptions, a capital improvements plan, or an impact fee.

(b) The notice of a hearing under this section must contain the following:

(1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON AMENDMENT OF IMPACT FEES"

(2) the time, date, and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the amendment of land use assumptions and a capital improvements plan and the imposition of an impact fee; and

(4) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the update.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 345, § 7, eff. Sept. 1, 2001.

§ 395.056. Advisory Committee Comments on Amendments

The advisory committee created under Section 395.058 shall file its written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fee before the fifth business day before the date of the public hearing on the amendments.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.



§ 395.057. Approval of Amendments Required

(a) The political subdivision, within 30 days after the date of the public hearing on the amendments, shall approve or disapprove the amendments of the land use assumptions and the capital improvements plan and modification of an impact fee.

(b) An ordinance, order, or resolution approving the amendments to the land use assumptions, the capital improvements plan, and imposition of an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.0575. Determination That No Update of Land Use Assumptions, Capital Improvements Plan or Impact Fees is Needed

(a) If, at the time an update under Section 395.052 is required, the governing body determines that no change to the land use assumptions, capital improvements plan, or impact fee is needed, it may, as an alternative to the updating requirements of Sections 395.052–395.057, do the following:

(1) The governing body of the political subdivision shall, upon determining that an update is unnecessary and 60 days before publishing the final notice under this section, send notice of its determination not to update the land use assumptions, capital improvements plan, and impact fee by certified mail to any person who has, within two years preceding the date that the final notice of this matter is to be published, give written notice by certified or registered mail to the municipal secretary or other designated official of the political subdivision requesting notice of hearings related to impact fees. The notice must contain the information in Subsections (b)(2)-(5).

(2) The political subdivision shall publish notice of its determination once a week for three consecutive weeks in one or more newspapers with general circulation in each county in which the political subdivision lies. However, a river authority that is authorized elsewhere by state law to charge fees that function as impact fees may publish the required newspaper notice only in each county in which the service area lies. The notice of public hearing may not be in the part of the paper in which legal notices and classified ads appear and may not be smaller than one-quarter page of a standard size or tabloid-size newspaper, and the headline on the notice must be in 18-point or larger type.

(b) The notice must contain the following:



(1) A headline to read as follows:

"NOTICE OF DETERMINATION NOT TO UPDATE

LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS

PLAN, OR IMPACT FEES";

(2) a statement that the governing body of the political subdivision has determined that no change to the land use assumptions, capital improvements plan, or impact fee is necessary;

(3) an easily understandable description and a map of the service area in which the updating has been determined to be unnecessary;

(4) a statement that if, within a specified date, which date shall be at least 60 days after publication of the first notice, a person makes a written request to the designated official of the political subdivision requesting that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body must comply with the request by following the requirements of Sections 395.052–395.057; and

(5) a statement identifying the name and mailing address of the official of the political subdivision to whom a request for an update should be sent.

(c) The advisory committee shall file its written comments on the need for updating the land use assumptions, capital improvements plans, and impact fee before the fifth business day before the earliest notice of the government's decision that no update is necessary is mailed or published.

(d) If, by the date specified in Subsection (b)(4), a person requests in writing that the land use assumptions, capital improvements plan, or impact fee be updated, the governing body shall cause an update of the land use assumptions and capital improvements plan to be prepared in accordance with Sections 395.052–395.057.

(e) An ordinance, order, or resolution determining the need for updating land use assumptions, a capital improvements plan, or an impact fee may not be adopted as an emergency measure.

Added by Acts 1989, 71st Leg., ch. 566, § 1(d), eff. Aug. 28, 1989.



§ 395.058. Advisory Committee

(a) On or before the date on which the order, ordinance, or resolution is adopted under Section 395.042, the political subdivision shall appoint a capital improvements advisory committee.

(b) The advisory committee is composed of not less than five members who shall be appointed by a majority vote of the governing body of the political subdivision. Not less than 40 percent of the membership of the advisory committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity. If the political subdivision has a planning and zoning commission, the commission may act as the advisory committee if the commission includes at least one representative of the real estate, development, or building industry who is not an employee or official of a political subdivision or governmental entity. If no such representative is a member of the planning and zoning commission, the commission may still act as the advisory committee if at least one such representative is appointed by the political subdivision as an ad hoc voting member of the planning and zoning commission when it acts as the advisory committee. If the impact fee is to be applied in the extraterritorial jurisdiction of the political subdivision, the membership must include a representative from that area.

(c) The advisory committee serves in an advisory capacity and is established to:

(1) advise and assist the political subdivision in adopting land use assumptions;

(2) review the capital improvements plan and file written comments;

(3) monitor and evaluate implementation of the capital improvements plan;

(4) file semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and

(5) advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

(d) The political subdivision shall make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan.

(e) The governing body of the political subdivision shall adopt procedural rules for the advisory committee to follow in carrying out its duties.



Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

SUBCHAPTER D. OTHER PROVISIONS

§ 395.071. Duties to be Performed Within Time Limits

If the governing body of the political subdivision does not perform a duty imposed under this chapter within the prescribed period, a person who has paid an impact fee or an owner of land on which an impact fee has been paid has the right to present a written request to the governing body of the political subdivision stating the nature of the unperformed duty and requesting that it be performed within 60 days after the date of the request. If the governing body of the political subdivision finds that the duty is required under this chapter and is late in being performed, it shall cause the duty to commence within 60 days after the date of the request and continue until completion.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.072. Records of Hearings

A record must be made of any public hearing provided for by this chapter. The record shall be maintained and be made available for public inspection by the political subdivision for at least 10 years after the date of the hearing.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.073. Cumulative Effect of State and Local Restrictions

Any state or local restrictions that apply to the imposition of an impact fee in a political subdivision where an impact fee is proposed are cumulative with the restrictions in this chapter.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.



§ 395.074. Prior Impact Fees Replaced by Fees Under This Chapter

An impact fee that is in place on June 20, 1987, must be replaced by an impact fee made under this chapter on or before June 20, 1990. However, any political subdivision having an impact fee that has not been replaced under this chapter on or before June 20, 1988, is liable to any party who, after June 20, 1988, pays an impact fee that exceeds the maximum permitted under Subchapter B by more than 10 percent for an amount equal to two times the difference between the maximum impact fee allowed and the actual impact fee imposed, plus reasonable attorney's fees and court costs.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.075. No Effect on Taxes or Other Charges

This chapter does not prohibit, affect, or regulate any tax, fee, charge, or assessment specifically authorized by state law.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.076. Moratorium on Development Prohibited

A moratorium may not be placed on new development for the purpose of awaiting the completion of all or any part of the process necessary to develop, adopt, or update land use assumptions, a capital improvements plan, or an impact fee.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 441, § 2, eff. Sept. 1, 2001.

§ 395.077. Appeals

(a) A person who has exhausted all administrative remedies within the political subdivision and who is aggrieved by a final decision is entitled to trial de novo under this chapter.

(b) A suit to contest an impact fee must be filed within 90 days after the date of adoption of the ordinance, order, or resolution establishing the impact fee.



(c) Except for roadway facilities, a person who has paid an impact fee or an owner of property on which an impact fee has been paid is entitled to specific performance of the services by the political subdivision for which the fee was paid.

(d) This section does not require construction of a specific facility to provide the services.

(e) Any suit must be filed in the county in which the major part of the land area of the political subdivision is located. A successful litigant shall be entitled to recover reasonable attorney's fees and court costs.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.078. Substantial Compliance With Notice Requirements

An impact fee may not be held invalid because the public notice requirements were not complied with if compliance was substantial and in good faith.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

§ 395.079. Impact Fee for Storm Water, Drainage, and Flood Control in Populous County

(a) Any county that has a population of 3.3 million or more or that borders a county with a population of 3.3 million or more, and any district or authority created under Article XVI, Section 59, of the Texas Constitution within any such county that is authorized to provide storm water, drainage, and flood control facilities, is authorized to impose impact fees to provide storm water, drainage, and flood control improvements necessary to accommodate new development.

(b) The imposition of impact fees authorized by Subsection (a) is exempt from the requirements of Sections 395.025, 395.052–395.057, and 395.074 unless the political subdivision proposes to increase the impact fee.

(c) Any political subdivision described by Subsection (a) is authorized to pledge or otherwise contractually obligate all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued or incurred by or on behalf of the political subdivision and to the payment of any other contractual obligations.



(d) An impact fee adopted by a political subdivision under Subsection (a) may not be reduced if:

(1) the political subdivision has pledged or otherwise contractually obligated all or part of the impact fees to the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision; and

(2) the political subdivision agrees in the pledge or contract not to reduce the impact fees during the term of the bonds, notes, or other contractual obligations.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989.

Amended by Acts 2001, 77th Leg., ch. 669, § 107, eff. Sept. 1, 2001.

§ 395.080. Chapter Not Applicable to Certain Water-Related Special Districts

(a) This chapter does not apply to impact fees, charges, fees, assessments, or contributions:

(1) paid by or charged to a district created under Article XVI, Section 59, of the Texas Constitution to another district created under that constitutional provision if both districts are required by law to obtain approval of their bonds by the Texas Natural Resource Conservation Commission; or

(2) charged by an entity if the impact fees, charges, fees, assessments, or contributions are approved by the Texas Natural Resource Conservation Commission.

(b) Any district created under Article XVI, Section 59, or Article III, Section 52, of the Texas Constitution may petition the Texas Natural Resource Conservation Commission for approval of any proposed impact fees, charges, fees, assessments, or contributions. The commission shall adopt rules for reviewing the petition and may charge the petitioner fees adequate to cover the cost of processing and considering the petition. The rules shall require notice substantially the same as that required by this chapter for the adoption of impact fees and shall afford opportunity for all affected parties to participate.

Added by Acts 1989, 71st Leg., ch. 1, § 82(a), eff. Aug. 28, 1989. Amended by Acts 1995, 74th Leg., ch. 76, § 11.257, eff. Sept. 1, 1995.



§ 395.081. Fees for Adjoining Landowners in Certain Municipalities

(a) This section applies only to a municipality with a population of 105,000 or less that constitutes more than three-fourths of the population of the county in which the majority of the area of the municipality is located.

(b) A municipality that has not adopted an impact fee under this chapter that is constructing a capital improvement, including sewer or waterline or drainage or roadway facilities, from the municipality to a development located within or outside the municipality's boundaries, in its discretion, may allow a landowner whose land adjoins the capital improvement or is within a specified distance from the capital improvement, as determined by the governing body of the municipality, to connect to the capital improvement if:

(1) the governing body of the municipality has adopted a finding under Subsection (c); and

(2) the landowner agrees to pay a proportional share of the cost of the capital improvement as determined by the governing body of the municipality and agreed to by the landowner.

(c) Before a municipality may allow a landowner to connect to a capital improvement under Subsection (b), the municipality shall adopt a finding that the municipality will benefit from allowing the landowner to connect to the capital improvement. The finding shall describe the benefit to be received by the municipality.

(d) A determination of the governing body of a municipality, or its officers or employees, under this section is a discretionary function of the municipality and the municipality and its officers or employees are not liable for a determination made under this section.

Added by Acts 1997, 75th Leg., ch. 1150, § 1, eff. June 19, 1997.

§ 395.082. Certification of Compliance Required

(a) A political subdivision that imposes an impact fee shall submit a written certification verifying compliance with this chapter to the attorney general each year not later than the last day of the political subdivision's fiscal year.



(b) The certification must be signed by the presiding officer of the governing body of a political subdivision and include a statement that reads substantially similar to the following: "This statement certifies compliance with Chapter 395, Local Government Code."

(c) A political subdivision that fails to submit a certification as required by this section is liable to the state for a civil penalty in an amount equal to 10 percent of the amount of the impact fees erroneously charged. The attorney general shall collect the civil penalty and deposit the amount collected to the credit of the housing trust fund.

Added by Acts 2001, 77th Leg., ch. 345, § 8, eff. Sept. 1, 2001.

<http://www.capitol.state.tx.us/statutes/lg/lg0039500toc.html>



5.0 ADMINISTRATIVE INSTRUMENTS



**RESOLUTION OF THE
CITY OF TAYLOR, TEXAS
CALLING FOR A PUBLIC HEARING
ON AMENDMENT OF ROADWAY IMPACT FEES**

The City Council of the City of Taylor, Texas hereby adopts by resolution a call for a public hearing to be held during the regular Council session on January 23, 2014 at 7:00 p.m. in the City Council Chambers at 400 Porter Street, Taylor, TX 76574. The purpose of this public hearing is to receive public comment concerning the amendment of land use assumptions and a capital improvements plan and the imposition of impact fees for roadways.

Public notice of such hearing will be made at least 30 days in advance of the hearing according to legal criteria set forth in Chapter 395.055 of the Texas Local Government Code.

PASSED AND APPROVED:

_____	§	_____
	§	
	§	
	§	
Date		Mayor

APPROVED: _____
City Attorney

ATTEST: _____
City Secretary



PUBLIC NOTICE REQUIREMENTS

The City shall publish notice of the hearing at least 31 days before the date set for the hearing, in one or more newspapers of general circulation in each county in which the City lies.

CERTIFIED MAIL NOTICE

At least 31 days before the hearing, the City shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the City Secretary or other designated official of the City requesting notice of such hearing within two years preceding the date of the adoption of the resolution or order setting the public hearing.



NOTICE OF PUBLIC HEARING ON AMENDMENT OF IMPACT FEES

A public hearing of the City of Taylor, Texas will be held on January 23, 2014 at 7:00 p.m. at the City Council Chambers, 400 Porter Street, Taylor, TX 76574 to consider the amendment of land use assumptions and a capital improvements plan and the imposition of roadway impact fees. The base impact fee is projected to be \$480 in Area 1, and \$318 in Area 2 for a typical detached single-family residential service connection. Higher fees would be charged for other land use types according to the amount of traffic they are expected to generate.

Copies of the capital improvements plan and potential impact fee schedule are available at the offices of the City Secretary, 400 Porter Street, Taylor, TX 76574. Any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions and capital improvements plan.



6.0 REFERENCES

City of Taylor. 2013. 2013-2023 LAND USE ASSUMPTION TABLE 9-6-2013.xlsx.

City of Taylor. 2013. ROADWAYFEEDATA2013.xlsx.

Sledge Engineering. 2013. Thoroughfare Impact Fee CIP 2013 SEv5.xls (revised for City's revised land use assumptions).

State of Texas. 2012. Texas Local Government Code, Chapter 395. Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments.

Memorandum
November 6, 2013

To: Bob van Til, Director, Planning and Development Department
From: John Elsdon, City Planner
Topic: Impact Fee and Building Fee Comparison

The following tables compare water and wastewater impact and building permit fees, as well as Roadway Impact Fees for other cities in Texas. There are not many cities with roadway impact fees in Texas. However, several that do have roadway impact fees are listed below to provide a comparison.

Taylor's original roadway impact fee zone has expanded to two zones. The reason for this is that no one zone may be more than six miles across. Annexations during the past five years have caused the city's single zone to be split into two zones, closely following the City's high and low pressure plane water distribution areas.

Table 1 shows that Taylor currently has one of the lowest impact fees when compared to local cities, and Table 2 indicates Taylor has one of the lowest roadway impact fees when compared to other cities around Texas, even if the proposed fees are adopted.

**Residential Building (Single Family) Permit
and Impact Fee Comparison:***

Table 1

	Round						
	Rock	Taylor	Georgetown	Pflugerville	Elgin	Bastrop	Hutto
Roadway Impact Fee	\$0	\$480	\$0	\$0	\$0	\$0	\$0
Water & Sewer Impact Fees	\$5,962	\$3,000	\$5,205	\$4,817	\$3,200	\$1,900	\$5,753
Bldg Permit Fee	\$652	\$1,233	\$1,100	\$1,106	\$1,710	\$760	\$1,446
Parkland Fees per Unit	\$125	\$174	\$250	\$750	\$0	\$250	\$500
Total Fees	\$6,739	\$4,887	\$6,555	\$6,183	\$4,910	\$3,027	\$7,699

Ave of Total Fee - \$5,714
Taylor - 2nd lowest total fee

All except Taylor and Pflugerville (both based on square footage) based on \$100,000 valuation *plus* \$3.00/\$1,000 valuation (some higher).

Building Permit Fees include: Building Permit, MEP, Water/Wastewater Tap Fees, and Water Meter Fee.

*Based on a 2,500 Sq. Ft. home; valued at \$180,000

Single Family Impact Fees for nearby communities:

Table 2

	Round Rock	Taylor	Georgetown	Pflugerville	Elgin	Bastrop	Hutto
Roadway Impact Fee	\$0	\$480	\$0	\$0	\$0	\$0	\$0
Water & Sewer Impact Fees	\$5,962	\$3,000	\$5,205	\$4,817	\$3,200	\$1,900	\$5,735
Totals	\$5,962	\$3,480	\$5,205	\$4,817	\$3,200	\$1,900	\$5,735

Single Family Impact Fee average for nearby communities (except Taylor): \$4,469

Table 3 shows adopted fees for each zone for these cities:

Table 3

Zone	New Braunfels	Wylie	Waxahachie	Colleyville	Frisco	Mansfield	Southlake	Taylor Proposed Fee*
1	\$1,432	\$742	\$ 1,597	\$ 1,843	\$ 3,869	\$ 1,100	\$ 1,720	\$1,004
2	\$ 167	\$1,259	\$ 2,661	\$ 2,165	\$ 3,033	\$ 1,500		\$318
3	\$1,500	\$1,500	\$ 813		\$ 3,960	\$ 1,100		
4	\$1,500	\$1,500	\$ 955		\$ 2,502	\$ 2,000		
5	\$1,500	\$1,500	\$ 1,182					
6			\$ 3,584					
7			\$1,829					
Average Fee	\$1,220	\$1,298	\$1,803	\$2,004	\$3,354	\$1,425	\$1,720	\$661
Population	59,590	43,001	30,223	23,328	121,387	59, 831	27,000	15,191

Table 3 Average for all cities (except Taylor)= \$1,832

***Consultant recommended fees**

Chart 1

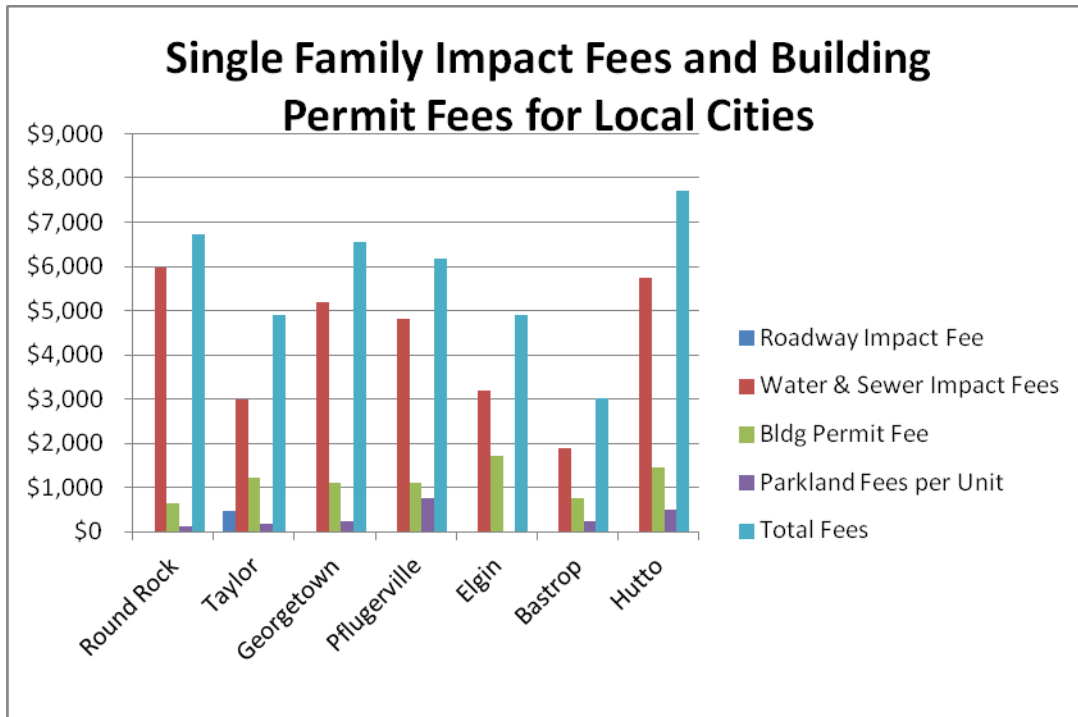
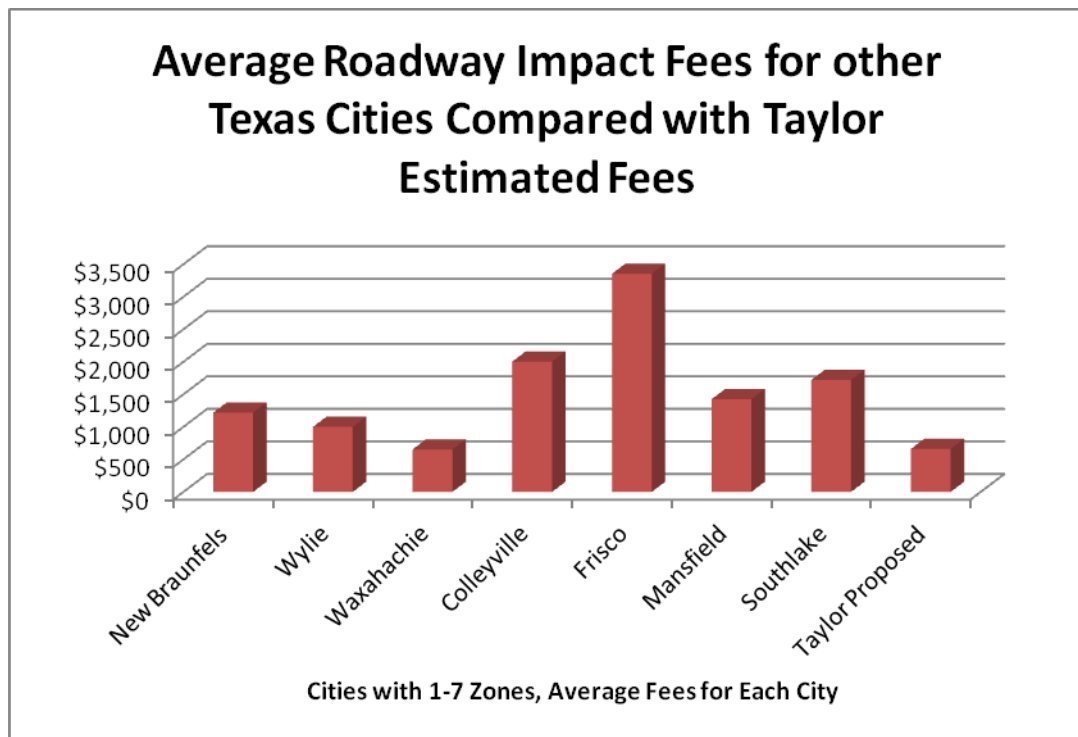


Chart 2



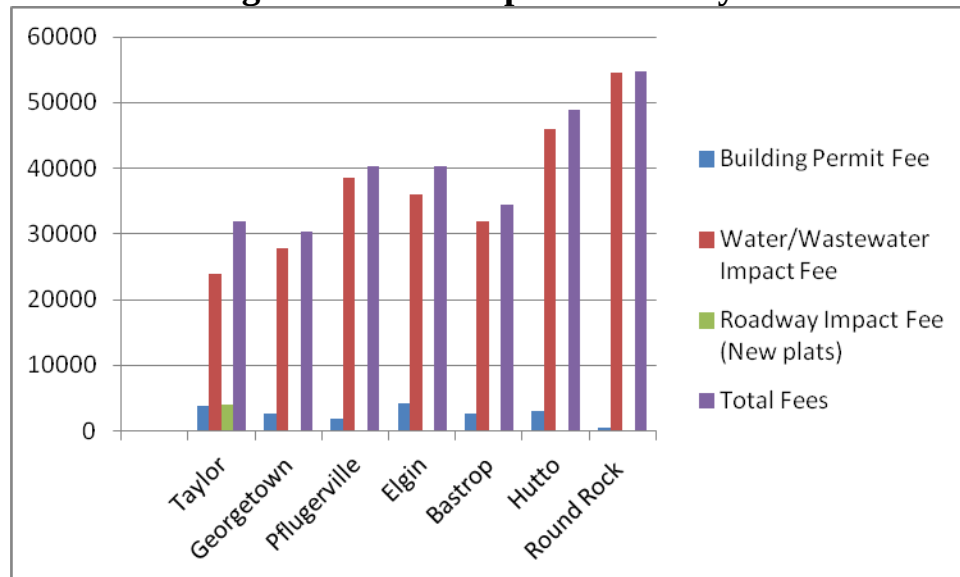
Commercial Development for Taylor and local cities based on 5,000 square feet or \$950,000* and 2" water meter:

Table 4

Based on 5,000 Sq Ft & 2" water meter	Building Permit Fee	Water/Wastewater Impact Fee (New plats)	Roadway Impact Fee (New plats)	Total Fees
Taylor	\$3,891	\$24,000	\$4,093	\$31,984
Georgetown	\$2,550	\$27,758	\$0	\$30,308
Pflugerville	\$1,774	\$38,536	\$0	\$40,310
Elgin	\$4,225	\$36,000	\$0	\$40,225
Bastrop	\$2,560	\$31,832	\$0	\$34,392
Hutto	\$2,958	\$46,024	\$0	\$48,982
Round Rock	\$460	\$54,632	\$0	\$54,822

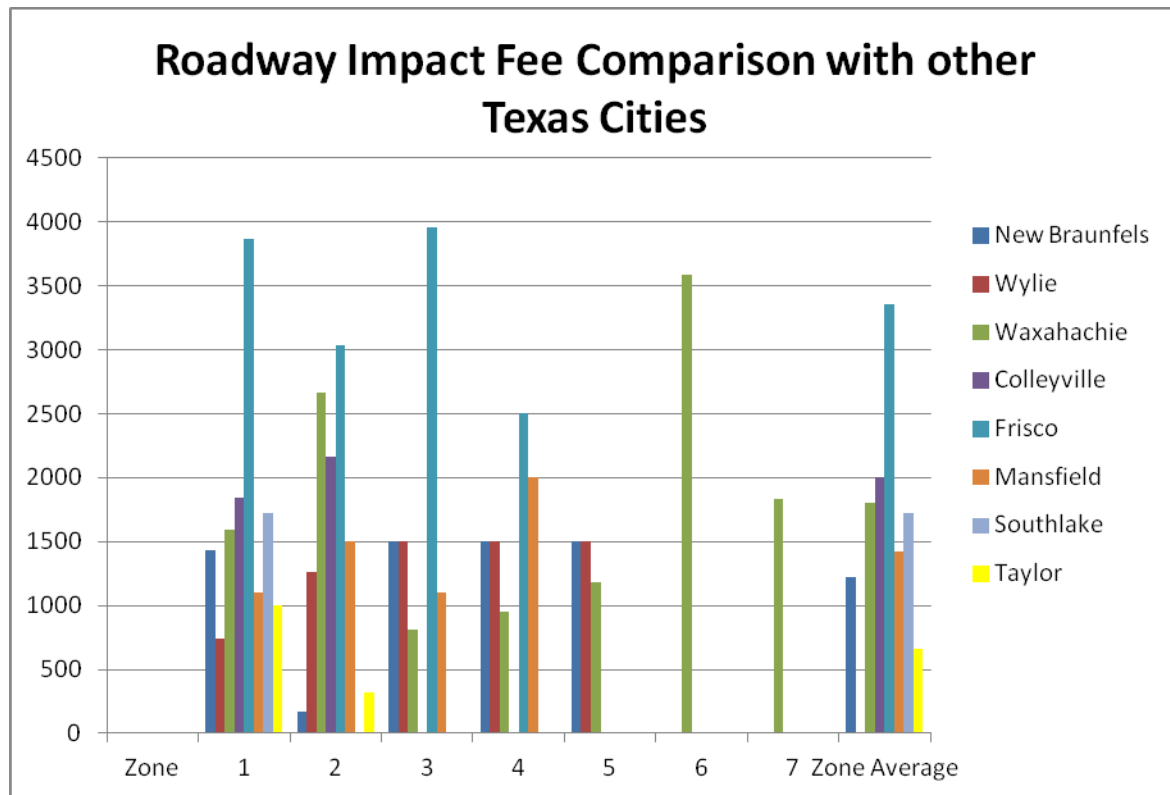
Chart 3

Commercial Building Permit and Impact Fees: Taylor and Local Cities⁺



⁺Based on 5,000 Sq Ft or \$950,000 valuation

Chart 4

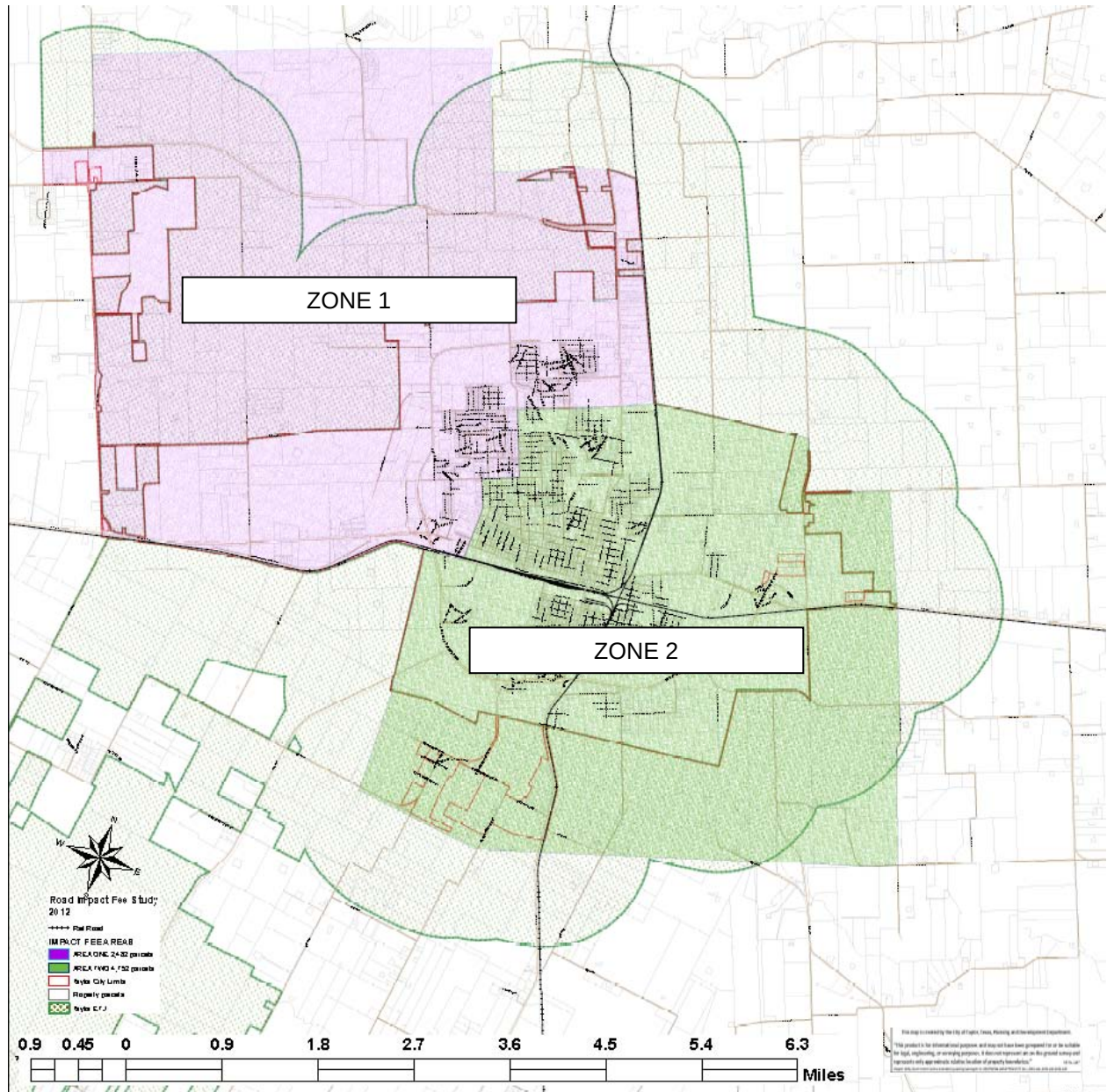


Recommended Fees for Taylor

Zone 1: Keep the current fee of \$480

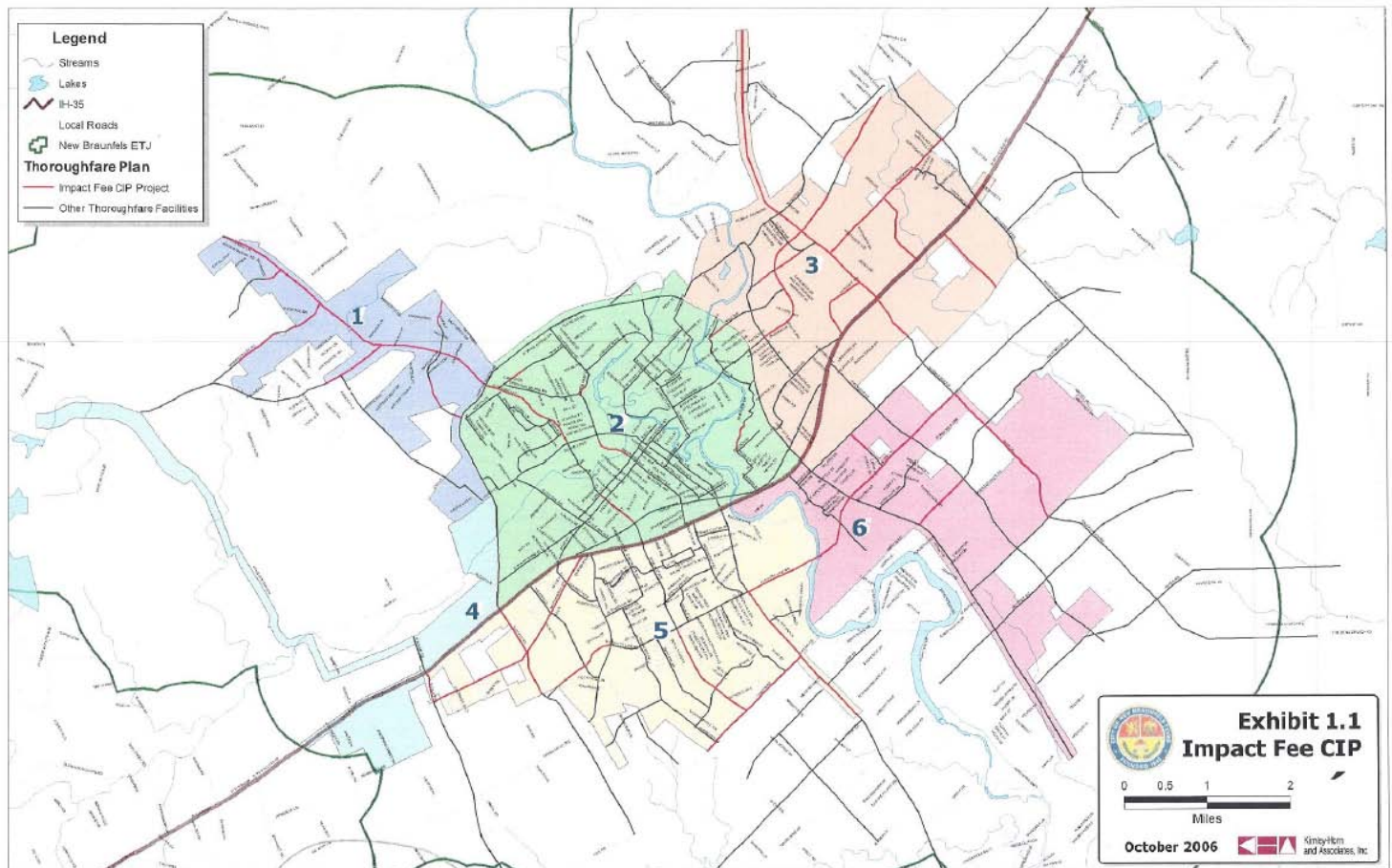
Zone 2: Adopt the \$318 fee

Taylor Roadway Impact Fee Zones 1 and 2:

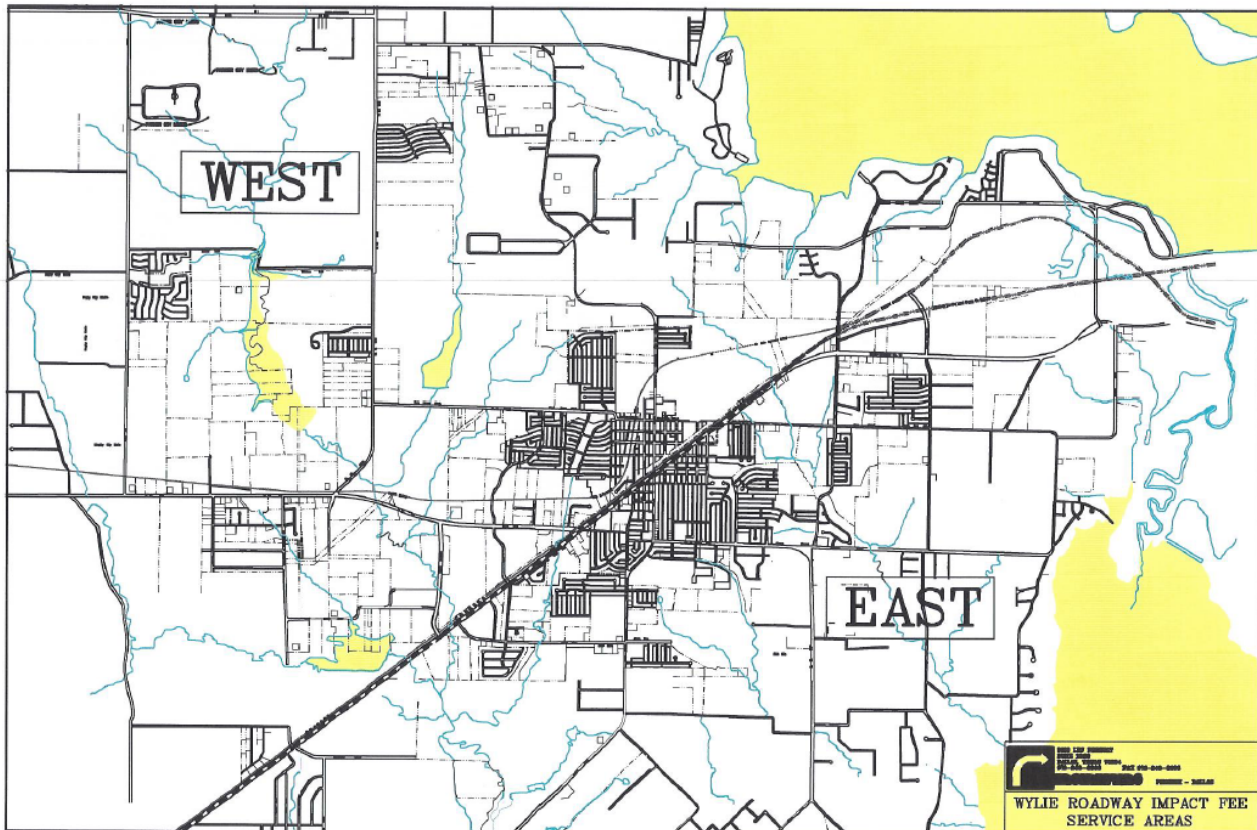


Following are maps showing the number of roadway impact fee zones for each of the comparison cities (Southlake has only 1 zone).

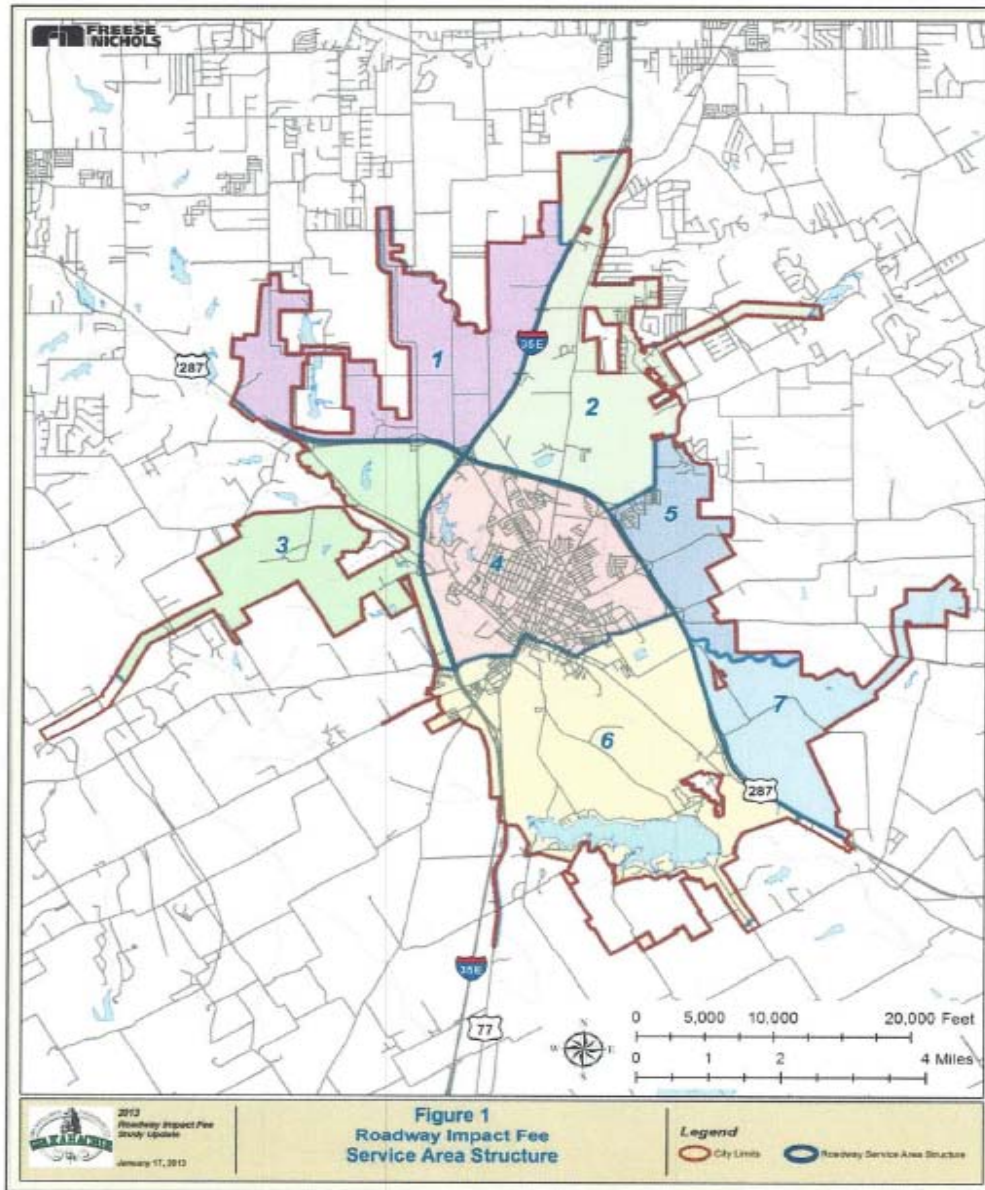
Roadway Impact Fee Zones New Braunfels



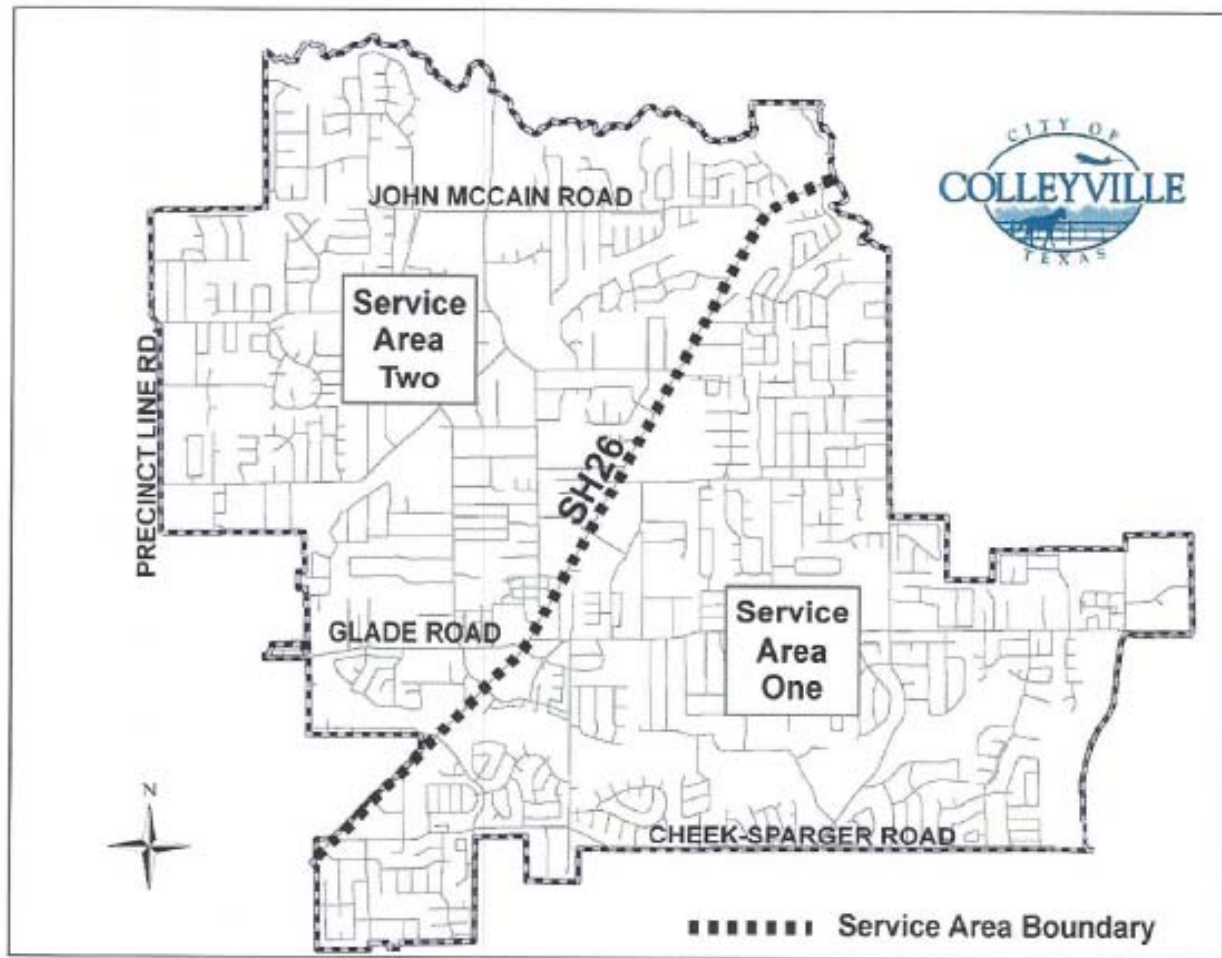
Roadway Impact Fee Zones Wylie



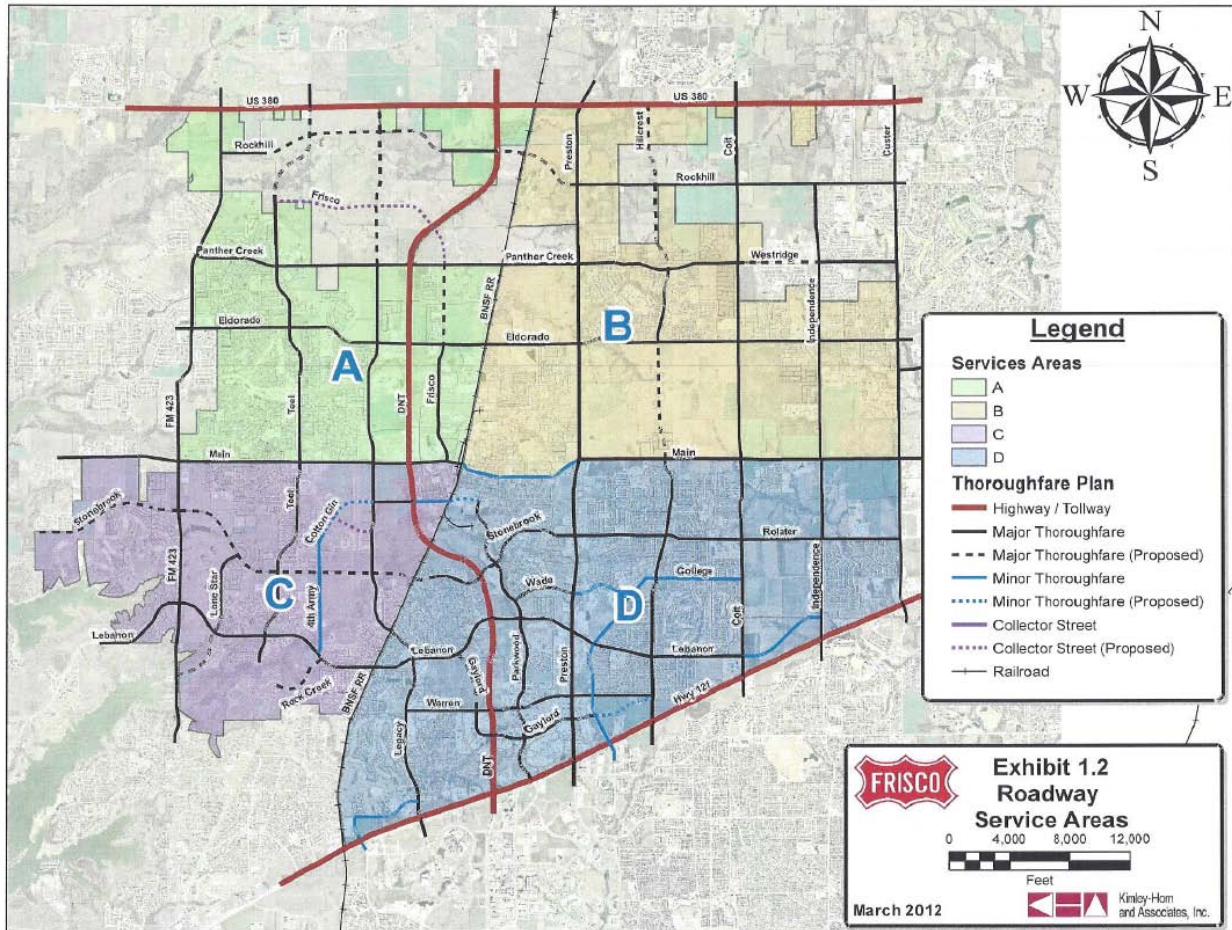
Roadway Impact Fee Zones Waxahachie



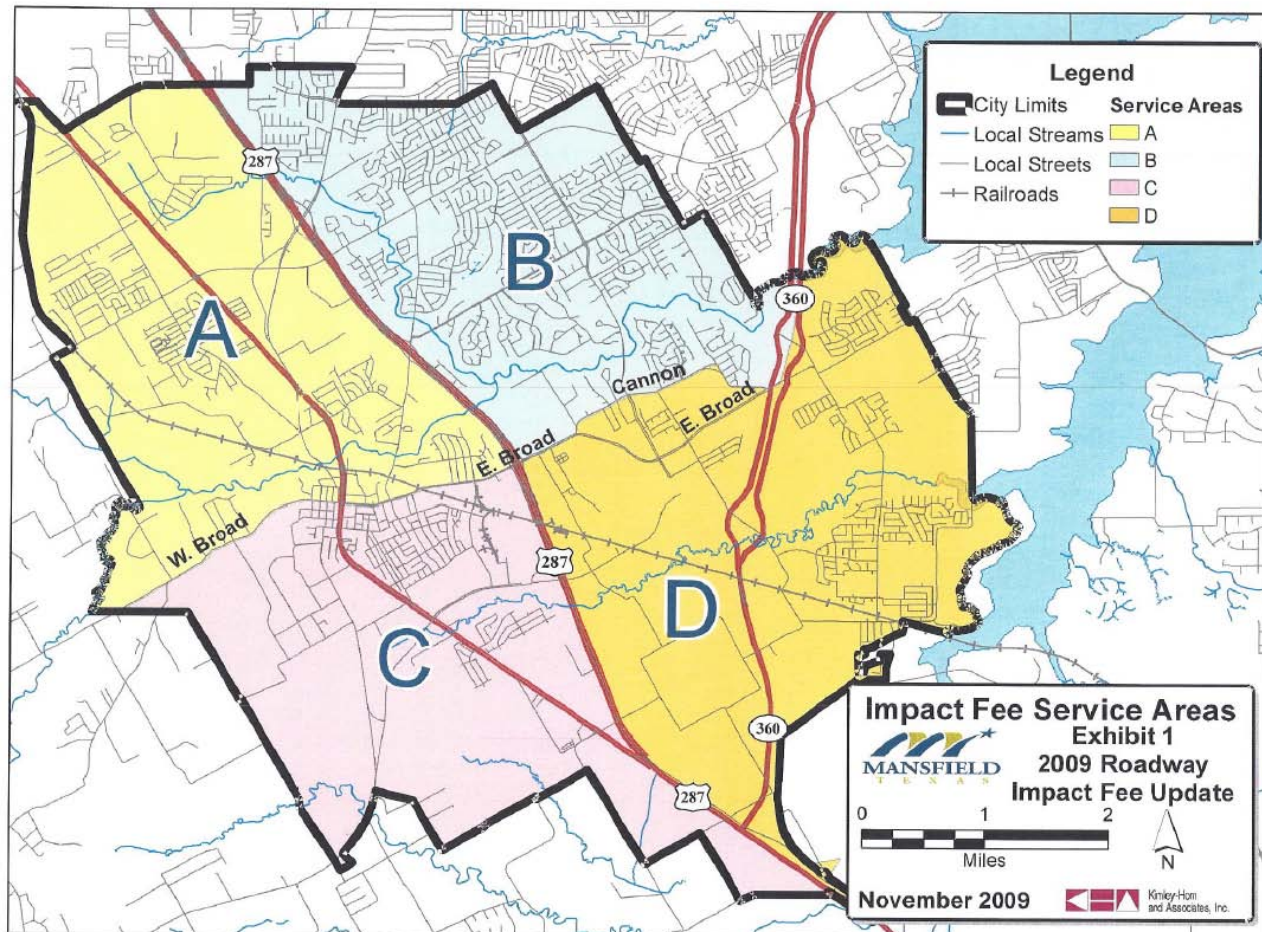
Roadway Impact Fee Zones Colleyville



Roadway Impact Fee Zones Frisco



Roadway Impact Fee Zones Mansfield



RIMROCK

In Association With
SLEDGE ENGINEERING LLC

Consulting Company

TAYLOR ROADWAY IMPACT FEES

Public Hearing
January 23, 2014

STUDY COMPONENTS FOR ROADWAY IMPACT FEE UPDATE

- **Land Use Assumptions (Service Area Definition, Population, and Land Uses)**
- **Capital Improvements Program (CIP) for 2013-2023**
- **Maximum Fee Calculation**

KEY ELEMENTS

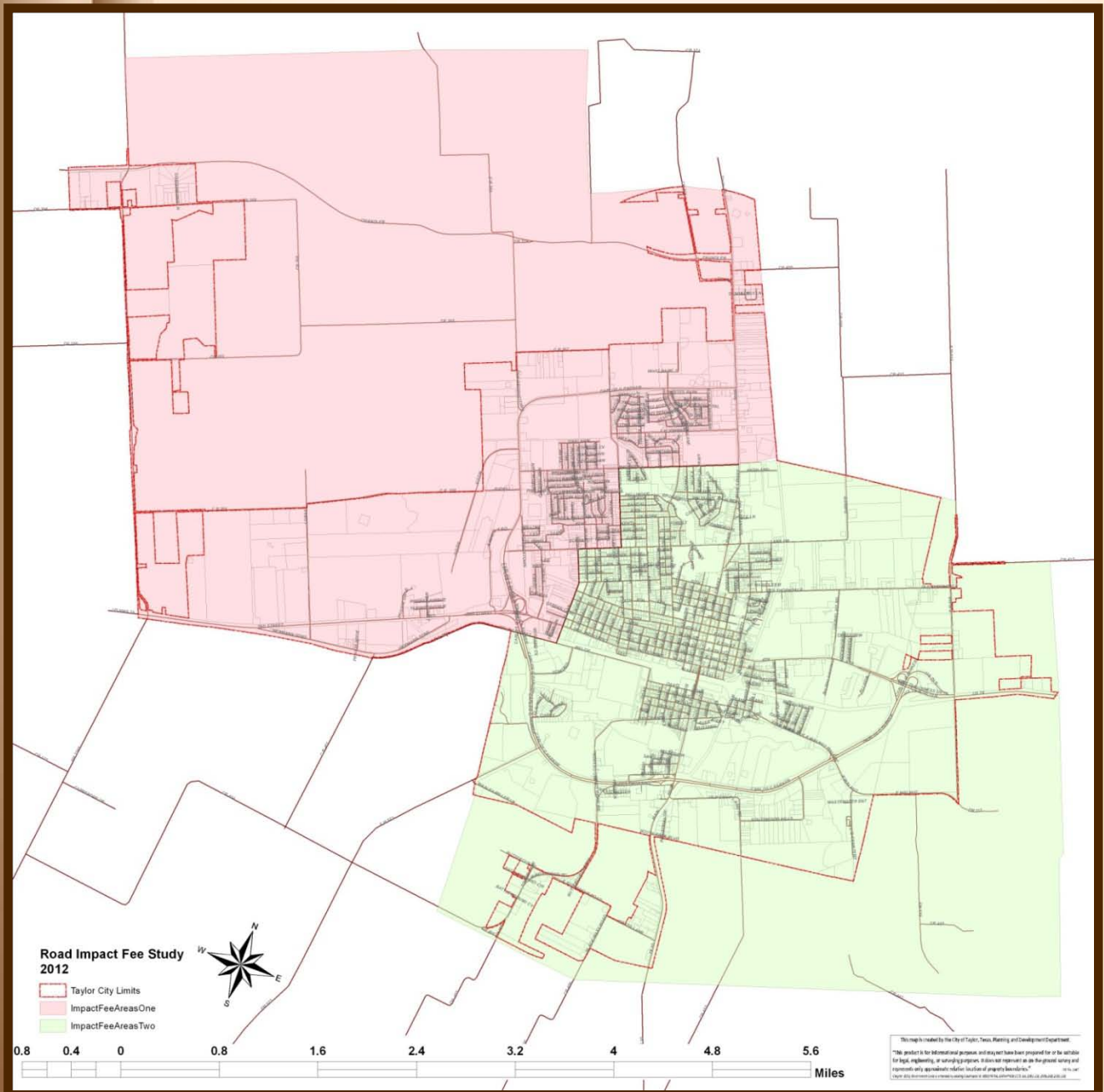
- **Two Impact Fee Service Areas Instead of One**
 - **Roadway Impact Fees Only Applied within City Limits**
 - **Properties Can Only be Charged for Roadway CIP within Six Miles**
 - **Taylor Annexations Created Larger Corporate Limits; Thus, Two Impact Fee Areas Required for Current Study**
- **Study Period is 2013-2023**

RIMROCK

Consulting Company

In Association With
SLEDGE ENGINEERING LLC

SERVICE AREAS



Consulting Company

MAXIMUM ROADWAY IMPACT FEES

Area 1:

$$\begin{aligned} \$2,008.57 \times .50 &= \\ \$1,004.29 \end{aligned}$$

Area 2:

$$\begin{aligned} \$636.04 \times .50 &= \\ \$318.02 \end{aligned}$$

Costs include Study Costs

Consulting Company

STAFF RECOMMENDED ROADWAY IMPACT FEES

**Area 1:
\$480**

**Area 2:
\$318**

SCHEDULE FOR UPDATE OF ROADWAY IMPACT FEE

Date	Task
November 12	Meet with Advisory Committee on roadway fees; Committee notifies Council to call public hearing on fee update
December 12	Council passes resolution setting hearing.
December 13	City publishes notice of hearing; makes land use, CIP and fee information available to public; mails out certified notices.
January 15	Deadline for Advisory Committee comments submission to City Council.
January 23	Fee hearing. First reading of ordinance.
February 13	Second reading of ordinance.

ORDINANCE NO. 2014-03
ROADWAY IMPACT FEES

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, IMPACT FEES FOR ROADWAYS; PROVIDING FOR COLLECTION OF IMPACT FEES; ESTABLISHING ACCOUNTS AND RECORDS OF IMPACT FEES COLLECTED; PROVIDING FOR USE OF PROCEEDS FROM IMPACT FEE ACCOUNTS; PROVIDING FOR AN ADVISORY COMMITTEE; PROVIDING FOR EXEMPTIONS FROM THIS ORDINANCE; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR A PENALTY CLAUSE FOR VIOLATIONS OF THIS ORDINANCE.

WHEREAS, the City of Taylor is responsible for and committed to the provision of public facilities and services (including roadways) at levels necessary to cure any existing public service deficiencies in already developed areas; and

WHEREAS, such facilities and service levels shall be provided by the City of Taylor utilizing funds allocated in the capital budget and capital improvements programming processes and relying upon the funding sources indicated therein; and

WHEREAS, new residential and nonresidential development causes and imposes increased demands upon Taylor public facilities and services, including roadways, that would not otherwise occur; and

WHEREAS, planning projections indicate that such development will continue and will place ever-increasing demands on the City to provide necessary public facilities; and

WHEREAS, the development potential and value of properties is strongly influenced and encouraged by City policy as expressed in the Comprehensive Plan and Thoroughfare Plan and as implemented via the City zoning ordinance and map; and

WHEREAS, to the extent that such new development places demands upon the public facility infrastructure, those demands should be satisfied by more equitably assigning responsibility for financing the provision of such facilities from the public at large to the developments actually creating the demands for them; and

WHEREAS, the amount of the impact fee to be imposed shall be determined by the cost of the additional public facilities needed to support such development, which public facilities shall be identified in a capital improvements program; and

WHEREAS, the City Council, after careful consideration of the matter, hereby finds and declares that impact fees imposed upon residential and nonresidential development to finance specified major public facilities, the demand for which is created by such development, is in the best interests of the general welfare of the City and its residents, is equitable, and does not impose an unfair burden on such development;

WHEREAS, in 1987 the Texas Legislature adopted Senate Bill 336, now Chapter 395 of the Texas Local Government Code, and subsequently amended said Chapter from time to time; and

WHEREAS, the City Council finds that in all things the City has complied with said statute in the notice, adoption, promulgation and methodology necessary to adopt Impact Fees;

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

ROADWAY IMPACT FEES

SECTION 1.0 GENERAL PROVISIONS

Section 1.1 Short Title. This Ordinance shall be known and cited as the Roadway Impact Fee Ordinance.

Section 1.2 Intent. This Ordinance is intended to impose roadway impact fees, as established in this Ordinance, in order to finance public facilities, the demand for which is generated by new development in the designated service area.

Section 1.3 Authority. The City is authorized to enact this Ordinance by Chapter 395 of the Texas Local Government Code, which authorizes home-rule cities, among others, to enact or impose impact fees on land within their corporate boundaries as charges or assessments imposed against new development in order to generate revenue for funding or

recouping the costs of capital improvements or facility expansions necessitated by and attributable to such new development; and by the Taylor City Charter. The provisions of this Ordinance shall not be construed to limit the power of the City to adopt such Ordinance pursuant to any other source of local authority, nor to utilize any other methods or powers otherwise available for accomplishing the purposes set forth herein, either in substitution of or in conjunction with this Ordinance. Guidelines may be developed by resolution or otherwise to implement and administer this Ordinance.

Section 1.4 Definitions. As applied in this Ordinance, the following words and terms shall be used:

(1) Impact Fee Advisory Committee - Advisory committee, appointed by the City Council, consisting of at least five members which are not employees of the City, not less than 40 percent of which shall be representatives of the real estate, development or building industries; or consisting of the Planning and Zoning Commission, including one regular or ad hoc member who is not an employee of the City and who is representative of the real estate, development, or building industry; which committee is appointed to regularly review and update the capital improvements program in accordance with the requirements of Chapter 395 of the Texas Local Government Code, and its successors.

(2) Assessment - The determination of the amount of the maximum impact fee per service unit which can be imposed on new development pursuant to this Ordinance.

(3) Building Permit - Written permission issued by the City for the construction, repair, alteration or addition to a structure.

(4) Capital Construction Cost of Service - Costs of constructing capital improvements or facility expansions, including and limited to the construction contract price, surveying and engineering fees, land acquisition costs (including land purchases, court awards and costs, attorney's fees, and expert witness fees), and the fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the City.

(5) Capital Improvements Program (CIP) - Plan which identifies roadway capital improvements or facility expansions pursuant to which impact fees may be assessed.

(6) City - City of Taylor.

(7) City Council (Council) - Governing body of the City of Taylor.

(8) City Manager (Manager) - Chief executive officer of the City, appointed by the Council.

(9) Comprehensive Plan - The comprehensive long-range plan, adopted by the City Council, which is intended to guide the growth and development of the City which includes analysis, recommendations and proposals for the City regarding such topics as population, economy, housing, transportation, community facilities and land use.

(10) Effective Impact Fee - Amount of impact fee collected per service unit, which may be equal to or less than the maximum impact fees as set forth in Exhibit "C" to this ordinance.

(11) Existing Development - All development within the service area as of the date of the adoption of this Ordinance.

(12) Facility Expansion - The expansion of the capacity of an existing facility which serves the same function as an otherwise necessary new capital improvement in order that the existing facility may serve new development. Facility expansion does not include the repair, maintenance, modernization, or expansion of an existing facility to better serve existing development.

(13) Final Subdivision Plat (Final Plat) - The map, drawing or chart on which is provided a subdivider's plan of a subdivision, and which has received final approval by the Planning and Zoning Commission or City Council and which is recorded with the office of the County Clerk.

(14) Growth-Related Costs - Capital construction costs of service related to providing additional service units to new development, either from excess capacity in existing facilities, from facility expansions or from new capital facilities. Growth-related costs do not include:

(a) Construction, acquisition, or expansion of public facilities or assets other than capital improvements or facility expansions identified in the capital improvements plan;

(b) Repair, operation, or maintenance of existing or new capital improvements or facility expansions;

(c) Upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;

(d) Upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;

(e) Administrative and operating costs of the City; or

(f) Principal payments and interest or other finance charges on bonds or other indebtedness, except for such payments for growth-related facilities contained in the capital improvements program.

(15) Impact Fee - Charge or assessment to be imposed by the City upon new development to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to new development. The term includes amortized charges, lump-sum charges, impact fees, contributions in aid of construction, and any other fee that functions as described by this definition. Impact fees do not include dedication of rights-of-way or easements, or construction or dedication of site-related roadway facilities, or streets, sidewalks, or curbs if the dedication or construction is required by other valid ordinances of the City Code and is necessitated by and attributable to the new development.

(16) Land Use Assumptions - Description of the service area and projections of changes in land uses, densities, intensities, and population therein over at least a 10-year period, adopted by the City, as may be amended from time to time, upon which the capital improvement plan is based.

(17) Living Unit Equivalent (LUE) - Basis for establishing equivalency among and within various land

uses, with traffic generated by one low-density residential unit equal to one LUE. .

(18) New Development - Subdivision of land; or the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.

(19) Offset - The amount of the reduction of an impact fee designed to fairly reflect the value of system-related facilities, pursuant to rules herein established or administrative guidelines, provided and funded by a developer pursuant to the City's subdivision regulations or requirements.

(20) Roadway Facility - Arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the City, together with all necessary appurtenances. The term includes the City's share of costs for roadways and associated improvements designated on the federal or Texas highway system, including local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks, drainage appurtenances, and rights-of-way.

(21) Roadway Facility Expansion - Expansion of the capacity of any existing roadway facility for the purpose of serving new development, not including the repair, maintenance, modernization or expansion of an existing roadway facility to serve existing development.

(22) Roadway Capital Improvements Plan (Roadway CIP) - Portion of the Roadway CIP, as may be amended from time to time, which identifies the roadway facilities or roadway expansions and their associated growth-related costs which are necessitated by and which are attributable to new development, for a period not to exceed ten (10) years, which are to be financed in whole or in part through the imposition of roadway impact fees pursuant to this Ordinance.

(23) Service Area - Area within the corporate boundaries, to be served by the roadway capital improvements or facilities expansions specified in the capital improvements program applicable to the service area. The service area represents the general geographic

basis for planning the roadway capital improvement program, used to formulate the fees. The service area is limited to an area within the corporate boundaries of the City and shall not exceed six miles.

(24) Service Unit - Standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements or facility expansions expressed in living units equivalent.

(25) Site-related Facility - Improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of serving the new development, and which is not included in the capital improvements plan, and for which the developer or property owner is solely responsible under subdivision and other applicable regulations.

(26) System-related Facility - A capital improvement or facility expansion which is designated in the Capital Improvements Plan and which is not a site-related facility. A system-related facility may include a capital improvement which is located offsite, within or on the perimeter of the development site.

Section 1.5 Applicability of Impact Fees. This Ordinance shall be uniformly applicable to new development which occurs within the roadway service area. No new development shall be exempt from the assessment of impact fees as defined in this Ordinance.

Section 1.6 Impact Fees as Conditions of Development Approval. No application for new development shall be approved within the City without assessment of impact fees pursuant to this Ordinance, and no building permit shall be issued unless the applicant has paid the impact fees imposed by and calculated herein under.

Section 1.7 Establishment of Roadway Service Areas. Service areas are established as shown on the Service Area Map which is attached as Exhibit A for this Ordinance. The service areas shall be established consistent with any facility service areas established in the CIP. Additions to the service areas may be designated by the City Council

consistent with the procedure set forth in Chapter 395 of the Texas Local Government Code and its successors.

Section 1.8 Land Use Assumptions. Land use assumptions used in the development of the impact fee are contained in Exhibit B of this Ordinance. These assumptions may be revised by the City Council according to the procedure set forth in Chapter 395 of the Texas Local Government Code and its successors.

Section 1.9 Service Units.

1.9.1 Service units are established in accordance with generally accepted engineering and planning standards.

1.9.2 Service units shall be calculated based upon projected vehicle-miles of traffic generation for the specific land use type, as set forth in Exhibit D of this ordinance.

1.9.6 The City Council may revise the service unit designation according to the procedure set forth in Chapter 395 of the Texas Local Government Code and its successors.

Section 1.10 Impact Fees Per Service Unit. The maximum impact fee per service unit for each service area shall be computed by dividing the growth-related capital construction cost of service in the service area identified in the capital improvements plan for that category of capital improvements, by the total number of projected service units anticipated within the service area which are necessitated by and attributable to new development, based on the land use assumptions for that service area, and adjusted by subtracting credits in the form of future rate or tax contributions to roadway CIP funding. Maximum impact fees per service unit for each service area shall be set forth in Exhibit C to this Ordinance.

Exhibit C may be amended by the City Council according to the procedure set forth in Chapter 395 of the Texas Local Government Code and its successors.

The effective Impact Fees per service unit may be amended from time to time by the City Council through ordinance amendment to any amount less than that set forth in Exhibit C to this ordinance.

Section 1.11 Assessment of Impact Fees. The approval of any subdivision of land or of any new development shall include as a condition the assessment of the impact fee applicable to such development. Assessment of the impact fee for any new development shall be made as follows:

(1) For new development which is submitted for approval pursuant to the City's subdivision regulations following the effective date of this Ordinance, assessment shall be at the time of final subdivision plat approval, and shall be the value of the effective impact fee per service unit then in effect, as provided in Exhibit C as set forth in Section 1.10. The City may provide the subdivider with a copy of Exhibit C prior to final subdivision plat approval, but such shall not constitute assessment within the meaning of this Ordinance.

(2) For new development which has received final plat approval prior to the effective date of this Ordinance and for which no replatting is necessary prior to the issuance of a building permit, assessment shall be upon the issuance of a building permit, and shall be the value of the effective impact fee per service unit set forth in Exhibit C.

(3) For new development which occurs or is proposed to occur without platting, assessment shall be upon the issuance of a building permit, and shall be the value of the effective impact fee per service unit set forth in Exhibit C.

(4) Following assessment of the impact fee, no additional impact fees or increases thereof shall be assessed against that development unless the number of service units increases, as set forth under Section 1.9. Following the lapse or expiration of approval for a plat, a new assessment must be performed at the time a new application for such development is filed.

Section 1.12 Calculation of Impact Fees. Following the request for new development as provided in Section 1.11 of this Ordinance, the City shall compute impact fees due for the new development in the following manner:

(1) The total service units for the new development shall be multiplied by the appropriate per-unit effective fee value determined as set forth in Section 1.10; and

(2) Fee offsets shall be subtracted as determined by the process proscribed in Section 1.14 of this Ordinance.

The value of each impact fee due for a new development shall not exceed a value computed by multiplying the effective fee assessed per service unit pursuant to Section 1.10 by the number of service units generated by the development.

Section 1.13 Collection of Impact Fees.

1.13.1 No building permit shall be issued until all impact fees have been paid to the City, or until a "notice of impact fee due" is recorded as provided in this Section, except as provided otherwise by contract.

1.13.2 Impact fees shall be paid at the time of the issuance of a building permit, except as provided in Section 1.13.3 through Section 1.13.6.

1.13.3 The City may, at its sole discretion, enter into contracts to establish a different date of fee collection than those provided in this Section.

Section 1.14 Suspension of Fee Collection. For any new development which has received final plat approval prior to the effective date of this Ordinance in accordance with Texas Local Government Code, Ordinance 212, or pursuant to the City's subdivision regulations, or for which an application for final plat approval has been made prior to the effective date of this Ordinance, the City may assess, but shall not collect any impact fee as herein defined, on any service unit for which a valid building permit is issued within one (1) year subsequent to the effective date of this Ordinance.

If the building permit, which is obtained within the period provided for above subsequently expires, and no new application is made and approved within such period, the new development shall be subject to the payment of a capital recovery fee, as provided in Section 1.13.

Section 1.15 Offsets Against Impact Fees. The City shall offset the value of any system-related facilities identified on the capital improvement plan, pursuant to rules established in this section, which have been dedicated to and have been received by the City, including

the value of rights-of-way or capital improvements constructed pursuant to an agreement with the City, against the value of the impact fee due for that category of capital improvement.

All offsets against impact fees shall be subject to the following limitations and shall be granted based on this Ordinance and additional standards promulgated by the City, which may be adopted as administrative guidelines. Any construction of, contributions to, or dedications of off-site roadway facilities agreed to or required by a the City as a condition of development approval shall be credited against roadway facilities impact fees otherwise due from the development.

(1) No offset shall be given for the dedication or construction of site-related facilities.

(2) The unit costs used to calculate the offsets shall not exceed those assumed for the capital improvements included in the capital improvements plan for the category of facility within the service area for which the impact fee is imposed.

(3) If an offset applicable to a plat has not been completed within ten (10) years from the date of the issuance of the first building permit after the effective date of this ordinance or within such period as may be otherwise designated by contract, such offset shall lapse.

(4) In no event will the City reimburse the property owner or developer for an offset when no impact fees for the new development can be collected pursuant to this Ordinance or for any value exceeding the total impact fees due for the development for that category of capital improvement, unless otherwise agreed to by the City.

An applicant for new development must apply for an offset against impact fees due for the development either at or before the time of plat recordation. The applicant shall file a petition for offsets with the City on a form provided for such purpose. The contents of the petition shall be established by administrative guidelines. The City must provide the applicant, in writing, with a decision on the offset request, including the reasons for the decision. The decision shall specify the maximum value of the offset which may be applied against an impact fee, which value and

the date of the determination shall be associated with the plat for the new development.

The available offset associated with the plat shall be applied against an impact fee in the following manner:

(1) Such offset shall be prorated equally among all service units, as calculated in Section 1.9, and remain applicable to such service units, to be applied at time of filing and acceptance of an application for a building permit, against impact fees due.

(2) If the total number of service units used by the City in the original offset calculation described in (1) is eventually exceeded by the number of total service units realized by the actual development, the City may, at its sole discretion, collect the full impact fee exclusive of any associated offset for the excess service units.

Section 1.16 Establishment of Accounts and Records.

The City shall establish separate interest-bearing accounts, in a bank authorized to receive deposits of City funds, for each major category of capital facility for which an impact fee is imposed pursuant to this Ordinance. Interest earned by each account shall be credited to that account and shall be used solely for the purposes specified for funds authorized in Section 1.16.

The City shall establish adequate financial and accounting controls to ensure that impact fees disbursed from the account are utilized solely for the purposes authorized in Section 1.16. Disbursement of funds shall be authorized by the City at such times as are reasonably necessary to carry out the purposes and intent of this Ordinance; provided, however, that any fee paid shall be expended within a reasonable period of time, but not to exceed ten (10) years from the date the fee is deposited into the account.

The City shall maintain and keep adequate financial records for each such account, which shall show the source and disbursement of all revenues, which shall account for all monies received, and which shall ensure that the disbursement of funds from each account shall be used solely and exclusively for the provision of uses specified in the capital improvements program as system-related facilities. The City shall also maintain such records as are necessary to ensure that refunds are appropriately made

under the provision in Section 1.18 of this Ordinance, and such other information as may be necessary for the proper implementation of this Ordinance.

Section 1.17 Use of Proceeds of Impact Fee Accounts.

The impact fees collected pursuant to this Ordinance may be used to finance or to recoup capital construction costs of service. Impact fees may also be used to retire bonds or to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the City to finance such capital construction costs of service. Impact fees collected pursuant to this Ordinance shall not be used to pay for any of the following expenses:

(1) Construction, acquisition or expansion of capital improvements or assets other than those identified in the associated capital improvements plans;

(2) Repair, operation, or maintenance of existing or new capital improvements or facilities expansions;

(3) Upgrading, expanding or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;

(4) Upgrading, expanding or replacing existing capital improvements to provide better service to existing development; provided however, that impact fees may be used to pay the costs of upgrading, expanding or replacing existing capital improvements in order to meet the need for new capital improvements generated by new development; or

(5) Administrative and operating costs of the City.

Section 1.18 Appeals. The property owner or applicant for new development may appeal the following decisions to the City Manager or his/her designee:

(1) The applicability of an impact fee to the development;

(2) The basis for fee calculation;

(3) The availability or the value of an offset;

(4) The application of an offset against an impact fee due;

(5) The amount of the refund due, if any.

The burden of proof shall be on the appellant to demonstrate that the value of the fee or the value of the offset was not calculated according to the applicable impact fee schedule or the guidelines established for determining offsets.

The appellant must file a notice of appeal with the City Manager of Taylor within thirty (30) days following the decision. If the notice of appeal is accompanied by a bond or other sufficient surety satisfactory to the City Manager in an amount equal to the original determination of the impact fee due, the development application or tap purchase or building permit application may be processed while the appeal is pending.

Section 1.19 Refunds.

1.19.1 Any impact fee or portion thereof collected pursuant to this Ordinance which has not been expended within ten (10) years from the date of payment, shall be refunded, upon application, to the record owner of the property at the time the refund is paid, or, if the impact fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Article 1.03, Title 79, Revised Statutes (Article 5069-1.03, Vernon's Texas Civil Statutes), or any successor statute.

1.19.2 An impact fee collected pursuant to this Ordinance shall be considered expended if the total expenditures for capital improvements or facilities expansions authorized in Section 1.16 within ten (10) years following the date of payment exceeds the total fees collected for such improvements or expansions during such period.

1.19.3 If a refund is due pursuant to subsections (1.19.1) and (1.19.2), the City shall pro-rate the same by dividing the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the

period to determine the refund due per service unit. The refund to the record owner or governmental entity shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

1.19.4 Upon the request of an owner of the property on which an impact fee has been paid, the City shall refund such fees if:

(1) Existing service is available and service is denied; or

(2) Service was not available when the fee was collected and the City has failed to commence construction of facilities to provide service within two years of fee payment; or

(3) Service was not available when the fee was collected and has not subsequently been made available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in any event later than five years from the date of fee payment.

1.19.5 Petition for refunds shall be submitted to the City on a form provided by the City for such purpose. Within one month of the date of receipt of a petition for refund, the City must provide the petitioner, in writing, with a decision on the refund request, including the reasons for the decision. If a refund is due to the petitioner, the City Manager shall cause a refund payment be made to the petitioner.

Section 1.20 Updates to Plan and Revision of Fees. The City shall review the land use assumptions and capital improvements plan for roadway facilities at least every five years, the first five year period commencing from the date of adoption of the capital improvements plan referenced herein. The City Council shall accordingly then make a determination of whether changes to the land use assumptions, capital improvements plan or impact fees are needed and shall, in accordance with the procedures set forth in Chapter 395 of the Texas Local Government Code, or any successor statute, either update the fees or make a determination that no update is necessary.

Section 1.21 Functions of Impact Fee Advisory Committee. The functions of the Impact Fee Advisory Committee are those set forth in Chapter 395 of the Texas Local Government Code, or any successor statute, and shall include the following:

(1) Advise and assist the City in adopting land use assumptions;

(2) Review the capital improvements plan regarding roadway capital improvements and file written comments thereon;

(3) Monitor and evaluate implementation of the capital improvements program;

(4) Advise the City of the need to update or revise the land use assumptions, capital improvements program and impact fees; and

(5) File semiannual reports evaluating the progress of the City in achieving the capital improvements plans and identifying any problems in implementing the plans or administering the impact fees, and any perceived inequities in administration of the fee.

The City shall make available to the Impact Fee Advisory Committee any professional reports prepared in the development or implementation of the capital improvements plan.

The Council shall adopt procedural rules for the committee to follow in carrying out its duties.

Section 1.22 Agreement for Capital Improvements. The City Council may approve the owner of a new development to construct or finance some of the public improvements identified in the CIP. In the case of such approval, the property owner must enter into an agreement with the City prior to fee collection. The agreement shall be on a form approved by the City, and shall establish the estimated cost of improvement, the schedule for initiation and completion of the improvement, a requirement that the improvement shall be completed to City standards, and any other terms and conditions the City deems necessary. The City Manager or his/her designee shall review the improvement plan, verify costs and time schedules,

determine if the improvement is contained in the CIP, and determine the amount of the applicable offset for such improvement to be applied to the otherwise applicable impact fee before submitting the proposed agreement to the Council for approval.

Section 1.23 Use of Other Financing Mechanisms. The City may finance roadway capital improvements or facilities expansions designated in the capital improvements plan through the use of operating cash transfers, through the issuance of bonds, through the formation of public improvement districts or other assessment districts, or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees.

Except as herein otherwise provided, the assessment and collection of an impact fee shall be additional and supplemental to, and not in substitution of, any other tax, fee, charge or assessment which is lawfully imposed on and due against the property.

Section 1.24 Impact Fees as Additional and Supplemental Regulation. Impact fees established by this Ordinance are additional and supplemental to, and not in substitution of, any other requirements imposed by the City on the development of land or the issuance of building permits or the issuance of certificates of occupancy. Such fees are intended to be consistent with and to further the policies of City's Comprehensive Plan, capital improvements plan, zoning ordinance, subdivision regulations and other City policies, ordinances and resolutions by which the City seeks to ensure the provision of adequate public facilities in conjunction with the development of land.

This Ordinance shall not affect, in any manner, the permissible use of property, density of development, design, and improvement standards and requirements, or any other aspect of the development of land or provision of public improvements subject to the zoning and subdivision regulations or other regulations of the City, which shall be operative and remain in full force and effect without limitation with respect to all such development.

Section 1.25 Relief Procedures. Any person who has paid an impact fee or an owner of land upon which an impact fee has been paid may petition the City Manager to

determine whether any duty required by this ordinance has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the act be performed within sixty (60) days of the request. If the Manager determines that the duty is required pursuant to the ordinance and is late in being performed, it shall cause the duty to commence within sixty (60) days of the date of the request and to continue until completion.

Section 1.26 Certification of Compliance Required. The City Manager or his/her designee shall submit a written certification verifying compliance with this chapter to the attorney general each year not later than the last day of the City's fiscal year.

The certification must be signed by the presiding officer of the City Council and include a statement that reads substantially similar to the following: "This statement certifies compliance with Chapter 395, Local Government Code."

SECTION 2.0 ROADWAY FACILITIES IMPACT FEES

Section 2.1 Roadway Service Areas. There is hereby established roadway service areas as depicted on Exhibit A, attached hereto and incorporated herein by reference. The boundaries of the roadway service areas may be amended from time to time, and new roadway service areas may be delineated, pursuant to the procedures in Section 1.7.

Section 2.2 Roadway Improvements Plan. The Roadway Improvements Plan for the City is hereby adopted as Exhibit D attached hereto and incorporated by reference herein. The Roadway Improvements Plan may be amended from time to time, pursuant to the procedures set forth in Chapter 395 of the Texas Local Government Code and its successors.

Section 2.3 Roadway Impact Fees. The maximum impact fee values per service unit for roadway facilities are hereby adopted and incorporated in Exhibit C attached hereto and made a part hereof by reference. The impact fee values per service unit for roadway facilities may be amended from time to time, pursuant to the procedures in Section 1.10.

SECTION 3.0. This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

SECTION 4.0. If any sentence, section, subsection, clause, phrase, part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part declared to be invalid.

SECTION 5.0. The provisions of this Ordinance shall be liberally construed to effectively carry out its purposes, which are hereby found and declared to be in furtherance of the public health, safety, and welfare. Any member of the Council or any City official or employee charged with the enforcement of this ordinance, acting for the City in the discharge of his or her duties, shall not thereby render himself or herself personally liable; and is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of said duties.

SECTION 6.0. Any person violating the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Taylor, Texas, or any other Court of proper jurisdiction, shall be subject to a fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense, except however, where a different penalty has been established by state law for such offense the penalty shall be that fixed by state law, and for any offense which is a violation of any provision of law that governs fire safety, zoning, or public health and sanitation, including dumping of refuse, the penalty shall be a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day said violation is continued shall constitute a separate offense. Any violation of this ordinance can be enjoined by a suit filed in the name of the City in court of competent jurisdiction, and this remedy shall be in addition to the penal provision in this ordinance.

SECTION 7.0. In accordance with Article VIII, Section 1, of the City Charter, Ordinance No. 2014-03 was introduced before the Taylor City Council on the 23rd day of January, 2014.

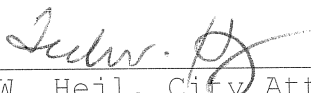
PASSED, APPROVED and ADOPTED this the ____ day of _____, 2014.

Jesse Ancira, Jr., Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:



Ted W. Hejl, City Attorney

CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Susan Brock, being the City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2014-03, passed and approved by the City Council of the City of Taylor, Texas, on the ____ day of _____, 2014, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this the ____ day of _____, 2014.

Susan Brock
City Clerk

EXHIBIT A
SERVICE AREA MAP



EXHIBIT B
LAND USE ASSUMPTIONS

TABLE 1A
POPULATION AND LAND USE PROJECTIONS FOR THE CITY OF TAYLOR
Roadway Service Area 1

LAND USE	2013			2023			FULL BUILDOUT		
	ACRES	%	ACRES / 100 POP	ACRES	%	ACRES / 100 POP	ACRES	%	ACRES / 100 POP
WITHIN CORPORATE LIMITS									
Single-Family Residential	681.12	15.44%	11.68	1,000.89	22.68%	13.73	2,383.67	54.02%	13.73
Manufactured Homes	4.25	0.10%	0.07	4.25	0.10%	0.06	10.12	0.23%	0.06
Multi-Family Residential	27.27	0.62%	0.47	27.27	0.62%	0.37	64.95	1.47%	0.37
Parks and Open Space	91.29	2.07%	1.57	121.29	2.75%	1.66	288.86	6.55%	1.66
Public and Semi-Public	199.86	4.53%	3.43	199.86	4.53%	2.74	475.98	10.79%	2.74
Commercial	161.57	3.66%	2.77	161.57	3.66%	2.22	384.79	8.72%	2.22
Industrial	72.02	1.63%	1.23	72.02	1.63%	0.99	171.52	3.89%	0.99
Institutional	190.53	4.32%	3.27	265.53	6.02%	3.64	632.37	14.33%	3.64
Agriculture	2,969.58	67.30%	50.91	2,559.58	58.01%	35.11	0.00	0.00%	0.00
Vacant Lots	14.77	0.33%	0.25	0.00	0.00%	0.00	0.00	0.00%	0.00
Total Service Area	4,412.26	100.00%	75.64	4,412.26	100.00%	60.52	4,412.26	100.00%	25.41
CITY POPULATION									
	5,833			7,291			17,364		
Population per Developed Acres	4.04			3.94			3.94		
Population per Total Acres	1.32			1.65			3.94		

Sources: Area 1 Population (2013, 2023): City of Taylor Staff, 2013. 2013-2023 LAND USE ASSUMPTION TABLE 9-6-2013.xlsx.
Area 1 Population (Ultimate): Based on maximum carrying capacity of service area, with 2023 distribution of land uses per 100 population.

TABLE 1B
POPULATION AND LAND USE PROJECTIONS FOR THE CITY OF TAYLOR
Roadway Service Area 2

LAND USE	2013			2023			FULL BUILDOUT		
	ACRES	%	ACRES / 100 POP	ACRES	%	ACRES / 100 POP	ACRES	%	ACRES / 100 POP
WITHIN CORPORATE LIMITS									
Single-Family Residential	1,021.20	17.48%	10.15	1,500.20	25.67%	11.93	3,109.91	53.22%	11.93
Manufactured Homes	15.06	0.26%	0.15	15.06	0.26%	0.12	31.22	0.53%	0.12
Multi-Family Residential	48.77	0.83%	0.48	48.77	0.83%	0.39	101.10	1.73%	0.39
Parks and Open Space	236.77	4.05%	2.35	264.77	4.53%	2.11	548.87	9.39%	2.11
Public and Semi-Public	165.21	2.83%	1.64	235.21	4.03%	1.87	487.59	8.34%	1.87
Commercial	163.54	2.80%	1.63	163.54	2.80%	1.30	339.02	5.80%	1.30
Industrial	258.27	4.42%	2.57	258.27	4.42%	2.05	535.39	9.16%	2.05
Institutional	254.74	4.36%	2.53	329.74	5.64%	2.62	683.55	11.70%	2.62
Agriculture	3,588.42	61.41%	35.67	2,936.42	50.25%	23.35	0.00	0.00%	0.00
Vacant Buildings	6.43	0.11%	0.06	6.43	0.11%	0.05	6.43	0.11%	0.03
Vacant Lots	84.67	1.45%	0.84	84.67	1.45%	0.67	0.00	0.00%	0.00
Total Service Area	5,843.08	100.00%	58.08	5,843.08	100.00%	46.46	5,843.08	100.00%	22.41
CITY POPULATION									
	10,061			12,576			25,281		
Population per Developed Acres	4.46			4.33			4.33		
Population per Total Acres	1.72			2.15			4.33		

Sources: Area 1 Population (2013, 2023): City of Taylor Staff, 2013. 2013-2023 LAND USE ASSUMPTION TABLE 9-6-2013.xlsx.

Area 2 Population (Ultimate): Based on maximum carrying capacity of service area, with 2023 distribution of land uses per 100 population. (No change predicted in vacant buildings).

EXHIBIT C
MAXIMUM AND EFFECTIVE IMPACT FEES

The maximum allowable fee for roadways in Area 1 is \$1,004.29, and in Area 2 the maximum allowable fee is \$318.02.

The effective fee for roadways in Area 1 is \$480.00, and in Area 2 the effective fee is \$318.00.

EXHIBIT D
ROADWAY IMPROVEMENTS PLAN

TABLE 2
ROADWAY IMPACT FEE STUDY
ASSUMPTIONS USED IN FEE CALCULATION

FACTOR	VALUE/RATIONALE
ROADWAY FEE ASSUMPTIONS:	
PM Peak Trips, based on ITE Trip Generation, 8th Edition:	
Single Family Residential	1.01 trips / dwelling unit
Multi-Family Residential	0.62 trips / dwelling unit
Commercial / Retail	3.74 trips / 1,000 sq. ft.
Industrial	0.98 trips / 1,000 sq. ft.
Prison	2.91 trips / 1,000 sq. ft.
Schools	0.2 trips / student
Trip Length	
Single Family Residential	4.8 miles / trip
Multi-Family Residential	4.8 miles / trip
Commercial / Retail	3.2 miles / trip
Industrial	5 miles / trip
Prison	4 miles / trip
Schools	2.1 miles / trip
Pass-By Traffic	
Commercial / Retail	30%
Vehicle-Miles:	
Single Family Residential	4.85 vehicle-miles per peak trip
Multi-Family Residential	2.98 vehicle-miles per peak trip
Commercial / Retail	8.38 vehicle-miles per peak trip
Industrial	4.90 vehicle-miles per peak trip
Prison	11.64 vehicle-miles per peak trip
Schools	0.42 vehicle-miles per peak trip

TABLE 3
ROADWAY LUE EQUIVALENCIES FOR VARIOUS LAND USES

LAND USE	UNIT	PM PEAK TRIPS / UNIT	TRIP LENGTH (Miles)	VEHICLE- MILES / UNIT	LUE EQUIVALENCY
Single Family Residential	Dwelling Unit	1.01	4.8	4.85	1.00
Multi-Family Residential	Dwelling Unit	0.62	4.8	2.98	0.61
Retail / Commercial	1000 Sq. Ft.	3.74	3.2	8.38	1.73
Industrial	1000 Sq. Ft.	0.98	5.0	4.90	1.01
Prison	1000 Sq. Ft.	2.91	4.0	11.64	2.40
Schools	Student	0.20	2.1	0.42	0.09

Source: Sledge Engineering, 2006.

TABLE 4A
ESTIMATED SERVICE DEMAND AND LUE'S FOR VARIOUS LAND USES
Roadway Service Area 1

LAND USE	DEMAND		
	2013	2023	ULTIMATE
SINGLE FAMILY RESIDENTIAL			
Dwelling Units	1,913	2,391	5,695
Vehicle-Miles / Dwelling Unit	4.85	4.85	4.85
Vehicle-Miles of Demand	9,274	11,592	27,608
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	1,912	2,390	5,692
MULTI-FAMILY RESIDENTIAL			
Dwelling Units	267	334	795
Vehicle-Miles / Dwelling Unit	2.98	2.98	2.98
Vehicle-Miles of Demand	795	993	2,365
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	164	205	488
RETAIL / COMMERCIAL			
1000 sq. ft.	1,652	2,065	4,919
Vehicle-Miles / 1000 sq. ft.	8.38	8.38	8.38
Vehicle-Miles of Demand	13,843	17,303	41,208
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's before Pass-through Adjustment	2,854	3,568	8,497
Less pass-through traffic (30%)	856	1,070	2,549
Subtotal LUE's	1,998	2,497	5,948
INDUSTRIAL			
1000 sq. ft.	574	718	1,710
Vehicle-Miles / 1000 sq. ft.	4.90	4.90	4.90
Vehicle-Miles of Demand	2,814	3,518	8,377
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	580	725	1,727
PRISON			
1000 sq. ft.	0	0	0
Vehicle-Miles / 1000 sq. ft.	11.64	11.64	11.64
Vehicle-Miles of Demand	0 ^r	0 ^r	0
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	0	0	0
SCHOOL			
Students	1,172 ^r	1,465	3,489
Vehicle-Miles / student	0.42	0.42	0.42
Vehicle-Miles of Demand	492 ^r	615 ^r	1,465
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	101	127	302
TOTALS			
Vehicle-Miles of Demand	27,218	34,021	81,024
LUE's	4,756	5,944	14,157

Source: City of Taylor, 2013, ROADWAYFEEDATA2013.xlsx, with adjustments by Sledge Engineering, 7/11/13.

TABLE 4B
ESTIMATED SERVICE DEMAND AND LUE'S FOR VARIOUS LAND USES
Roadway Service Area 2

LAND USE	DEMAND		
	2013	2023	ULTIMATE
SINGLE FAMILY RESIDENTIAL			
Dwelling Units	3,213 ³	4,016	8,074
Vehicle-Miles / Dwelling Unit	4.85	4.85	4.85
Vehicle-Miles of Demand	15,577	19,470	39,141
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	3,212	4,015	8,070
MULTI-FAMILY RESIDENTIAL			
Dwelling Units	747 ³	934	1,877
Vehicle-Miles / Dwelling Unit	2.98	2.98	2.98
Vehicle-Miles of Demand	2,223	2,779	5,586
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	458	573	1,152
RETAIL / COMMERCIAL			
1000 sq. ft.	2,668	3,335	6,704
Vehicle-Miles / 1000 sq. ft.	8.38	8.38	8.38
Vehicle-Miles of Demand	22,350	27,937	56,161
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	4,608	5,760	11,580
Less pass-through traffic (30%)	1,382	1,728	3,474
Subtotal LUE's	3,226	4,032	8,106
INDUSTRIAL			
1000 sq. ft.	1,768	2,209	4,442
Vehicle-Miles / 1000 sq. ft.	4.90	4.90	4.90
Vehicle-Miles of Demand	8,661	10,826	21,764
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	1,786	2,232	4,487
PRISON			
1000 sq. ft.	118	118	118
Vehicle-Miles / 1000 sq. ft.	11.64	11.64	11.64
Vehicle-Miles of Demand	1,374 ^r	1,374 ^r	1,374
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	283	283	283
SCHOOL			
Students	2,028 ³	2,535	5,096
Vehicle-Miles / student	0.42	0.42	0.42
Vehicle-Miles of Demand	852 ^r	1,065 ^r	2,140
Vehicle-Miles per LUE	4.85	4.85	4.85
Subtotal LUE's	176	220	441
TOTALS			
Vehicle-Miles of Demand	51,036	63,451	126,165
LUE's	9,140	11,355	22,540

Source: City of Taylor, 2013, ROADWAYFEEDATA2013.xlsx, with adjustments by Sledge Engineering, 7/11/13.

TABLE 5A
CIP INVENTORY AND COSTING
Roadway Service Area 1

[illegible]

TABLE 5A
CIP INVENTORY AND COSTING
Roadway Service Area 1

FACILITY TYPE / NAME	CONSTRUCTION COST	FACILITY CAPACITY				2013-2023	
		TOTAL	FOR CURRENT USERS	2013-2023	POST - 2023	CAPITAL COST TOTAL	COST PER LUE
COLLECTORS							
Future Facilities							
Justin Ln (US 79 to existing Justin Ln)	\$590,629	100.00%	33.59%	8.40%	58.01%	\$49,593	
Justin Ln (bridge)	\$1,340,000	100.00%	33.59%	8.40%	58.01%	\$112,516	
Northpark Blvd (CGP-N to City limits (TRPSC Rd))	\$1,214,071	100.00%	33.59%	8.40%	58.01%	\$101,942	
CR 394 / CR 368 east-west (north-south portion CR 368 to west city limits, widening and sidewalk improvements, intersection improvements)	\$1,230,149	100.00%	33.59%	8.40%	58.01%	\$103,292	
Meadow Ln - Lake Dr intersection improvements (Lake Dr turn lanes)	\$180,000	100.00%	33.59%	8.40%	58.01%	\$15,114	
Meadow Ln - Mallard Ln intersection improvements	\$160,000	100.00%	33.59%	8.40%	58.01%	\$13,435	
Meadow Ln Sidewalks (alke Dr to Boyer Ln)	\$48,816	100.00%	33.59%	8.40%	58.01%	\$4,099	
North Dr (CGP-N to CR 367)	\$616,223	100.00%	33.59%	8.40%	58.01%	\$51,742	
Mallard Ln Sidewalk (CGP-W to Main St)	\$175,001	100.00%	33.59%	8.40%	58.01%	\$14,694	
TH Johnson Dr Sidewalk (North to Main St)	\$99,474	100.00%	33.59%	8.40%	58.01%	\$8,353	
Lake Dr Sidewalk (CGP-W to North Dr)	\$175,001	100.00%	33.59%	8.40%	58.01%	\$14,694	
Justin Ln (US 79 to City limit)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
Sloan St (2nd St to Lake Dr)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
Meadow Ln (Lake Dr. to Oaklawn)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
North Dr (Lake Dr to CGP)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
North Dr (CGP to CR 367)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
Mallard Ln (CGP to Main St)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
TH Johnson (North to Main St)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
Northpark Blvd (TH Johnson to CGP)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
West Lake Dr (CGP to North Dr)	\$0	100.00%	33.59%	8.40%	58.01%	\$0	
TOTAL COLLECTORS	\$5,829,364	100.00%	33.59%	8.40%	58.01%	\$489,473	\$411.76
ROADWAYS CONSTRUCTION COST TOTAL							
	\$28,257,456					\$2,372,689	\$1,996.00

Source: Sledge Engineering, 2013, Thoroughfare Impact Fee CIP 2013 SEv3.xls.

TABLE 5B
CIP INVENTORY AND COSTING
Roadway Service Area 2

FACILITY TYPE / NAME	CONSTRUCTION COST	FACILITY CAPACITY				2013-2023	
		TOTAL	FOR CURRENT USERS	2013-2023	POST-2023	CAPITAL COST TOTAL	COST PER LUE
MAJOR ARTERIALS							
Future Facilities		%					
Carlos G Parker Blvd S (Welch St to east City limits)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
FM 973 (Carlos G Parker S to City limits)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Main St (Mallard Ln south to City limits)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
TOTAL MAJOR ARTERIALS							
	\$0	100.00%	40.55%	9.82%	49.62%	\$0	\$0.00
MINOR ARTERIALS							
Future Facilities							
Windy Ridge (CGP to south, widening to 4 lane)	\$2,399,530	100.00%	40.55%	9.82%	49.62%	\$235,710	
Wesley Miller Lane (East of FM 973 to Windy Ridge)	\$1,890,013	100.00%	40.55%	9.82%	49.62%	\$185,660	
TCAT Road (west of Windy Ridge) (CGP to south City li	\$1,260,009	100.00%	40.55%	9.82%	49.62%	\$123,773	
Main St Sidewalk - Area 2 (Mallard south to City limits)	\$495,604	100.00%	40.55%	9.82%	49.62%	\$48,684	
Main St - Dahlberg Blvd Intersection Improvements							
(Dahlberg Blvd signal / turn lanes)	\$160,000	100.00%	40.55%	9.82%	49.62%	\$15,717	
E 4th St Sidewalk (Washburn St to Mariposa Lane)	\$127,106	100.00%	40.55%	9.82%	49.62%	\$12,486	
Gravel Pit Rd (4th St to north City limits)	\$4,200,030	100.00%	40.55%	9.82%	49.62%	\$412,577	
Windy Ridge (CGP to south, 2 lane)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Wesley Miller Lane (FM 973 to east)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
West 2nd St (Sloan St to Main St)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Main St (Mallard south to City limits)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
East 4th Street (Main St E to CGP)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Gravel Pit Rd (CR 409) (East 4th St N to City limit)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
Windy Ridge (CR405) (CGP S to City limits)	\$0	100.00%	40.55%	9.82%	49.62%	\$0	
TOTAL MINOR ARTERIALS							
	\$10,532,292	100.00%	40.55%	9.82%	49.62%	\$1,034,607	\$467.28

TABLE 5B
CIP INVENTORY AND COSTING
Roadway Service Area 2

FACILITY TYPE / NAME	CONSTRUCTION COST	FACILITY CAPACITY			2013-2023	
		TOTAL	FOR CURRENT USERS	2013-2023	POST-2023	CAPITAL COST TOTAL COST PER LUE
COLLECTORS						
Future Facilities						
S Doak St SW (Welch to Rio Grande)	\$41,171	100.00%	40.55%	9.82%	49.62%	\$4,044
Rio Grande St (CGP-S to S Doak)	\$1,312,509	100.00%	40.55%	9.82%	49.62%	\$128,930
Rio Grande St (Bridge)	\$1,900,000	100.00%	40.55%	9.82%	49.62%	\$186,641
4th St Sidewalk (Sloan St to Main St)	\$112,369	100.00%	40.55%	9.82%	49.62%	\$11,038
7th St Sidewalk (Sloan St to Main St)	\$110,527	100.00%	40.55%	9.82%	49.62%	\$10,857
Lake Dr Sidewalk (North Dr to Main St)	\$175,001	100.00%	40.55%	9.82%	49.62%	\$17,191
South Edmond St (CGP to Welch)	\$0	100.00%	40.55%	9.82%	49.62%	\$0
Welch St (South Edmond to Doak St)	\$0	100.00%	40.55%	9.82%	49.62%	\$0
Doak St (Welch St to Rio Grande St)	\$0	100.00%	40.55%	9.82%	49.62%	\$0
Rio Grande St (S Doak St to Main St)	\$0	100.00%	40.55%	9.82%	49.62%	\$0
Howard (2nd St to Lake Dr)	\$0	100.00%	40.55%	9.82%	49.62%	\$0
Davis (2nd St to Mallard)	\$0	100.00%	40.55%	9.82%	49.62%	\$0
4th St (Sloan St to Main St)	\$0	100.00%	40.55%	9.82%	49.62%	\$0
7th St (Sloan St to Main St)	\$0	100.00%	40.55%	9.82%	49.62%	\$0
West Lake Dr (North Dr to Main St)	\$0	100.00%	40.55%	9.82%	49.62%	\$0
East Lake Dr (Main St to Gravel Pit Rd)	\$0	100.00%	40.55%	9.82%	49.62%	\$0
Old Thorndale Rd (Porter St to FM619)	\$0	100.00%	40.55%	9.82%	49.62%	\$0
East Walnut St (Main St to City limit)	\$0	100.00%	40.55%	9.82%	49.62%	\$0
Southwood Hills Dr (Main St to Old Coupland Rd)	\$0	100.00%	40.55%	9.82%	49.62%	\$0
Old Coupland Road (Southwood Hills to City limit)	\$0	100.00%	40.55%	9.82%	49.62%	\$0
TOTAL COLLECTORS	\$3,651,577	100.00%	40.55%	9.82%	49.62%	\$358,701 \$162.01
ROADWAYS CONSTRUCTION COST TOTAL	\$14,183,869					\$1,393,308 \$629.29

Source: Sledge Engineering, 2013, Thoroughfare Impact Fee CIP 2013 SEV3.xls.



***City Council Meeting
February 13, 2014
Agenda Item Transmittal***

Agenda Item #: 3
Agenda Title: Proclamation: Tex Avery Day, February 22, 2014
Council Action to be taken: Mayor to present Proclamation
Initiating Department: City Administration
Staff Contact: Jeff Straub, Interim City Manager

1. INTRODUCTION/PURPOSE

Tex Avery (1908-1980) was a Taylor native born son who became a pioneer in animation during his lifetime. The Proclamation coincides with the placement of a historical marker on Heritage Square.

2. DESCRIPTION/ JUSTIFICATION

This event is presented by The Taylor Conservation and Heritage Society, the Main Street Program, and Project Loop.

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

The February 22 event begins at 2:00 pm and features the dedication of the historical marker at Heritage Square, a portrait unveiling, and cartoons at the Howard Theatre on Main Street.

5. RECOMMENDATION

Mayor will present proclamation to members of the Taylor Conservation and Heritage Society and the Main Street Board.

6. REFERENCE FILES

3a. [Proclamation](#)

PROCLAMATION

WHEREAS, Tex Avery, born Frederick Bean Avery, on February 26, 1908, in Taylor, Texas became world renowned for his animation skills at an early age; and

WHEREAS, Tex created cartoon characters with their own personality that included Daffy Duck, Chilly Willy, and Porky Pig who appealed to both children and adults; and

WHEREAS, he popularized the phrase “What’s up, doc?” with Bugs Bunny in the 1940s and went on to create the Loony Tunes cartoon series of characters famous for their on screen interactions with the audience; and

WHEREAS, he spent time at both Warner Brothers and Metro Goldwyn Mayer studios with his unique style gaining popularity along the way.

NOW, THEREFORE, on behalf of the City of Taylor and the City Council, in recognition of his many accomplishments as an enormously talented native son, I hereby proclaim February 22, 2014 in the City of Taylor as

TEX AVERY DAY

Proclaimed this day, February 13, 2014.

Jesse Ancira, Jr., Mayor



City Council Meeting February 13, 2014 Agenda Item Transmittal

Agenda Item #: 4

Agenda Title: Proclamation: Recognizing February as Black History Month

Council Action to be taken: Mayor will Present Proclamation

Initiating Department: Community Development
City Management

Staff Contact: Susan Brock, City Clerk

1. INTRODUCTION/PURPOSE

The purpose of this item is to read and present a proclamation celebrating February as Black History Month.

2. DESCRIPTION/ JUSTIFICATION

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

6. REFERENCE FILES

4a. [Proclamation for Black History](#) Month

Proclamation

Black History Month

WHEREAS, since 1976, February has been designated as Black History Month to recognize the valuable contributions of African Americans throughout American history; and

WHEREAS, the local history of the City of Taylor is celebrated by the many different cultures and family traditions of all of its residents; and

WHEREAS, contributions made by African Americans have enriched the heritage of our City; and

WHEREAS, during Black History Month we recognize the common American ideals of freedom, equality and justice for everyone.

NOW, THEREFORE, on this 13th day of February, and on behalf of the City Council of the City of Taylor, I do hereby proclaim the month of February, 2014 as

Black History Month

Proclaimed this 13th day of February, 2014.

Jesse Ancira, Jr., Mayor



City Council Meeting February 13, 2014 Agenda Item Transmittal

Agenda Item #: 5

Agenda Title: Recognize the City of Taylor as a 2014 Accredited National Main Street City.

Council Action to be taken: Mayor to recognize Main Street Program

Initiating Department: Main Street Program

Staff Contact: Deby Lannen, Main Street Manager

1. INTRODUCTION/PURPOSE

The Historical Commission and the National Trust for Historic Preservation have recognized the City of Taylor as one of 63 National Main Street cities from Texas. This is the eighth consecutive year for Taylor to receive the award.

2. DESCRIPTION/ JUSTIFICATION

The 2014 award recognizes those Main Street programs that have stood the test of time and honors the progress each program has made. The Taylor Main Street Program was established in 1998 and continues to serve as a critical component in the promotion and redevelopment of the downtown district.

The overall purpose of the National Main Street City recognition is to provide national visibility to local Main Street programs that understand and fully utilize the Four Point Main Street Approach: organization, design, promotion, and economic restructuring, all within the context of historic preservation. This honor is very prestigious and well deserved.

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

Mayor will present Award to Deby Lannen, Main Street Manager.

6. REFERENCE FILES

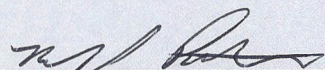
5a. [Letter, Press release and award](#)



TEXAS
MAIN
STREET

THE CITY OF
TAYLOR

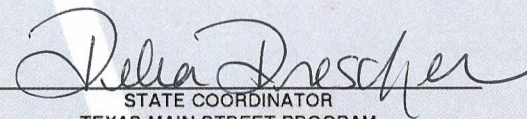
IS RECOGNIZED AS A
2014 NATIONALLY ACCREDITED MAIN STREET PROGRAM



DIVISION DIRECTOR
COMMUNITY HERITAGE DEVELOPMENT DIVISION



TEXAS HISTORICAL COMMISSION
real places telling real stories



STATE COORDINATOR
TEXAS MAIN STREET PROGRAM

TEXAS HISTORICAL COMMISSION

real places telling real stories

City of Taylor
Honorable Jesse Ancira, Jr., Mayor
400 Porter Street
Taylor, TX 76574

Dear Mayor Ancira,

In the late 1990s, the National Main Street Center created a program of measurement to help gauge the success of local Main Street efforts. This program of National Accreditation was designed to be integrated: by measuring progress over several criteria, local programs could chart their own progress and at the same time the state and national programs could use the tool to discover patterns of both progress and need and thereby better develop services to assist in the work of preservation-based local downtown revitalization. In Texas, this annual progress is measured through an annual report turned in to the state office each fall. Selection criteria focus on planning, partnerships, staffing, volunteer effort, preservation ethic, training and program assessment through reporting.

I'm happy to announce that your local Main Street program has been recognized with 2014 National Accreditation. We made the announcement in late January during Texas Main Street Professional Development and Training in Seguin. We will send our recommendation to the National Main Street Center, which will announce all national accreditations at the National Main Streets Conference in Detroit in May.

Congratulations on this remarkable achievement. We look forward to many more years of being a partner to your local Main Street program.

Sincerely,



Debra Drescher
State Coordinator
Texas Main Street Program

Cc: Jeff Straub, Interim City Manager



PRESS! RELEASE

CONTACTS: Debra Drescher, 512/463-5758

DATE: January 29, 2014, 7 p.m.

2014 NATIONALLY ACCREDITED TEXAS MAIN STREET PROGRAMS RECOGNIZED

SEGUIN, Texas — **Taylor, Texas** has been commended for successful annual progress as a designated Main Street community. The Texas Historical Commission's (THC) Texas Main Street Program (TMSP) made the announcement at the winter gathering of Texas Main Street managers in Seguin, an original 1981 Texas Main Street city.

Sixty-three designated Main Street programs in Texas were recognized. The TMSP will recommend its Texas selections for 2014 National Accreditation to the National Main Street Center, a subsidiary of the National Trust for Historic Preservation. The national announcement for all designated Main Street programs across the country will be made at the National Main Street conference in Detroit, MI May 18-20.

“National Accreditation and the recognition that goes along with it is a statement that the local Main Street program is working hard and consistently moving forward to achieve downtown revitalization goals that are grounded in historic preservation,” said Debra Drescher, TMSP state coordinator. “Over more than 30 years, the national Main Street model – which has been in place in Texas since the inception of the nationwide effort – has been an effective way for communities of all sizes to restore and maintain vitality and economic health in their historic downtowns. We are so proud of the staff and volunteers of Texas’ Main Street programs who work hard every day on these objectives and so thankful to the elected officials, city management and other stakeholders who support them in their work. Accreditation recognizes that hard work and progress.”

Accredited programs show above average performance in ten categories on an annual report. Selection criteria focus on planning, partnerships, staffing, volunteer effort, preservation ethic, training and program assessment through reporting. The state office also works with programs throughout the year by providing various services based upon local needs.

(MORE)

NATIONAL ACCREDITATION, 2-2

For additional information about the national Main Street effort, visit the National Trust Main Street web site at <http://www.preservationnation.org/main-street/>. For more information on the Texas Historical Commission's Main Street program visit www.thc.state.tx.us.

The THC's Texas Main Street Program is a revitalization program for historic downtown and neighborhood commercial districts. It is based on a Four-Point Approach™ -- organization, design, promotion and economic restructuring -- all within the context of historic preservation. Implemented nationwide and in Texas in 1981, the Texas program has assisted approximately 165 communities throughout the state. For more information, contact Debra Farst Drescher at 512/463-5758, or debra.farst@thc.state.tx.us.

Main Street Cities Recognized with 2014 National Accreditation

(announced at the annual Texas Main Street Annual Winter meeting in Seguin, January 29, 2014. Cities will be officially announced and accepted at the National Main Street Conference, May 2014, Detroit, MI)

- | | |
|----------------------|----------------------|
| 1. Amarillo ** | 34. Livingston ** |
| 2. Bastrop ** | 35. Llano ** |
| 3. Bay City | 36. Longview ** |
| 4. Beaumont* | 37. Lufkin ** |
| 5. Brenham | 38. Luling |
| 6. Canton ** | 39. McKinney ** |
| 7. Canyon ** | 40. Mineola ** |
| 8. Carthage* | 41. Mount Pleasant |
| 9. Celina ** | 42. Mount Vernon |
| 10. Clarksville | 43. Nacogdoches ** |
| 11. Clifton | 44. New Braunfels ** |
| 12. Colorado City ** | 45. Palestine |
| 13. Corsicana ** | 46. Paris |
| 14. Cotulla ** | 47. Pecos |
| 15. Denton ** | 48. Rio Grande City |
| 16. Electra ** | 49. Rockwall ** |
| 17. Elgin* | 50. Royse City |
| 18. Farmersville* | 51. San Angelo** |
| 19. Ferris | 52. San Augustine |
| 20. Gainesville | 53. San Marcos* |
| 21. Georgetown | 54. Seguin* |
| 22. Gladewater | 55. Sonora ** |
| 23. Gonzales ** | 56. Taylor |
| 24. Grand Saline | 57. Texarkana |
| 25. Grapevine | 58. Tyler** |
| 26. Greenville ** | 59. Uvalde |
| 27. Harlingen | 60. Vernon |
| 28. Henderson | 61. Victoria |
| 29. Hillsboro | 62. Waxahachie** |
| 30. Kilgore ** | 63. Winnsboro |
| 31. La Grange ** | |
| 32. Laredo | |
| 33. Levelland ** | |

Superlatives:

* designates programs receiving accreditation recognition every year they have been eligible

* * designates programs receiving accreditation recognition 80% - 90% of the time they have been eligible

Minimum category and overall scores are required; first-year programs oftentimes are not able to meet all requirements

(MORE)

TEXAS HISTORICAL COMMISSION

real places telling real stories

PRESS! RELEASE



Taylor Main Street Manager Deby Lannen presented Accreditation Certificate by (l) Brad Patterson, Division Director, Community Heritage Development Division of Texas Historical Commission and (r) Debra Farst Drescher, Texas Main Street Program State Coordinator

###



City Council Meeting

February 13, 2014, 6:00 p.m.

Planning and Development
Department

Public Hearing

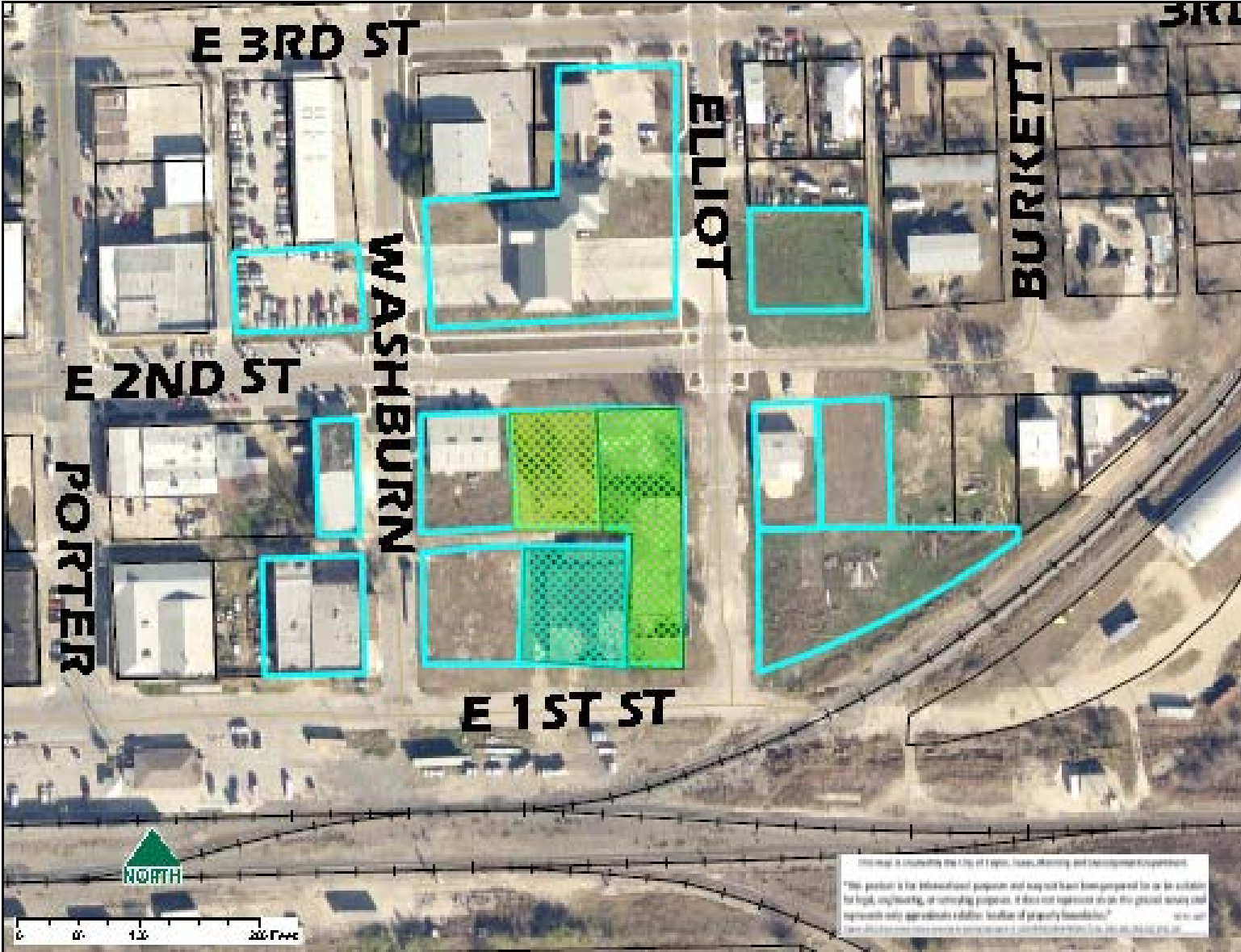
S. R. Scott Family Limited Partnership, Owner

- Request to Rezone 1.026 acres from B-1 Local Business to M-1 Light Industrial
- W. side of Elliott St from 1st to 2nd St.
- Future Land Use Map shows Downtown
- Site is currently vacant
- Future Land Use Map will require modification if this rezone is approved

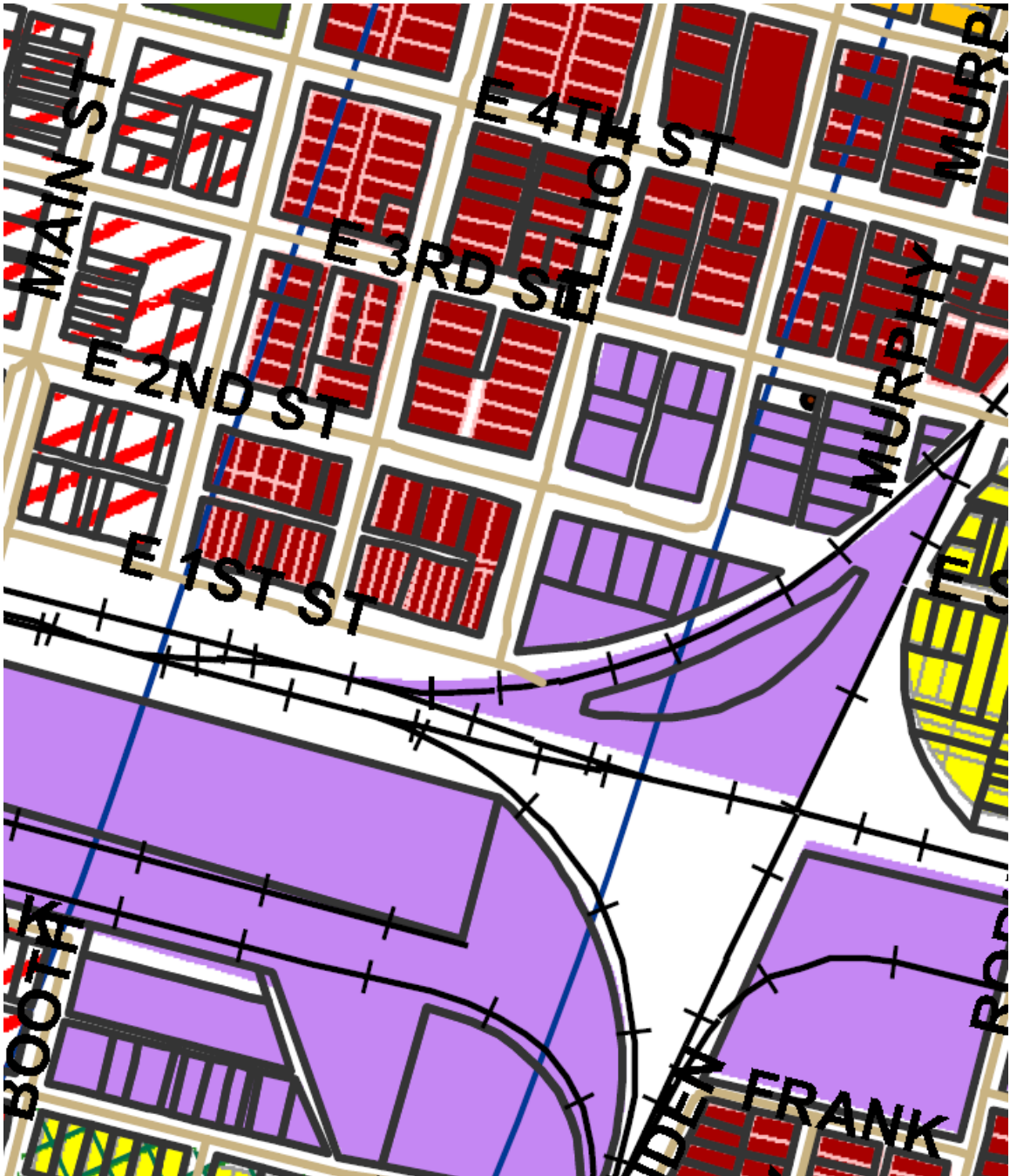
Photo of site looking north:



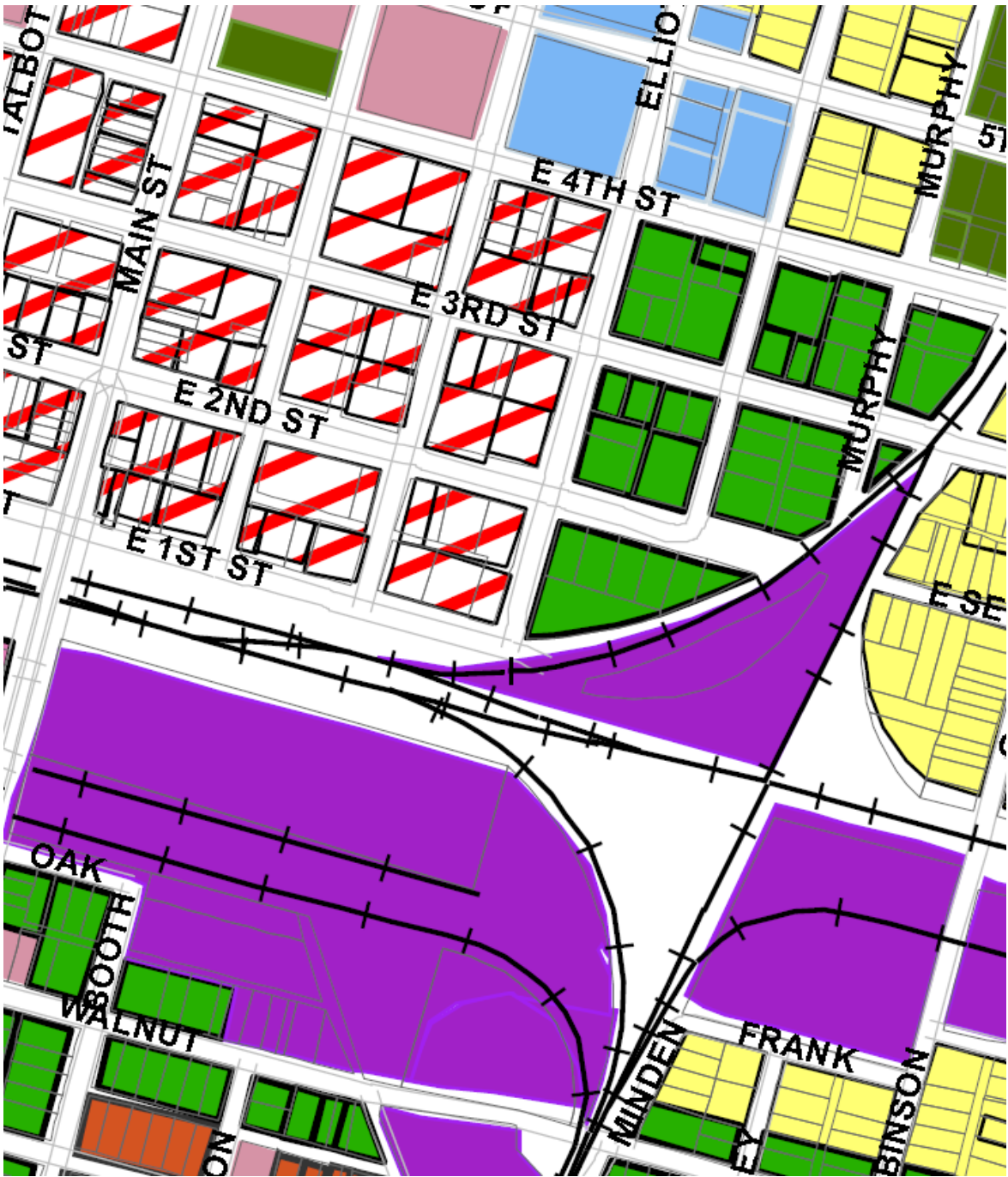
Aerial Photo:



Zoning: B-1



Future Land Use:
Downtown



Recommendation

- Planning and Zoning Commission: approval.
- Staff recommends approval of the Rezone request from B-1 to M-1, since surrounding land uses are industrial in nature.
- The Future Land Use Map will require modification in the future if this rezone is approved.

Public Hearing

Josh Richards, Owner

- Request to Rezone 0.284 acres from B-1 Local Business to M-1 Light Industrial
- NE corner of Washburn and E 1st Street
- Future Land Use Map shows Downtown
- Site is currently vacant
- Future Land Use Map will require modification if this rezone is approved

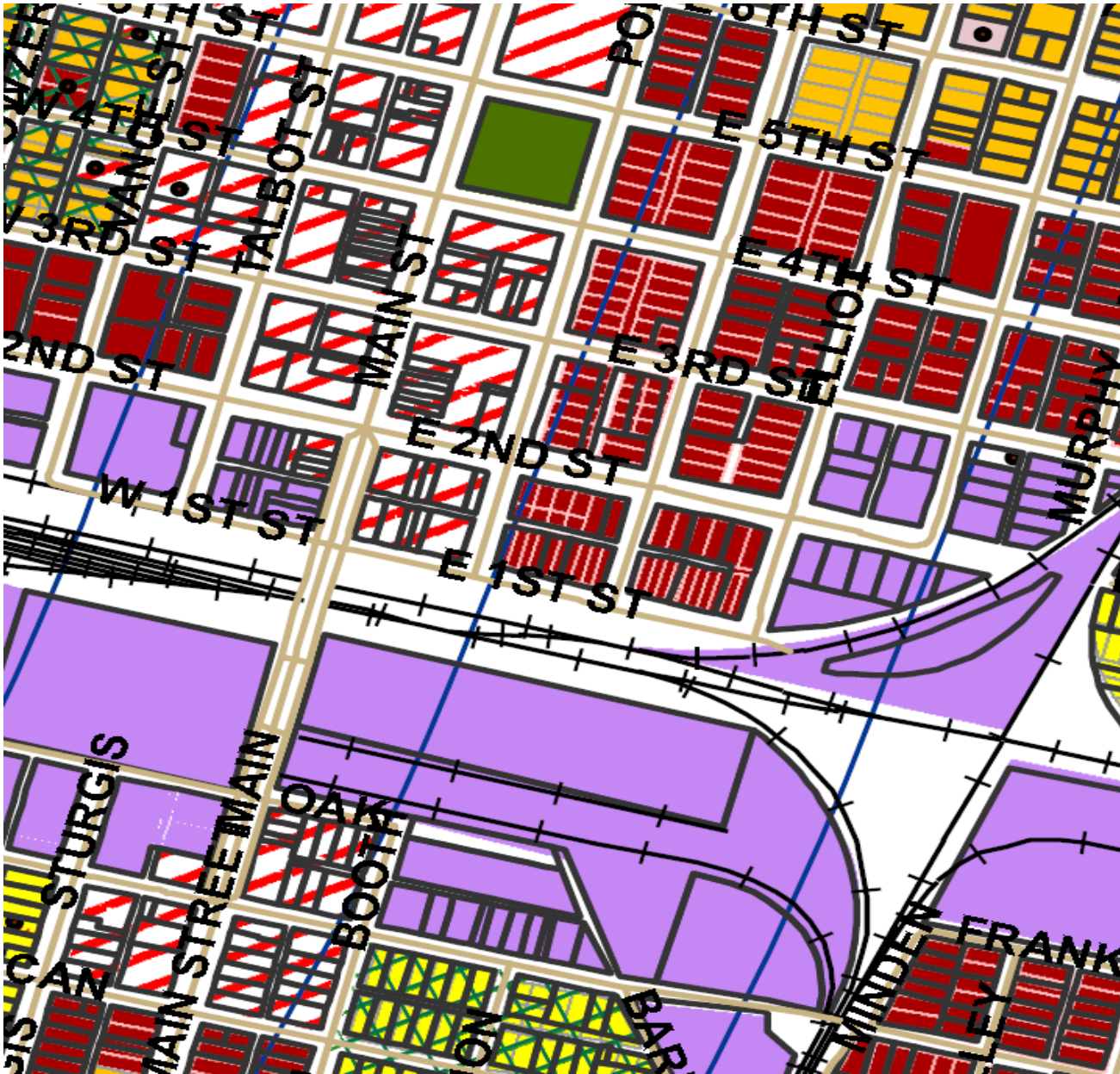
Photo of site:



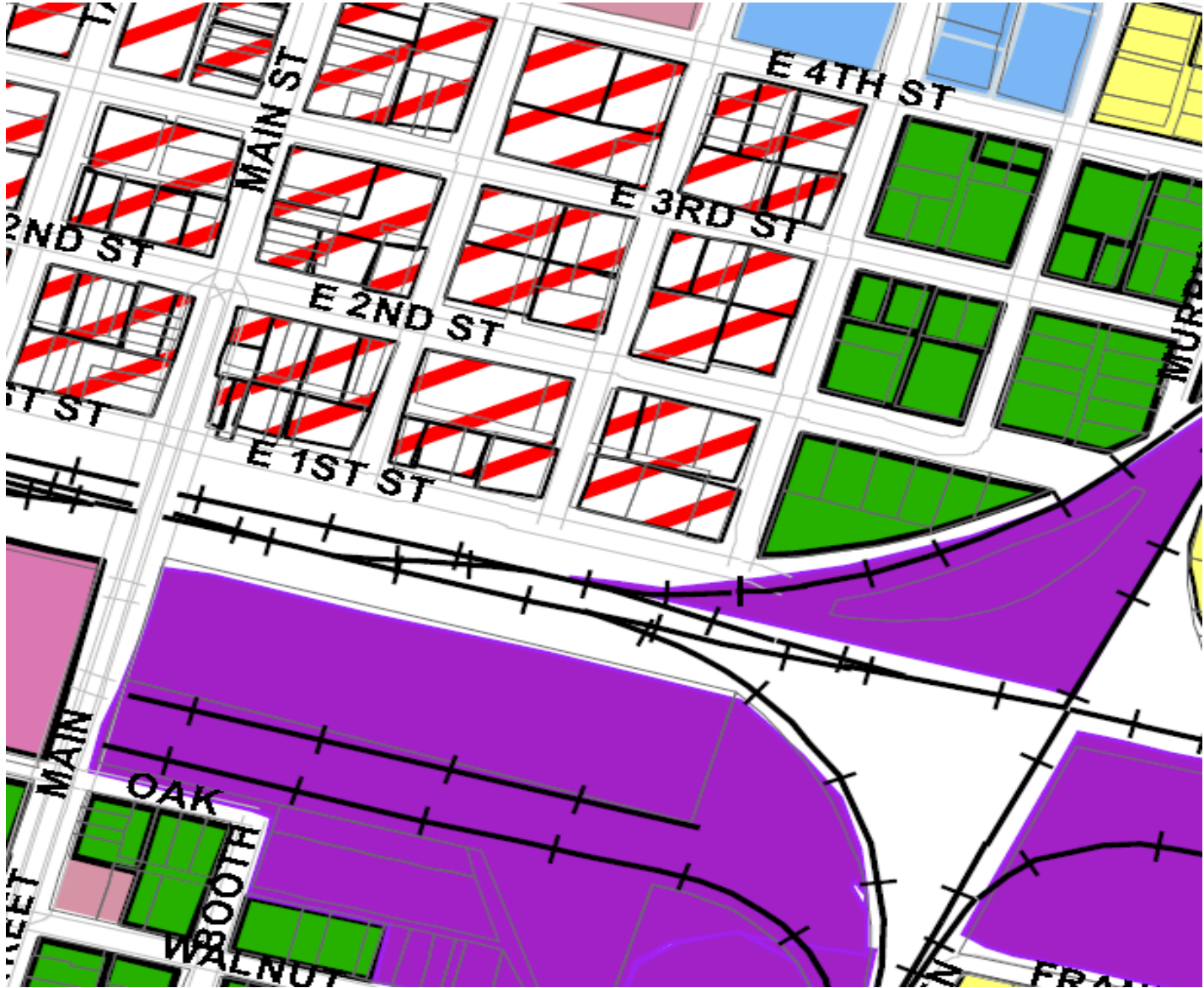
Aerial Photo:



Zoning: B-1



Future Land
Use:
Downtown



Recommendation

- Planning and Zoning Commission: approval.
- Staff recommends approval of the Rezone request from B-1 to M-1, since surrounding land uses are industrial in nature.
- The Future Land Use Map will require modification in the future if this rezone is approved.



***City Council Meeting
February 13, 2014
Agenda Item Transmittal***

Agenda Item #: 6

Agenda Title: Conduct a Public Hearing and Consider Introduction of Ordinance 2014-01 rezoning a parcel of land generally located on the northwest corner of Elliott Street and E 1st Street from B1, Local Business, to M1, Light Industrial.

Council Action to be taken: Conduct Public Hearing and Consider Introduction of Ordinance 2014-01

Initiating Department: Planning and Development

Staff Contact: Bob van Til, Director

1. INTRODUCTION/PURPOSE

Date of the Public Hearing

January 14, 2014

Location and Acres of the Property

Elliott Street from 1st St. to 2nd St
1.0261 Acres

Property Owner/Applicant

SR Scott Family Limited Partnership

Applicant's intentions for the property (development objective)

None at this time

Existing Zoning

B-1, Local Business

Previous Zoning History

Unknown

Proposed Zoning

M-1, Light Industrial

Future Land Use Map

The Future Land Use Map designates this area as Downtown

Current Use of Property

Buildings on the site were recently demolished

Surrounding Property: Zoning and land use

North: B-1, Fire Station

East: M-1, Warehouse

South: M-1, Railroad/Warehouse

West: B-1, Vacant/Auto Repair

Existing Thoroughfares (type and size)

East side of the site: Elliott Street, 60 feet of ROW

South of the site: E 1st Street, ~60 feet of ROW

The City's Thoroughfare Plan

N/A

Traffic Impact Analysis

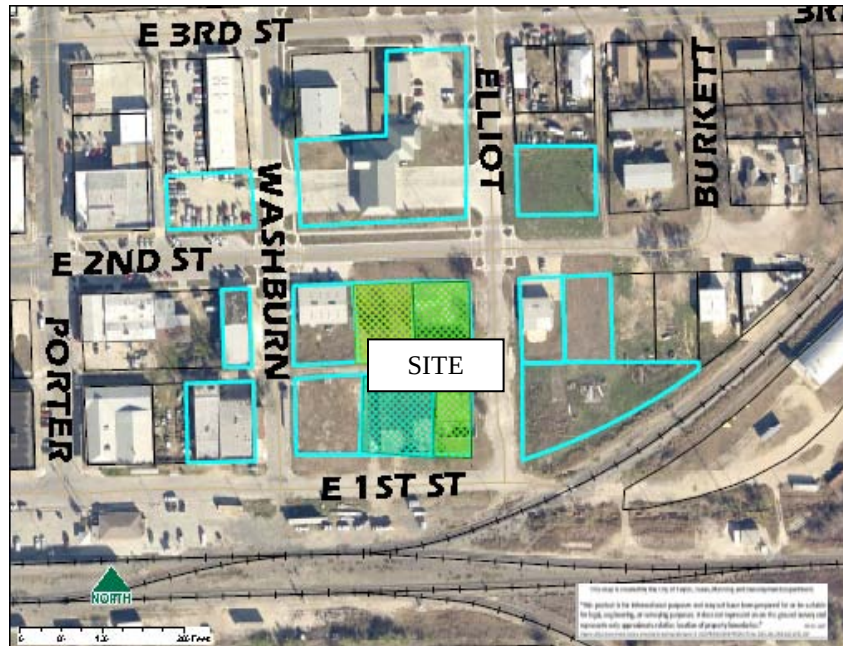
Waived

Platting Information

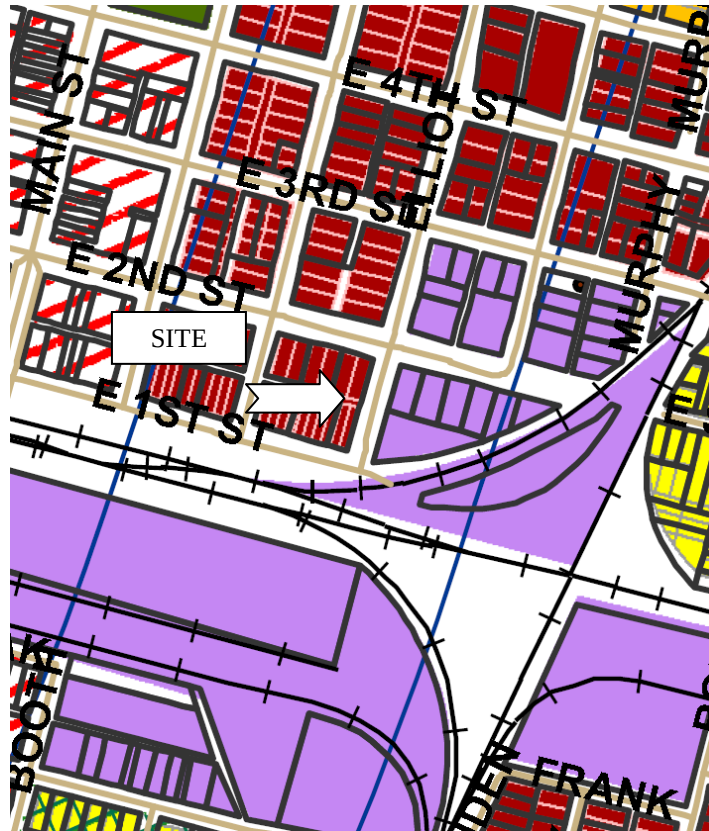
City of Taylor, Block 1, lots 1-2, 13-14, 15-16, 3 (E/PT), 4-6, alley pt., 3 (W/PT), 7 (W/PT)

Site Photo:

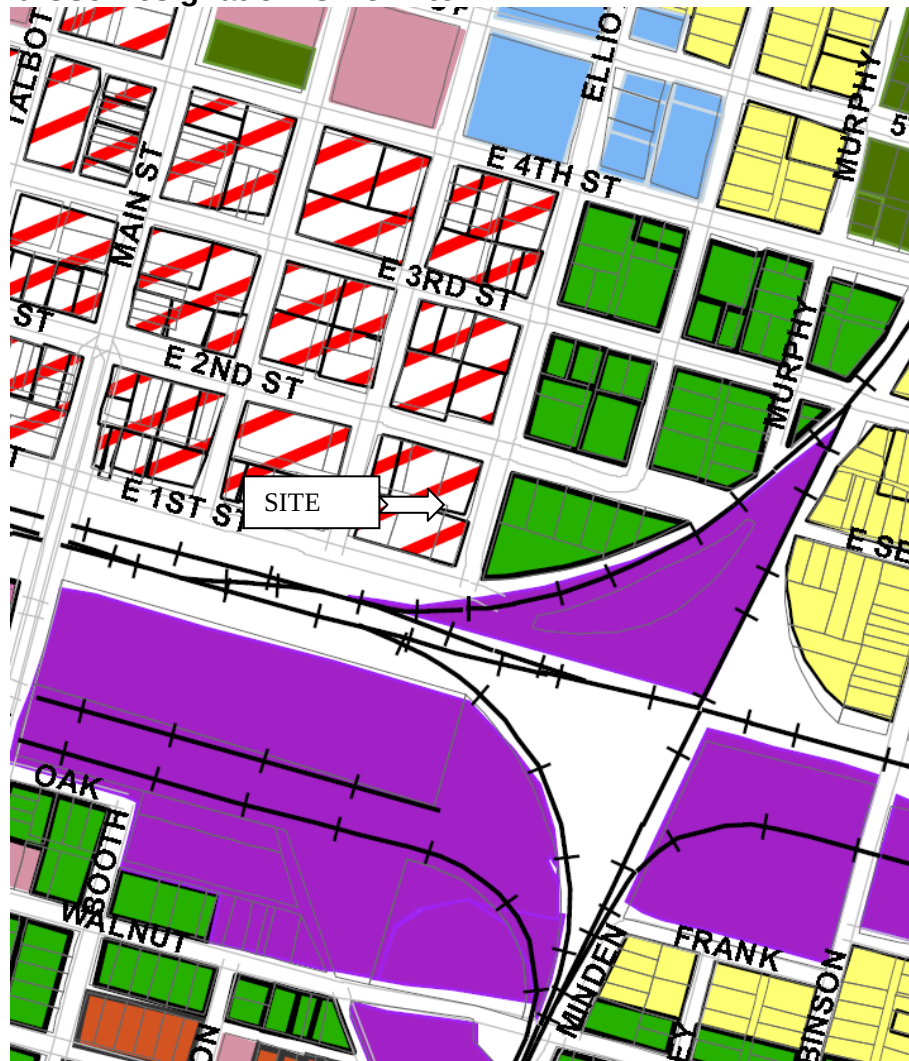
Aerial Photo:



Current Zoning is B-1:



Future Land Use Designation is Downtown:



Discussion

The site is currently zoned B-1. Although the rezone is not consistent with the Future Land Use map showing Downtown for this land, a rezone to M-1 would be consistent with the industrial land uses in the area.

The Future Land Use Map will be modified in the near future to be consistent with this rezone, if the rezone is approved.

2. RECOMMENDATION

The Planning and Zoning Commission following their public hearing on January 14, 2014 forwarded a recommendation to approve.

Staff recommends approval of the change of zoning from B-1 Local Business to M-1, Light Industrial.

3. REFERENCE FILES

6a. [Ordinance 2014-01](#)

ORDINANCE NO. 2014-01

**AN ORDINANCE REZONING PROPERTY FROM B-1 TO M-1 FOR
PROPERTY LOCATED AT EAST FIRST STREET AND ELLIOTT
STREET; AND PROVIDING A SAVINGS CLAUSE**

WHEREAS, notices for the proposed Rezoning were published in accordance with the Zoning Ordinance and the request referred to the Planning and Zoning Commission.

WHEREAS, S. R. Scott Family L.P., Applicant and property owner, has requested a Rezone from B-1 to M-1 at East First Street and Elliott Street, legally described as Block 1, Lots 1-2, 13-14, 15-16, 3(E/PT), 4-6, Alley (PT), 3 (W/PT), 7(E/PT), City of Taylor, Williamson County Texas. That after a public hearing held by the Planning and Zoning Commission on January 14, 2014, the Planning and Zoning Commission voted to recommend a Rezone from B-1 to M-1.

BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

- 1.0** That after public hearing held on February 13, 2014, before the City Council of the City of Taylor for the purpose of considering an application submitted by S. R. Scott Family L. P., a Rezone from B-1 Local Business to M-1 Light Industrial is hereby granted to the S. R. Scott Family L.P. to the property described.
- 2.0** All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part here of, as if copied herein verbatim.
- 3.0** 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
- 4.0** In accordance with Article 8, of the City Charter, Ordinance No. 2014-01 was introduced before the City Council on the 13th day of February, 2014.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2014.

Jesse Ancira Jr., Mayor

ATTEST:

Susan Brock, City Clerk

CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2014-01, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2014, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2014.

Susan Brock
City Clerk



***City Council Meeting
February 13, 2014
Agenda Item Transmittal***

Agenda Item #: 7

Agenda Title: Conduct Public Hearing and consider introducing Ordinance 2014-02 to rezone property located on the northeast corner of Washburn and E 1st Street from B1, Local Business, to M1, Light Industrial.

Council Action to be taken: Conduct Public Hearing and Consider Introduction of Ordinance 2014-02

Initiating Department: Planning and Development

Staff Contact: Bob van Til, Director

1. INTRODUCTION/PURPOSE

Date of the Public Hearing

February 13, 2014

Location and Acres of the Property

Northeast corner of Washburn Street and East 1st Street
0.284 Acres

Property Owner/Applicant

Josh Richards

Applicant's intentions for the property (development objective)

None at this time

Existing Zoning

B-1, Local Business

Previous Zoning History

Unknown

Proposed Zoning

M-1, Light Industrial

Future Land Use Map

The Future Land Use Map designates this area as Downtown

Current Use of Property

Vacant

Surrounding Property: Zoning and land use

North: B-1, Auto Repair

East: B-1, Vacant

South: M-1, Railroad/Warehouse

West: B-3, Vacant Building

Existing Thoroughfares (type and size)

E. 1st Street, ~60 foot ROW

The City's Thoroughfare Plan

N/A

Traffic Impact Analysis

Waiver approved.

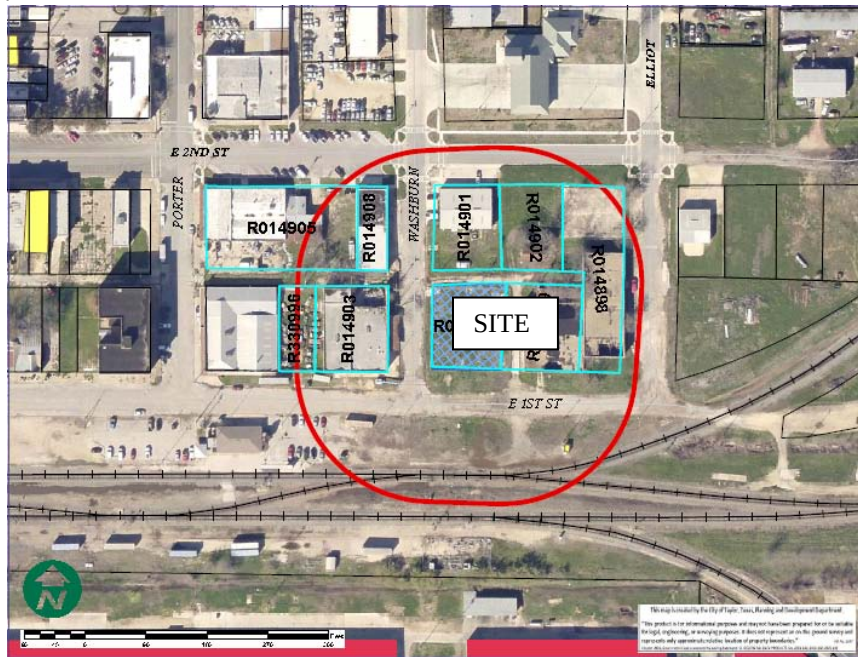
Platting Information

City of Taylor, Block 1, lots 8-10, 7 (w pt).

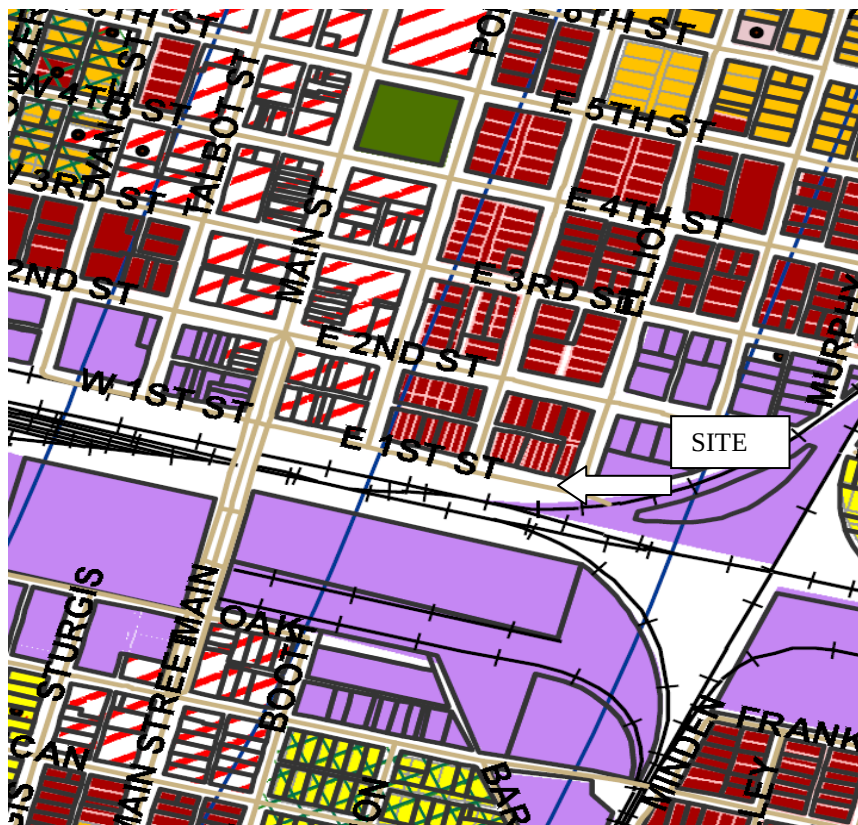
Site Photo:



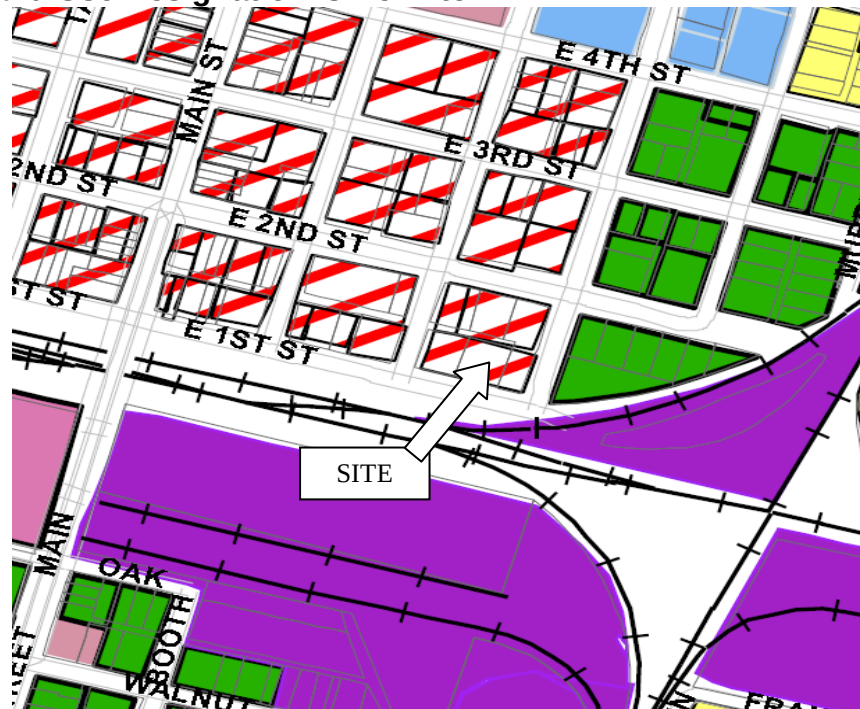
Aerial Photo:



Current Zoning is B-1:



Future Land Use Designation is Downtown:



Discussion

The site is currently zoned B-1. Although the Future Land Use map indicates Downtown for this land, a rezone to M-1 would be consistent with existing land uses in the area.

The Future Land Use Map will require modification in the near future to be consistent with this rezone, if approved.

2. RECOMMENDATION

Staff recommends approval of the change of zoning from B-1 Local Business to M-1, Light Industrial.

The Planning and Zoning Commission held their public hearing on January 14, 2014. Their recommendation is to approve.

3. REFERENCE FILES

7a. [Ordinance 2014-02](#)

ORDINANCE NO. 2014-02

**AN ORDINANCE REZONING PROPERTY FROM B-1 TO M-1 FOR
PROPERTY LOCATED AT EAST FIRST STREET AND WASHBURN
STREET; AND PROVIDING A SAVINGS CLAUSE**

WHEREAS, notices for the proposed Rezoning were published in accordance with the Zoning Ordinance and the request referred to the Planning and Zoning Commission.

WHEREAS, Josh Richards, Applicant and property owner, has requested a Rezone from B-1 to M-1 at East First Street and Washburn Street, legally described as Block 1, Lots 8-10, 7 (W/PT), City of Taylor, Williamson County Texas. That after a public hearing held by the Planning and Zoning Commission on January 14, 2014, the Planning and Zoning Commission voted to recommend a Rezone from B-1 to M-1.

BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

- 1.0** That after public hearing held on February 13, 2014, before the City Council of the City of Taylor for the purpose of considering an application submitted by Josh Richards, a Rezone from B-1 Local Business to M-1 Light Industrial is hereby granted to Josh Richards to the property described.
- 2.0** All of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated by reference herein and expressly made a part here of, as if copied herein verbatim.
- 3.0** 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
- 4.0** In accordance with Article 8, of the City Charter, Ordinance No. 2014-02 was introduced before the City Council on the 13th day of February, 2014.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2014.

Jesse Ancira Jr., Mayor

ATTEST:

Susan Brock, City Clerk

CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2014-02, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2014, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2014.

Susan Brock
City Clerk



City Council Meeting February 13, 2014 Agenda Item Transmittal

Agenda Item #: 8

Agenda Title: Reconsider appointments and reappointments to the Parks and Recreation Advisory Board.

Council Action to be taken: Individual Council Members Make Appointments or Pass

Initiating Department: City Administration

Staff Contact: Jeff Straub, Interim City Manager

1. INTRODUCTION/PURPOSE

At the January 23rd City Council meeting, while making other board appointments, the City Council proceeded to make Parks and Recreation Advisory Board appointment in the typical fashion where appointees are voted on by the entire council.

Subsequent to the council meeting, it was brought to staff's attention that the Parks and Recreation Advisory Board Ordinance, Section 2.95 contains the language: *After the initial appointments, board vacancies, except board student vacancies, shall be filled so that each council member shall continue making two (2) appointments and the mayor three (3) appointments.*

2. DESCRIPTION/ JUSTIFICATION

Because the appointments made at the January 23rd meeting were not accomplished according to the ordinance, these appointments are technically void.

The appointments were: Kenny Orts and Joseph Meller (reappointments – Initially appointed from District 3) and Hugh Shelton.

The vacancies on the Board are currently as follows:

District 1 – 1 Position: vacated position due to resignation of Nelson Alexander
District 3 – 1 Position: vacated position, formerly that of Jason Richter
District 4 - 2 Positions: expired terms of Kenny Orts and Joseph Meller

To abide by the current ordinance, council members from the above listed districts will need to individually make the appointments to these vacant positions.

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

As soon as practicable.

5. RECOMMENDATION

Staff suggests the following appointments:

District 1 -Since Mr. Hill nominated Hugh Shelton and a subsequent council vote confirmed him, that Mr. Hill appoint Hugh Shelton.

District 3 – Since Mr. Rydell nominated Matthew Temple for a position on this board, that Mr. Rydell appoint Matthew Temple.

District 4 –Since Mr. Green nominated Joseph Meller for reappointment and Kenny Orts was intended to be reappointed by acclimation, that Mr. Green appoint Joseph Meller and Kenny Orts.

Of course, Councilmen may appoint anyone they choose.

6. REFERENCE FILES

8a. [Roster and applications](#)

8b. [Ordinance 2013-01](#)

BOARD	TERM (Yrs)/APPTD by	MEMBER	APPOINTED	EXPIRES
PARKS & RECREATION	3 (Mayor/Dist 1)	Nelson Alexander 709 Big Sur Trail (H) 512-309-4724; (C) 512-800-0462 melvinjn@outlook.com	3-2013	1-2015
	3 (Mayor/Dist. 1)	Kathleen Eason P. O. Box 166 1401 Wallace St (H) 365-2513; (C) 512-468-9544 Kathleen.eason@sbcglobal.net	3-2013	1-2016
	3 (Mayor/Dist 1)	Andrew Gonzales 1803 Oaklawn (C) 690-3331; (O) 485-6011 duck_tejano@yahoo.com	3-2013	1-2016
	3 (Dist. 2)	Kenny Orts 306 Drake Lane (C) 512-897-9038 ko@bayneminerals.com	3-2013	1-2014
	3 (Dist. 2)	H. Daniel Philhower 1407 Sherry Drive (H) 352-6304; (C) 512-203-1893 dphilhower@txpta.org	3-2013	1-2015
	3 (Dist. 3)	Jason Richter 2701 North Drive (H) 365-9836 (C) 512-913-1594 (O) 232-6541 Jrichter9836@sbcglobal.net	3-2013	1-2014
	3 (Dist. 3)	Stayci Roznovak-Burris 700 Drake Lane (C) 512-269-6080 stayciburris@yahoo.com	3-2013	1-2015
	3 (Dist.4)	Joseph Meller jwmeller@gmail.com	3-2013	1-2014
	3 (Dist. 4)	Lonnie Zycha 3110 Crystal Circle (H) 352-6113; (C) 512-595-2032 lonniezychasr@yahoo.com	3-2013	1-2016
	3 (At Large)	Jennifer Jewitt 1808 Cypress Cove (H) 352-8879; (C) 512-762-4638 jewetts@sbcglobal.net	3-2013	1-2016
	3 (At Large)	Gary Gola 1806 Cypress Cove (H) 365-1051; (C) 771-2413 gary@golarealtors.com	3-2013	1-2015
Student Representative	1	Maddie Ward 1308 T.H.Johnson Drive (C) 214-500-4430 madelineward@yahoo.com	9-2013	9-2014

[illegible]



City of Taylor
Boards and Committee
Application

RECEIVED

OCT 17 2013

PLEASE TYPE OR PRINT CLEARLY:

Name KENNY ORTS
Address (Residence and Mailing)
306 DRAKE LN.
TAYLOR, TX. 76574
How long at this residence? 11 yrs
Phone (Home) N/A
Cell Phone 512-897-9038
Fax _____
Email KO@BAYNEMINERALS.COM

Occupation SALES
Employer BAYNE MINERAL SYSTEMS, INC
Address 6829 AVE K STE. 102
PLANO, TX 75074
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.) : PARKS & REC BD

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.)

PRESIDENT OF TAYLOR LITTLE LEAGUE

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

10-16-2013



City of Taylor Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name : Larry Levy

Address: 4008 Kings Canyon Dr. _____

City: Taylor, TX. 76574 _____

How long at this residence? 10yrs _____

Phone (Home) : 512-269-7789 _____

Cell Phone _____

Fax : 888-680-1252 _____

Email : larry@ecorefrig.com _____

Occupation : HVAC/R contractor

Employer : Eco Refrigeration _____

Address : P.O. Box 533 _____

City : Taylor, TX. 76574 _____

Work Phone : 512-269-7789 _____

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.) : 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.) I have daughters ages 10 and 11. I am very interested in seeing Taylor grow into a place where folks can not only visit, but stay in the area and support local businesses. Whether it be with great parks, remote control car track, biking, running events, 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

Date

1/25/13



City of Taylor

Boards and Committee

Application

RECEIVED

SEP 27 2013

PLEASE TYPE OR PRINT CLEARLY:

Name Matthew Temple
Address (Residence and Mailing)
4402 Kings Canyon Dr.
Taylor TX 76577
How long at this residence? 2yr 6mo
Phone (Home) _____
Cell Phone (512) 733-4422
Fax _____
Email mtemple1178@gmail.com

Occupation Project Manager
Employer Travis County WCID 17
Address 3610 Eck Ln.
City Austin, TX 78734
Work Phone (512) 266-1111
Business owner? ☐ Yes ☒ No
Additional information? Water utility

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. If more than one, please list in order of priority for which you wish to be considered.) : Parks + Recreation 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.) Want to see city recreation center
Taylor youth/adult soccer league.

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

9/27/2013



City of Taylor Boards and Committee Application

PLEASE TYPE OR PRINT CLEARLY:

Name Matthew Olivarez

Address (Residence and Mailing)

602 Westchester Rd. _____

Taylor, Texas 76574 _____

How long at this residence? 8 years _____

Phone (Home) _____

Cell Phone 521-650-9310 _____

Fax _____

Email Matthew.olivarez512@gmail.com _____

Occupation Logistics _____

Employer Gemini Inc. _____

Address 102 Wagner Way _____

City Taylor _____

Work Phone 512-352-5207 _____

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.) : Taylor Housing Authority Board, Parks and Recreation Board

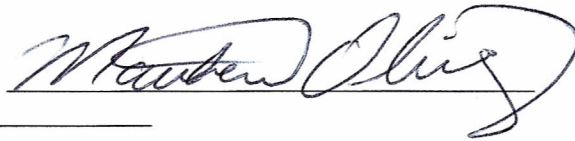
Please consider attending a committee meeting of interest to you prior to submitting your application. Check the website at <http://www.taylortx.gov> for a complete roster of committee appointees.

List experience, training, skills or interests which you believe you could bring to this position. (Attach resume or additional pages if needed.) Great leadership skills, troubleshooting skills, and analytical thinking skills. _____

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
13 _____



Date

__01-22-

DESCRIPTION OF BOARDS AND COMMISSIONS

Airport Board meets the fourth Thursday each month and makes recommendations to the City Council about the operations of the municipal airport and helps ensure that the airport meets the needs of the City and the air industry.

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.

Comprehensive Plan Implementation Committee has thirteen members appointed by Council to review the implementation status (Chapter 11) of the Taylor Comprehensive Plan twice a year.

Library Advisory Board meets the third Tuesday each month at 6pm 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 first Thursday 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 one Monday evening a month and makes recommendations regarding the operation of the Moody Museum.

Parks and Recreation meets the third Tuesday 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 Tuesday evenings 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.

Taylor Economic Development Corporation (TEDC) meets at 4:30 pm once a month (usually the third Wednesday) and promotes, assists, and enhances economic development activities for the City.

Taylor Housing Authority meets on Tuesday afternoon and establishes policy and reviews operations of subsidized housing in Taylor. One member must be a Housing Authority resident.

Zoning Board of Adjustments meets as needed to hear and decide special exceptions to the zoning ordinance and rules on appeals. This board is autonomous.

As an applicant for a city board or commission, your application is public information and will be available to the press and the public upon request. Incumbents whose terms expire are automatically considered for reappointment unless they indicate non-interest and comply with other eligibility requirements. Applications are kept on file for two (2) years from date of application.



City of Taylor Boards and Committee Application

Received

PLEASE TYPE OR PRINT CLEARLY:

JAN 23 2014

Name Joseph Meller _____

Address (Residence and Mailing)

812 Randall Street
Taylor, TX 76574

How long at this residence? 8 Years

Phone (Home) 512-694-6619

Cell Phone 512-694-6619

Fax _____

Email jwmeller@gmail.com

Occupation Training Officer/Commander

Employer US Government _____

Address 651 N Red Bud Lane
Round Rock, TX

Work Phone 512-694-6619

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.) : Parks and Recreation 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.)

Long term and short term planning

Coordination of large events

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

23 JAN 2014



City of Taylor
Boards and Committee
Application

RECEIVED

JAN 23 2014

PLEASE TYPE OR PRINT CLEARLY:

Name: Hugh Shelton _____

Address (Residence and Mailing)

2200 Brewers Place
Taylor, TX 76574 _____

How long at this residence? 9 yrs

Cell Phone (512) 466-0129 _____

Fax _____

Email: hughdshelton@gmail.com _____

Occupation: Regional Business Services
Officer _____

Employer: Texas Health & Human Services

Address: 4616 West Howard Lane
Austin, TX 78728
Work Phone (512) 934-8534 _____

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.) : City Parks and Recreation 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.)

Office planning skills, and emergency management training.

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

1/23/14

ORDINANCE 2013-01

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

PREAMBLE

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

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

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

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

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

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

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

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

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

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

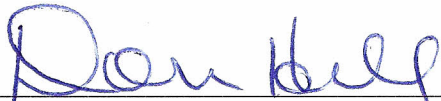
SECTION 8. If any paragraph, sentence, phrase or other portion of this Ordinance should be declared to be unconstitutional by a court of competent jurisdiction, the holding shall not affect the remainder of this Ordinance and all

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

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

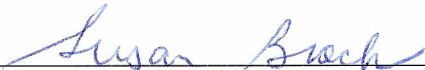
In accordance with Article VIII, Section 1 of the City Charter, this Ordinance was introduced before the City Council of the City of Taylor, Texas, on the 14th day of February, 2013.

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



Don Hill,
Mayor

ATTEST:



Susan Brock, City Clerk

APPROVED AS TO FORM:



Ted W. Hejl, City Attorney

CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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

Witness my hand and seal of office this, the 21st day of March, 2013.

Susan Brock
Susan Brock
City Clerk



***City Council Meeting
February 13, 2014
Agenda Item Transmittal***

Agenda Item #: 9

Agenda Title: Receive Report from Brazos River Authority Regarding Taylor Water Supply

Council Action to be taken: none

Initiating Department: City Administration

Staff Contact: Jeff Straub, Interim City Manager

1. INTRODUCTION/PURPOSE

Taylor is uniquely situated, having an abundant water supply through our agreement with the Brazos River Authority (BRA).

David Collinsworth, the Brazos River Authority's Central Basin business development manager will make a presentation to Council regarding the status of our water supply, BRA plans that are in progress and BRA plans for the future.

2. DESCRIPTION/ JUSTIFICATION

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

Receive report.

6. REFERENCE FILES



City Council Meeting February 13, 2014 Agenda Item Transmittal

Agenda Item #: 10
Agenda Title: Consider Comprehensive Annual Financial Report for the 2012-13 Fiscal Year.

Council Action to be taken: Accept the Annual Report

Initiating Department: Finance

Staff Contact: Rosemarie Dennis

1. INTRODUCTION/PURPOSE

The purpose of this item on the agenda is to receive and accept the FY2012-13 Comprehensive Annual Finance Report (CAFR). Mike Brooks from the CPA firm of Brooks Cardiel will do an oral presentation and respond to any questions the Council may have in reference to the audit process and the financial information in the audit.

2. DESCRIPTION/ JUSTIFICATION

In accordance with the City Charter 10.3, the City shall be audited annually by an independent certified public accountant. This will be Brooks Cardiel's first year conducting the City's annual audit. They were awarded auditing services in June 2013.

Based on the independent Auditor's report, the audit was conducted in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. As management, we assert that, to the best of our knowledge and belief, this financial information reported to the Auditors was compete and reliable in all material respects.

3. FINANCIAL/BUDGET

Fund/Account No.: 100-512-513

Budgeted Amount: \$29,905

4. RECOMMENDATION

Staff recommends that Council accept and approve the Comprehensive Annual Financial Report for the City of Taylor for the fiscal year ending September 30, 2013.

5. REFERENCE FILES

- 10a. [Comprehensive Annual Financial Report](#) (CAFR) FY2012-13
- 10b. [Audit Presentation](#)

CITY OF TAYLOR, TEXAS



COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2013

***COMPREHENSIVE
ANNUAL FINANCIAL REPORT***

of the

City of Taylor, Texas

**For the Year Ended
September 30, 2013**

Prepared by:
Finance Department

Rosmarie Dennis
Director of Finance



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INTRODUCTORY SECTION





February 13, 2014

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

The Comprehensive Annual Financial Report (CAFR) of the City of Taylor, Texas, for the fiscal year ended September 30, 2013, including the independent auditor's report, is hereby submitted in accordance with the provisions of Section 10.3 of the City Charter. Also, state law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with the generally accepted accounting principles (GAAP) and audited in accordance with generally accepted audited standards by an independent firm of licensed public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of the City of Taylor for the fiscal year ended September 30, 2013.

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

The City of Taylors' financial statements have been audited by BrooksCardiel, PLLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2013, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City's financial statements for the fiscal year ended September 30, 2013, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to compliment MD&A and should be read in

conjunction with it. The City of Taylor's MD&A can be found immediately following the report of the independent auditors.

Profile of the Government

The City of Taylor, incorporated in 1876, is located in eastern Williamson County in the central region of the State of Texas. It is located approximately 29 miles northeast of Austin and 7 miles east of State Highway 130 and 17 miles east of Interstate Highway 35. State Highway 95 and U.S. Highway 79 intersect in downtown Taylor. The City currently occupies a land area of 19.13 square miles and services approximately 16,105 residents. The City of Taylor is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the governing body.

The City of Taylor operated under a Commission-Manager form of government from 1926 to 2001. In an election held on May 5, 2001, a charter amendment was approved changing the designation to a Council-Manager form of government. Policy-making and legislative authority are vested in the City Council consisting of the Mayor and four Council members. The City Council is responsible for, among other things, passing ordinances, adopting the budget, appointing committees and hiring the City Manager, City Attorney and Municipal Court Judges. The City Manager is responsible for carrying out the policies and ordinances of the City Council, for overseeing the day-to-day operations of the government and appointing the heads of the various departments. The Council is elected on a non-partisan basis. Council members serve three year staggered terms. The three-year election cycle consists of two members being elected in consecutive years and a single member being elected in the third years of the cycle. Four of the Council members are elected by district with the remaining council member being elected at-large. After each election, the five members of the Council select one of the members to serve as Mayor until the next election.

The City of Taylor provides a full range of services, including police and fire protection; the construction and maintenance of streets and other infrastructure; recreational activities and cultural events. Solid waste collection/disposal and water treatment are outsourced to Progressive Waste Solutions and Brazos River Authority (BRA), respectively. Wastewater collection and treatment are provided by the City. In addition, the City of Taylor is also financially accountable for a legally separate economic development corporation, which is reported separately with the City of Taylor's financial statements. Additional information on this legally separate entity can be found in the Notes to the Financial Statements.

The annual budget serves as the foundation for the City of Taylor's financial planning and control. All units and departments of the City of Taylor are required to submit requests for appropriations to the City Manager. The City Manager uses these requests as the starting point for developing a proposed budget. The City Manager then presents a proposed budget to Council for review prior to the first week in August. The Council is required to hold public hearings on the proposed budget and to adopt the final budget no later than September 15th.

The appropriated budget is prepared by fund, function (e.g., public safety), and department (e.g., police). The City Manager may authorize transfers of appropriations within a department and between departments within a fund and within major line item categories. Increases or decreases

of appropriations to a fund; however, require special approval of the City Council in the form of an Ordinance formally amending the adopted budget.

Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the General Fund, this comparison is presented as part of the basic financial statement for the governmental funds. For other governmental funds with appropriated annual budgets, this comparison is presented in the governmental fund subsection of the report.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Taylor operates.

Local Economy

The City of Taylor's economic outlook has seen an increase due to the overall improvement in the economy. This is evidenced by local economic indicators such as an increase in sale tax revenue and tax appraisal values. For many years, the City's economy has been largely based in agriculture and manufacturing. These industries are still with the City today, however, the Taylor Economic Development Corporation actively recruits companies that add to the diversity of the City's local industry while providing residents with good employment. A major industry that is located within the City of Taylor is the Electric Reliability Council of Texas (ERCOT), who manages the flow of electric power to approximately 23 million Texas customers. This represents 85 percent of the state's electric load and has its operations center located in Taylor. ERCOT employs 650 employees and is the City's largest employer. The Taylor Independent School District (TISD) is the second largest employer in the City with 520 employees. TISD enrolled 3,239 students, with most of their growth at the elementary level. Anticipated growth is expected for the east Williamson County region, especially due to the completion of Chandler Road. This has improved the overall connectivity and mobility to and within Taylor, but also will bring growth and new development.

The average rate for unemployment in Williamson County for 2013 was 5.4%, which is a decrease from a rate of 6.8% in 2012. This is lower than the national average unemployment rate of 7.2%. The City of Taylor's location is in a region with a varied economic base.

A basic growth indicator of a community is the value of building permits for new construction. Residential building permits issued were valued at \$2,626,815, an increase from the prior year by \$335,064. Also, commercial building permits issued increased by \$6,782,000 and is valued at \$10,669,000. The City of Taylor continues to see new development in the area.

One of the largest street redevelopment projects (\$16M) for the past couple of years has been the Second Street / US79-B rehabilitation project in cooperation with Williamson County. The project includes all of Second Street from just inside the loop on the west side, all the way east to Main Street. This project is now completed and has made a tremendous impact to the City of Taylor's corridor.

Long –Term Financial Planning

In 2013 the City took the opportunity to issue additional bonds without increasing the debt portion of the City's tax rate. This was made possible by growth in the tax base and the refunding on debt issuance that the City did back in 2012, which gave the City some savings. The debt issuances will be used to fund Phase I of the Street Renovation Program. The City will move forward with converting all of the fair streets to good and begin the renovation of the downtown streets. Street repair and maintenance has become the City's number one priority. Additional debt will be issued to finance street related projects in the upcoming years.

Major Initiatives

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Taylor operates. The major initiatives listed below are very similar to the City's strategic master plan.

- ❖ Expand street maintenance rehabilitation projects throughout the City.
- ❖ Provide a safe and healthy community for Taylor's citizens.
- ❖ Foster the image of Taylor as a vibrant and inviting community which places emphasis on the quality of life of its citizens.
- ❖ Continue to implement new methods to better communicate with citizens.
- ❖ Stimulate creation and growth of locally owned businesses.
- ❖ Maintain a long-range Capital Improvement Plan.

Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Taylor for its comprehensive annual financial report (CAFR) for the fiscal year ended September 30, 2012. This was the fifth consecutive year that the government has received this prestigious award. In order to be awarded a Certificate of Achievement, the government published an easily readable and efficiently organized CAFR. This report satisfied both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the requirements of the Certificate of Achievement Program to submit to GFOA to determine its eligibility for another certificate.

In addition, the government also received the GFOA's Distinguished Budget Presentation Award for its annual budget document for the 2012-13 fiscal year dated October 1, 2012. In order to qualify for the Distinguished Budget Presentation Award, the government's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide and a communications device.

The presentation of this report could not have been accomplished without the efficient and dedicated services of the entire staff of the finance department and all department head directors. We would like to express our appreciation to all members of the departments who assisted and contributed to the preparation of this report. We would also like to thank the Mayor and the City Council for their continued interest and support for maintaining the highest standards of professionalism in the management of the City of Taylor financial operations.

Furthermore, the work of the independent auditors from BrooksCardiel, PLLC, is greatly appreciated.

Respectfully submitted,



Jeff Straub
Interim City Manager

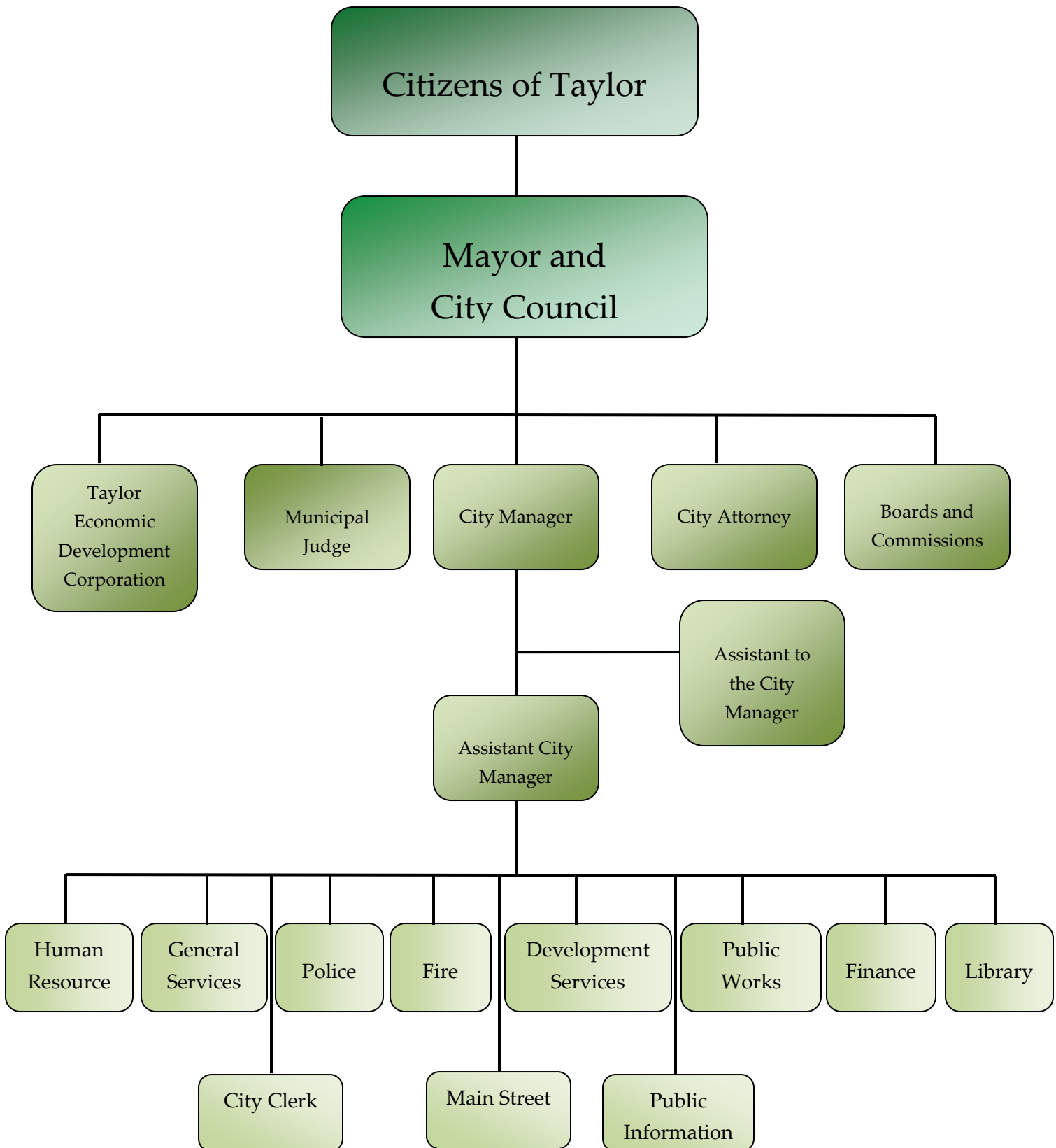


Rosemarie Dennis
Finance Director

City of Taylor, Texas

ORGANIZATIONAL CHART

September 30, 2013



City of Taylor, Texas

PRINCIPAL OFFICIALS

September 30, 2013

City Council

Jesse Ancira, Jr..... Mayor
Christopher Gonzales..... Mayor Pro Tem
John McDonald..... Council Member
Chris Osborn..... Council Member
Donald R. Hill..... Council Member

City Staff

Jim D. Dunaway..... City Manager
Jeff Straub..... Assistant City Manager
Esther Walton..... Assistant to the City Manager
Ted Hejl..... City Attorney
Susan Brock..... City Clerk
Rosemarie Dennis..... Director of Finance
Pat Ekiss..... Fire Chief
Karen Ellis..... Director, Library
Bob Van Til..... Director of Planning & Development
Starla Hall..... Director, Human Resources
Danny Thomas..... Director of Public Works
Lisa Thompson..... Director of Internal Services
Jean Johnson..... Public Information Officer
Deby Lannen..... Main Street Manager
Henry Fluck..... Police Chief



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Taylor
Texas**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2012

Executive Director/CEO

FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

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

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Taylor, Texas (the "City"), as of and for the year ended September 30, 2013, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City as of September 30, 2013 and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the

information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

A handwritten signature in black ink that reads "Brooks Cardiel, PLLC". The script is cursive and fluid, with the letters "B", "C", and "P" being particularly prominent.

BrooksCardiel, PLLC
Certified Public Accountants
The Woodlands, Texas
February 07, 2014

***MANAGEMENT'S DISCUSSION
AND ANALYSIS***

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City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2013

As management of the City of Taylor, Texas (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2013. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i-v of this report.

Financial Highlights

- The assets of the City exceeded its liabilities (net position) at September 30, 2013 by \$62,564,223. Of this amount, \$8,504,121 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors.
- The City's total net position decreased by \$(718,933). The majority of the City's net position are invested in capital assets and restricted for specific purposes.
- The City's governmental funds reported combined ending fund balances of \$13,404,751 at September 30, 2013, an increase of \$853,361 from the prior fiscal year; this includes a decrease of \$(624,888) in the general fund, an increase of \$1,284,397 in the capital improvements fund, and an increase of \$85,225 in the I&S fund.
- At the end of the fiscal year, unassigned fund balance for the general fund was \$3,686,745 or 32% of total general fund expenditures.
- The City's outstanding bonds and certificates of obligation payable increased by \$1,097,816 or 2% from the prior year. The total bonds and certificates of obligation payable at the close of the fiscal year were \$52,609,447, net of all premiums and discounts. The City issued \$5,450,000 in general obligation refunding bonds and \$3,000,000 of combination tax and revenue certificates of obligation during the year.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-Wide Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2013

The *statement of net position* presents information on all of the City's assets and liabilities. The difference between the two is reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. Other non-financial factors, such as the City's property tax base and the condition of the City's infrastructure, need to be considered in order to assess the overall health of the City.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, culture and recreation, community development, public safety, and public works. The business-type activities of the City include water and sewer, airport, and cemetery operations.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also the legally separate Taylor Economic Development Corporation for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 19-21 of this report.

FUND FINANCIAL STATEMENTS

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2013

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental* activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains ten individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, capital improvements fund, and the I&S for CO bonds fund which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in a separate section of the report.

The City adopts an annual appropriated budget for its general, I&S for CO bonds, and special revenue funds. A budgetary comparison statement has been provided for each fund to demonstrate compliance with their respective budget.

The basic governmental fund financial statements can be found on pages 22-27 of this report.

Proprietary Funds

The City maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses an enterprise fund to account for its public utilities, airport and cemetery operations. All activities associated with providing such services are accounted for in these funds, including administration, operation, maintenance, debt service, capital improvements, meter maintenance, billing and collection. The City's intent is that costs of providing the services to the general public on a continuing basis is financed through user charges in a manner similar to a private enterprise. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for the maintenance and purchase of equipment.

Proprietary financial statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water and sewer fund since it is considered a major fund of the City.

The basic proprietary fund financial statements can be found on pages 32-39 of this report.

City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2013

Component Units

The City maintains the accounting and financial statements for one component unit. The Taylor Economic Development Corporation is a discretely presented component unit displayed on the government-wide financial statements.

Notes to Financial Statements

The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 41-74 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents *required supplementary information* concerning the City's progress in funding its obligation to provide pension benefits to its employees and budgetary comparison for the general fund.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted previously, net position may serve over time as a useful indicator of the City's financial position. For the City of Taylor, Texas, assets exceed liabilities by \$62,564,223 as of September 30, 2013, in the primary government.

The largest portion of the City's net position, \$51,429,516, reflects its investments in capital assets (e.g., land, city hall, police station, streets, and drainage systems, as well as the public works facilities), less any debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

City of Taylor, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2013

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

	2013			2012		
	Governmental Activities	Business-Type Activities	Total	Governmental Activities	Business-Type Activities	Total
Current and						
other assets	\$ 13,787,924	\$ 4,928,919	\$ 18,716,843	\$ 13,213,724	\$ 4,883,355	\$ 18,097,079
Capital assets, net	61,200,480	37,318,712	98,519,192	60,956,162	38,149,722	99,105,884
Total Assets	74,988,404	42,247,631	117,236,035	74,169,886	43,033,077	117,202,963
 Deferred Outflows of						
Resources	360,661	226,980	587,641	147,811	217,951	365,762
 Other liabilities	616,911	631,820	1,248,731	866,195	631,869	1,498,064
Long-term liabilities	26,599,727	27,410,995	54,010,722	24,245,366	28,542,139	52,787,505
Total Liabilities	27,216,638	28,042,815	55,259,453	25,111,561	29,174,008	54,285,569
 Net Position:						
Invested in capital assets,						
net of related debt	42,337,372	9,092,144	51,429,516	39,458,232	12,109,434	51,567,666
Restricted	2,630,586	-	2,630,586	7,311,640	-	7,311,640
Unrestricted	3,164,469	5,339,652	8,504,121	2,436,264	1,967,586	4,403,850
Total Net Position	\$ 48,132,427	\$ 14,431,796	\$ 62,564,223	\$ 49,206,136	\$ 14,077,020	\$ 63,283,156

City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2013

Statement of Activities:

The following table provides a summary of the City's changes in net position:

	For the Year Ended September 30, 2013			For the Year Ended September 30, 2012		
	Governmental Activities	Business-Type Activities	Total Primary Government	Governmental Activities	Business-Type Activities	Total Primary Government
Revenues						
Program revenues:						
Charges for services	\$ 2,281,127	\$ 7,547,524	\$ 9,828,651	\$ 2,530,410	\$ 7,698,189	\$ 10,228,599
Grants and contributions	312,170	164,979	477,149	69,481	-	69,481
General revenues:						
Property tax	6,374,806	-	6,374,806	6,212,695	-	6,212,695
Sales tax	2,535,174	-	2,535,174	2,411,533	-	2,411,533
Franchise and local taxes	1,055,651	-	1,055,651	890,874	-	890,874
Investment income	38,322	3,149	41,471	25,783	5,467	31,250
Other revenues	384,719	203,055	587,774	391,765	221,503	613,268
Total Revenues	12,981,969	7,918,707	20,900,676	12,532,541	7,925,159	20,457,700
Expenses						
General government	4,770,073	-	4,770,073	3,820,796	-	3,820,796
Culture and recreation	1,112,269	-	1,112,269	1,056,650	-	1,056,650
Community development	655,822	-	655,822	502,428	-	502,428
Public safety	4,654,499	-	4,654,499	4,501,449	-	4,501,449
Public works	2,905,400	-	2,905,400	2,778,499	-	2,778,499
Interest and fiscal charges	1,009,285	1,202,405	2,211,690	900,074	1,219,817	2,119,891
Public utility	-	4,696,288	4,696,288	-	4,883,367	4,883,367
Airport	-	480,214	480,214	-	395,849	395,849
Cemetery operating	-	133,354	133,354	-	120,031	120,031
Total Expenses	15,107,348	6,512,261	21,619,609	13,559,896	6,619,064	20,178,960
Change in Net Position						
Before Transfers	(2,125,379)	1,406,446	(718,933)	(1,027,355)	1,306,095	278,740
Transfers	1,051,670	(1,051,670)	-	869,999	(869,999)	-
Total	1,051,670	(1,051,670)	-	869,999	(869,999)	-
Change in Net Position	(1,073,709)	354,776	(718,933)	(157,356)	436,096	278,740
Beginning Net Position	49,206,136	14,077,020	63,283,156	49,363,492	13,640,924	63,004,416
Ending Net Position	\$ 48,132,427	\$ 14,431,796	\$ 62,564,223	\$ 49,206,136	\$ 14,077,020	\$ 63,283,156

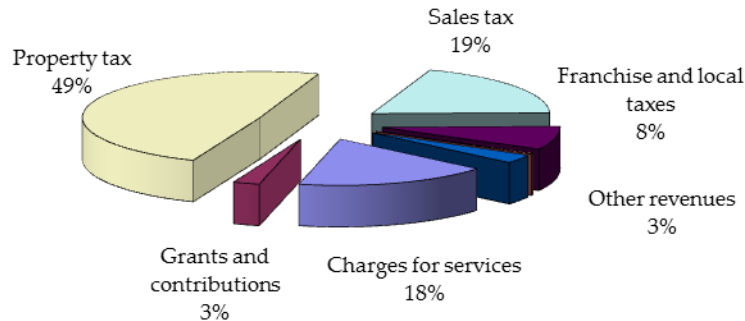
City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2013

Graphic presentations of selected data from the summary tables are displayed below to assist in the analysis of the City's activities.

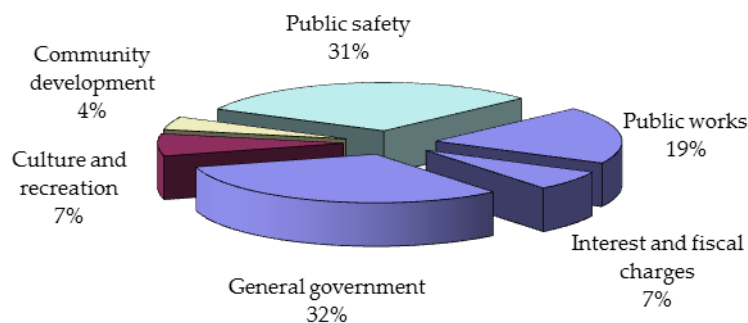
Governmental Activities - Revenues



For the year ended September 30, 2013, revenues from governmental activities totaled \$12,981,969. Property tax, franchise tax and sales tax are the City's largest general revenue sources. Overall revenue increased \$449,428 or 2% from the prior year. Grants and contributions increased by \$242,689 primarily due to the receipt of the Amy Young Barrier Removal Program grant of \$175,290. Property tax revenue increased \$162,111 due to an increase in property values and a growing tax base. Franchise tax increased by \$164,777 or 16% due to an improving economy and commercial development within the City. All other revenues remained relatively stable when compared to the previous year.

This graph shows the governmental function expenses of the City:

Governmental Activities - Expenses



For the year ended September 30, 2013, expenses for governmental activities totaled \$15,107,348. This represents an increase of \$1,547,452 or 7% from the prior year. The City's largest functional expense is general government totaling \$4,770,073. General government increased by \$949,277 or 20%. This increase can be attributed primarily to costs associated with 380 economic development agreements as

City of Taylor, Texas

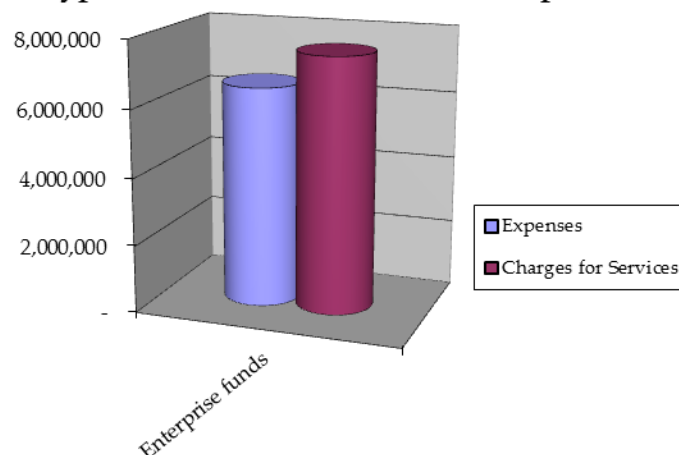
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2013

well as an overall budgeted increase. Community development expenses increased \$153,394 or 23% due to additional contracted services associated with building inspections and code enforcement. Public safety increased \$153,050 or 3% due primarily to additional salary and wage expenses. Public works expenses increased by 4% or \$126,901 when compared to the previous year. All remaining expenses remained relatively consistent with the previous year.

Business-type activities are shown comparing operating costs to revenues generated by related services.

Business-Type Activities - Revenues and Expenses



For the year ended September 30, 2013, charges for services by business-type activities totaled \$7,547,524. This is a decrease of \$150,665, or 2%, from the previous year. This decrease directly relates to water usage within the City. Water and sewer rates remained consistent with the prior year. All remaining revenues remained relatively consistent with the previous year.

Total expenses decreased \$106,803 or 2% to a total of \$6,512,261. Public utility expenses totaled \$5,887,269 while airport and cemetery operations totaled \$491,638 and \$133,354, respectively. The total increase in expenses was consistent with the total increase in revenues for the year.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Funds - The focus of the City's governmental funds is to provide information of near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the year.

City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2013

At September 30, 2013, the City's governmental funds reported combined fund balances of \$13,404,751, an increase of \$853,361 in comparison with the prior year. Approximately 28% of this amount (\$3,686,745) constitutes *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of the fund balance is either *nonspendable, restricted or committed* to indicate that it is 1) not in spendable form (\$697,543), 2) committed (\$460,899) or 3) restricted for particular purposes (\$8,559,564).

As of the end of the year the general fund reflected a total fund balance of \$4,478,551. Of this, \$781,021 is considered restricted and \$3,686,745 is unassigned. General fund balance decreased by \$624,888. This increase can be attributed primarily to costs associated with 380 agreements as well as an overall budgeted increase.

As a measure of the general fund's liquidity, it may be useful to compare total unassigned fund balance to total fund expenditures. The unassigned (the amount available for spending) fund balance of the general fund of \$3,686,745 is 32% of total general fund expenditures.

The capital improvements fund had an ending fund balance of \$6,669,498 as of year end. Total fund balance increased by \$1,284,397 from the prior year due to the issuance of \$3 million of general obligation bonds. During the year, the City expended \$1,883,518 on various capital improvement projects recorded in this fund.

The I&S for CO bonds fund had an ending fund balance of \$230,832 at September 30, 2013, an increase of \$85,225 when compared to the previous year. During the year, the fund recorded total principal and interest payments of \$1,947,585 and property tax revenue of \$1,878,331.

Proprietary Funds - The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Net position in the City's largest proprietary fund, the public utility fund, totaled \$11,251,288. Unrestricted net position at the close of the fiscal year amounted to \$2,159,144, an increase of \$346,314 over the previous year. Total investment in capital assets, net of related debt of was \$9,092,144 and capital assets, net of depreciation totaled \$33,974,491.

GENERAL FUND BUDGETARY HIGHLIGHTS

There was one budget amendment approved during the fiscal year increasing total budgeted expenditures by \$974,571 resulting in a net decrease in budgeted fund balance of \$707,677. Total budgeted revenues of \$10,321,696 exceeded actual revenues of \$10,289,821, resulting in a total negative revenue variance of \$31,875. Total budgeted expenditures of \$11,692,415 exceeded actual expenditures of \$11,604,096, resulting in a total positive expenditure variance of \$88,319. No expenditure exceeded appropriations at the legal level of control.

City of Taylor, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

September 30, 2013

CAPITAL ASSETS

As of the end of the year, the City's governmental activities funds had invested \$61,200,480 in a variety of capital assets and infrastructure, net of accumulated depreciation including assets recorded in the internal service funds of \$783,252. The City's business-type activities funds had invested \$37,318,712 in a variety of capital assets and infrastructure, net of accumulated depreciation. This investment in capital assets includes land, buildings, vehicles, equipment, park improvements, and infrastructure.

Major capital asset events during the current year include the following:

- Purchase of vehicles and equipment recorded in the equipment replacement fund of \$484,192.
- Additions to work in progress of:
 - Holly Springs Drainage - \$891,911
 - Sloan Street Reconstruction - \$740,474
- Costs associated with 2011 CDBG water main project of \$201,810.

More detailed information about the City's capital assets is presented in note IV. C to the financial statements.

LONG-TERM DEBT

The City's outstanding bonds and certificates of obligation payable increased by \$1,097,815 or 2% from the prior year. The total bonds and certificates of obligation payable at the close of the fiscal year was \$52,609,447, net of all premiums and discounts. The City issued \$5,450,000 in general obligation refunding bonds and \$3,000,000 of combination tax and revenue certificates of obligation.

All of the City's debt is backed by a full-faith credit pledge of property taxes with a limited pledge of revenues of the enterprise/utility system. The City monitors its debt obligations and callable bonds for refinancing opportunities with market conditions.

More detailed information about the City's long-term liabilities is presented in note IV. D to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The local economy has remained stable and is showing signs of growth as evidenced by new construction activity. The City continues to make infrastructure improvements throughout the City.

City of Taylor has seen some growth and has made adjustments to meet the new challenges. The City's Strategic Plan provides a framework for the future. Meeting these challenges takes financial resources, a Council vision directing the Strategic Plan, and management team to implement it.

City of Taylor, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
September 30, 2013

The City Council goal is that the General Fund maintains three months of operating expenditures as a minimum of undesignated reserves, which currently equates to \$2.9 million. At the end of fiscal year 2013, unassigned fund balance in the General Fund is \$3,686,745. It is intended that the available fund balance beyond the minimum be used for capital outlay and personnel. For the fiscal year 2014, fund balance in all budgeted funds is projected to remain at adequate levels to provide for unexpected decreases in revenue plus extraordinary unbudgeted expenditures.

The property tax rate for fiscal year 2013-14 is \$0.813893 per \$ 100 valuation. Of this tax rate 71 percent or \$0.573019 is utilized for General Fund activities. The remaining 29 percent or \$0.240874 is used for debt service. The General Fund's portion of property tax revenue for fiscal year 2013-14 is estimated to be \$4,457,170. Sales tax revenue for fiscal year 2013-14 is budgeted at \$2,777,500.

The largest revenue source for the Utility Fund is water sales at \$4,034,800. The rate for fiscal year 2013-14 is \$24.54 as a base rate and \$5.01 per 1,000 gallons used. The second largest revenue source is sewer charges at \$ 2,385,200 based on a fiscal year 2013-14 base rate of \$16.40 plus \$5.31 per \$1,000 gallons over 2,000 gallons. These rates are the same as the rates set for FY 2012-13.

The sanitation fee for residential garbage is a base charge of \$11.92 per month which is a 2.2% increase that was approved by the City Council during the fiscal year 2012-13 budget. Additionally, the drainage fee remained at a \$2.00 per single family dwelling per month.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

The financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the City's finances. If you have questions about this report or need any additional information, contact the Department of Finance at 400 Porter St., Taylor Texas 76574 or call (512) 352-5997.

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FINANCIAL STATEMENTS

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City of Taylor, Texas
STATEMENT OF NET POSITION
September 30, 2013

	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	Taylor EDC
<u>Assets</u>				
Current assets:				
Cash and cash equivalents	\$ 11,284,484	\$ 3,280,891	\$ 14,565,375	\$ 743,167
Investments	1,155,554	-	1,155,554	150,025
Restricted cash-customer deposits	-	369,637	369,637	-
Receivables, net	1,121,716	1,277,509	2,399,225	143,136
Internal balances	226,170	(226,170)	-	-
Inventories	-	227,052	227,052	-
Total Current Assets	13,787,924	4,928,919	18,716,843	1,036,328
Land held for investment	-	-	-	542,107
Capital assets:				
Non-depreciable	5,105,838	1,758,720	6,864,558	-
Net depreciable capital assets	56,094,642	35,559,992	91,654,634	-
	61,200,480	37,318,712	98,519,192	542,107
Total Assets	74,988,404	42,247,631	117,236,035	1,578,435
<u>Deferred Outflows of Resources</u>				
Deferred charge on refunding	360,661	226,980	587,641	-
Total Deferred Outflows of Resources	360,661	226,980	587,641	
<u>Liabilities</u>				
Accounts payable and accrued liabilities	497,762	114,410	612,172	16,832
Customer deposits	-	369,637	369,637	-
Accrued interest payable	119,149	147,773	266,922	-
	616,911	631,820	1,248,731	16,832
Noncurrent liabilities:				
Due within one year	1,971,523	1,248,811	3,220,334	-
Due in more than one year	24,628,204	26,162,184	50,790,388	-
	26,599,727	27,410,995	54,010,722	-
Total Liabilities	27,216,638	28,042,815	55,259,453	16,832
<u>Net Position</u>				
Invested in capital assets, net of related debt	42,337,372	9,092,144	51,429,516	-
Restricted for:				
Debt service	230,832	-	230,832	-
Capital projects	42,977	-	42,977	-
Community redevelopment	494,561	-	494,561	-
Cemetery land purchase	192,125	-	192,125	-
Moody museum	304,450	-	304,450	-
Library bequest funds	336,784	-	336,784	-
Cemetery - nonexpendable	697,543	-	697,543	-
Other purposes	331,314	-	331,314	1,561,603
Unrestricted	3,164,469	5,339,652	8,504,121	-
Total Net Position	\$ 48,132,427	\$ 14,431,796	\$ 62,564,223	\$ 1,561,603

See Notes to Financial Statements.

City of Taylor, Texas

STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2013

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government				
Governmental Activities				
General government	\$ 4,770,073	\$ 1,631,501	\$ 127,201	\$ -
Culture and recreation	1,112,269	-	-	-
Community development	655,822	-	-	184,969
Public safety	4,654,499	323,928	-	-
Public works	2,905,400	325,698	-	-
Interest and fiscal charges	1,009,285	-	-	-
Total Governmental Activities	<u>15,107,348</u>	<u>2,281,127</u>	<u>127,201</u>	<u>184,969</u>
Business-Type Activities				
Public Utility	5,887,269	6,929,109	-	164,979
Airport	491,638	500,255	-	-
Cemtery Operating	133,354	118,160	-	-
Total Business-Type Activities	<u>6,512,261</u>	<u>7,547,524</u>	<u>-</u>	<u>164,979</u>
Total Primary Government	<u>\$ 21,619,609</u>	<u>\$ 9,828,651</u>	<u>\$ 127,201</u>	<u>\$ 349,948</u>
Component Units				
Taylor Economic Development Corporation	<u>\$ 1,133,255</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

General Revenues:

Taxes
 Property tax
 Sales tax
 Franchise and local taxes
 Investment income
 Other revenues

Transfers

Total General Revenues and Transfers

Change in Net Position

Beginning Net Position

Ending Net Position

See Notes to Financial Statements.

Net (Expense) Revenue and Changes in Net Position			
Primary Government			Component Unit
Governmental Activities	Business-Type Activities	Total	Taylor EDC
\$ (3,011,371)	\$ -	\$ (3,011,371)	\$ -
(1,112,269)	-	(1,112,269)	-
(470,853)	-	(470,853)	-
(4,330,571)	-	(4,330,571)	-
(2,579,702)	-	(2,579,702)	-
(1,009,285)	-	(1,009,285)	-
(12,514,051)	-	(12,514,051)	-
-	1,206,819	1,206,819	-
-	8,617	8,617	-
-	(15,194)	(15,194)	-
-	1,200,242	1,200,242	-
(12,514,051)	1,200,242	(11,313,809)	-
-	-	-	(1,133,255)
6,374,806	-	6,374,806	-
2,535,174	-	2,535,174	837,065
1,055,651	-	1,055,651	-
38,322	3,149	41,471	5,679
384,719	203,055	587,774	4,808
1,051,670	(1,051,670)	-	-
11,440,342	(845,466)	10,594,876	847,552
(1,073,709)	354,776	(718,933)	(285,703)
49,206,136	14,077,020	63,283,156	1,847,306
\$ 48,132,427	\$ 14,431,796	\$ 62,564,223	\$ 1,561,603

City of Taylor, Texas

BALANCE SHEET GOVERNMENTAL FUNDS September 30, 2013

	General	Capital Improvements	I & S For CO Bonds
<u>Assets</u>			
Cash and cash equivalents	\$ 3,224,980	\$ 6,672,398	\$ 236,346
Investments	519,521	-	-
Receivables, net	1,023,639	-	42,195
Due from other funds	240,885	-	-
Total Assets	\$ 5,009,025	\$ 6,672,398	\$ 278,541
<u>Liabilities</u>			
Accounts payable and accrued liabilities	\$ 435,218	\$ 2,900	\$ 7,667
Due to other funds	-	-	-
Total Liabilities	435,218	2,900	7,667
<u>Deferred Inflows of Resources</u>			
Unavailable revenue - property taxes	95,256	-	40,042
<u>Fund Balances</u>			
Nonspendable:			
Permanent fund	-	-	-
Restricted for:			
Debt service	-	-	230,832
Capital projects	-	6,669,498	-
Special revenue	-	-	-
Other purposes	781,021	-	-
Committed for:			
Drainage	10,785	-	-
Unassigned reported in:			
General fund	3,686,745	-	-
Total Fund Balances	4,478,551	6,669,498	230,832
Total Liabilities and Fund Balances	\$ 5,009,025	\$ 6,672,398	\$ 278,541

See Notes to Financial Statements.

Nonmajor Governmental Funds	Total Governmental Funds
\$ 1,141,830	\$ 11,275,554
636,033	1,155,554
55,882	1,121,716
203,945	444,830
<u>\$ 2,037,690</u>	<u>\$ 13,997,654</u>

\$ -	\$ 445,785
11,820	11,820
<u>11,820</u>	<u>457,605</u>

<u>-</u>	<u>135,298</u>
----------	----------------

697,543	697,543
-	230,832
-	6,669,498
878,213	878,213
-	781,021
450,114	460,899
-	3,686,745
<u>2,025,870</u>	<u>13,404,751</u>

<u>\$ 2,037,690</u>	<u>\$ 13,997,654</u>
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City of Taylor, Texas

RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION GOVERNMENTAL FUNDS

September 30, 2013

Fund Balances - Total Governmental Funds	\$ 13,404,751
Adjustments for the Statement of Net Position:	
Capital assets used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.	
Capital assets - non-depreciable	5,105,838
Capital assets - net depreciable	55,311,390
Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the governmental funds.	135,298
Deferred outflows of resources, represent a consumption of net position that applies to a future period(s) and is not recognized as an outflow of resources (expenditure) until then.	
Deferred charge on refunding	360,661
Internal service funds are used by management to charge the cost of equipment services and replacement to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.	
Cash and cash equivalents	8,930
Capital assets, net	783,252
Accounts payable and accrued liabilities	(51,977)
Interfund balances, net	(206,840)
Non-current liabilities due in one year	(92,336)
Non-current liabilities due in more than one year	(102,418)
Net position - governmental activities	<u>338,611</u>
Some liabilities, including bonds payable and compensated absences, are not reported as liabilities in the governmental funds.	
Other post employment benefits	(228,351)
Accrued interest	(119,149)
Bond premium	(309,569)
Bond discount	16,182
Non-current liabilities due in one year	(1,879,187)
Non-current liabilities due in more than one year	(24,004,048)
Net Position of Governmental Activities	<u>\$ 48,132,427</u>

See Notes to Financial Statements.

City of Taylor, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE GOVERNMENTAL FUNDS

For the Year Ended September 30, 2013

	General	Capital Improvements	I & S For CO Bonds
<u>Revenues</u>			
Property tax	\$ 4,405,438	\$ -	\$ 1,878,331
Sales tax	2,535,174	-	-
Franchise and local taxes	989,043	-	-
License and permits	101,808	-	-
Charges for services	1,519,898	-	-
Fines and forfeitures	307,615	-	-
Intergovernmental	87,506	184,969	-
Investment income	3,806	5,016	26,179
Other revenues	339,533	-	-
Total Revenues	10,289,821	189,985	1,904,510
<u>Expenditures</u>			
Current:			
General government	3,983,695	-	-
Culture and recreation	1,110,059	-	-
Community development	631,422	-	-
Public safety	4,441,585	-	-
Public works	1,374,935	-	-
Debt service:			
Principal retirement	56,281	-	1,130,594
Interest and fiscal charges	6,119	-	816,991
Bond issuance costs	-	48,580	86,220
Capital outlay	-	1,883,518	-
Total Expenditures	11,604,096	1,932,098	2,033,805
Excess of Revenues Over (Under) Expenditures	(1,314,275)	(1,742,113)	(129,295)
<u>Other Financing Sources (Uses)</u>			
Transfers in	994,587	1,006	131,300
Transfers (out)	(305,200)	-	(3,000)
Issuance of bonds	-	3,000,000	3,990,000
Premium	-	25,504	228,566
Payment to refunding bond escrow agent	-	-	(4,132,346)
Total Other Financing Sources (Uses)	689,387	3,026,510	214,520
Net Change in Fund Balances	(624,888)	1,284,397	85,225
Beginning fund balances	5,103,439	5,385,101	145,607
Ending Fund Balances	\$ 4,478,551	\$ 6,669,498	\$ 230,832

See Notes to Financial Statements.

Nonmajor Governmental Funds	Total Governmental Funds
\$ 66,065	\$ 6,349,834
-	2,535,174
66,608	1,055,651
-	101,808
335,493	1,855,391
16,313	323,928
39,695	312,170
3,321	38,322
42,851	382,384
570,346	12,954,662
164,133	4,147,828
-	1,110,059
-	631,422
-	4,441,585
-	1,374,935
27,108	1,213,983
-	823,110
-	134,800
-	1,883,518
191,241	15,761,240
379,105	(2,806,578)
-	1,126,893
(270,478)	(578,678)
-	6,990,000
-	254,070
-	(4,132,346)
(270,478)	3,659,939
108,627	853,361
1,917,243	12,551,390
\$ 2,025,870	\$ 13,404,751

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City of Taylor, Texas

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2013

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances - total governmental funds	\$ 853,361
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Capital outlay	1,757,951
Depreciation expense	(1,858,968)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	24,972
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Compensated absences	(134,815)
Other post employment benefits	(55,211)
Accrued interest	(5,670)
Amortization of deferred charges on refunding	(63,672)
Amortization of bond premium and discounts	25,881
The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when they are first issued; whereas, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	
Debt issuance	(6,990,000)
Plus premium	(254,070)
Principal payments	1,213,983
Payment to escrow agent for refunding	3,855,826
Deferred charge on refunding	276,520
Internal service funds are used by management to charge the cost of equipment services and replacement to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.	280,203
Change in Net Position of Governmental Activities	\$ (1,073,709)

See Notes to Financial Statements.

City of Taylor, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND (Page 1 of 2)

For the Year Ended September 30, 2013

	Original Budget	Final Budget	2013 Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>				
Property tax	\$ 4,461,597	\$ 4,418,000	\$ 4,405,438	\$ (12,562)
Sales tax	2,300,000	2,573,231	2,535,174	(38,057)
Franchise and local taxes	963,715	949,751	989,043	39,292
License and permits	91,000	106,600	101,808	(4,792)
Charges for services	1,518,000	1,505,946	1,519,898	13,952
Fines and forfeitures	298,000	302,100	307,615	5,515
Intergovernmental	52,000	85,572	87,506	1,934
Investment income	30,385	33,385	3,806	(29,579)
Other revenues	136,890	347,111	339,533	(7,578)
Total Revenues	9,851,587	10,321,696	10,289,821	(31,875)
<u>Expenditures</u>				
Current:				
General government				
City council	201,573	171,558	153,356	18,202
City management	489,954	471,749	465,277	6,472
Public information	127,763	131,105	128,004	3,101
Human resources	172,375	165,433	159,063	6,370
Financial services	425,869	594,942	583,469	11,473
Municipal court	260,044	263,060	267,165	(4,105)
Building maintenance	368,486	386,024	381,539	4,485
Information technology	84,030	93,009	93,994	(985)
Nondepartmental	1,342,539	1,709,222	1,730,011	(20,789)
Library grant/donation	10,000	21,818	21,817	1
Total general government	3,482,633	4,007,920	3,983,695	24,225
Culture and recreation				
Moody museum	6,364	10,157	9,103	1,054
Public library	414,410	413,254	410,858	2,396
Parks and recreation	651,967	692,194	690,098	2,096
Total culture and recreation	1,072,741	1,115,605	1,110,059	5,546

City of Taylor, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES

IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND (Page 2 of 2)

For the Year Ended September 30, 2013

	Original Budget	Final Budget	2013 Actual	Variance with Final Budget Positive (Negative)
Community development				
Planning and development	423,882	579,499	572,484	7,015
Main Street program	56,524	56,786	58,938	(2,152)
Total community development	480,406	636,285	631,422	4,863
Public safety				
Fire department	1,776,068	1,853,204	1,829,348	23,856
Police department	2,355,595	2,479,504	2,497,057	(17,553)
Animal control	113,628	116,351	115,180	1,171
Total public safety	4,245,291	4,449,059	4,441,585	7,474
Public works				
Administration	102,222	101,818	102,422	(604)
Maintenance	1,071,192	991,305	966,179	25,126
Engineering and inspection	200,959	192,661	186,835	5,826
Roadway impact fee	-	135,362	119,499	15,863
Total public works	1,374,373	1,421,146	1,374,935	46,211
Debt service:				
Principal retirement	56,281	56,281	56,281	-
Interest and fiscal charges	6,119	6,119	6,119	-
Total debt service	62,400	62,400	62,400	-
Total Expenditures	10,717,844	11,692,415	11,604,096	88,319
Revenues Over (Under) Expenditures	(866,257)	(1,370,719)	(1,314,275)	56,444
Other Financing Sources (Uses)				
Transfers in	991,587	991,587	994,587	3,000
Transfers (out)	(102,045)	(305,260)	(305,200)	60
Total Other Financing Sources (Uses)	889,542	686,327	689,387	3,060
Net Change in Fund Balance	\$ 23,285	\$ (684,392)	(624,888)	\$ 59,504
Beginning fund balance			5,103,439	
Ending Fund Balance			\$ 4,478,551	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
September 30, 2013

	Business-Type Activities Enterprise Funds		
	Public Utilities	Airport	Cemetery Operating
<u>Assets</u>			
<u>Current Assets</u>			
Cash and cash equivalents	\$ 2,962,937	\$ 41,725	\$ 276,229
Restricted cash:			
Customer deposits	369,637	-	-
Receivables, net	1,265,668	4,256	7,585
Due from other funds	-	1,360	-
Inventories	227,052	-	-
Total Current Assets	4,825,294	47,341	283,814
<u>Noncurrent Assets</u>			
Capital assets:			
Non-depreciable	888,854	859,833	10,033
Net depreciable capital assets	33,085,637	2,474,355	-
Total Noncurrent Assets	33,974,491	3,334,188	10,033
Total Assets	38,799,785	3,381,529	293,847
<u>Deferred Outflows of Resources</u>			
Deferred charge on refunding	218,337	8,643	-
Total Deferred Outflows of Resources	218,337	8,643	-
<u>Liabilities</u>			
<u>Current Liabilities</u>			
Accounts payable	104,940	1,788	7,682
Customer deposits	369,637	-	-
Current maturities of long-term liabilities	1,218,811	30,000	-
Due to other funds	-	22,225	203,945
Accrued interest	146,586	1,187	-
Total Current Liabilities	1,839,974	55,200	211,627
<u>Noncurrent Liabilities</u>			
Long-term liabilities	25,926,860	235,324	-
Total Liabilities	27,766,834	290,524	211,627
<u>Net Position</u>			
Invested in capital assets, net of related debt	9,092,144	3,077,507	10,033
Unrestricted	2,159,144	22,141	72,187
Total Net Position	\$ 11,251,288	\$ 3,099,648	\$ 82,220

Adjustment to report the cumulative internal balance for the net effect of the
activity between the internal service funds and the enterprise funds over time

Net Position of Business-type Activities

See Notes to Financial Statements.

Total	Governmental Activities
	Internal Service
\$ 3,280,891	\$ 8,930
369,637	-
1,277,509	-
1,360	8,213
227,052	-
5,156,449	17,143
1,758,720	-
35,559,992	783,252
37,318,712	783,252
42,475,161	800,395
226,980	-
226,980	-
114,410	51,977
369,637	-
1,248,811	92,336
226,170	216,413
147,773	-
2,106,801	360,726
26,162,184	102,418
28,268,985	463,144
12,179,684	681,132
2,253,472	(343,881)
14,433,156	\$ 337,251
(1,360)	
\$ 14,431,796	

City of Taylor, Texas

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION PROPRIETARY FUNDS

For the Year Ended September 30, 2013

	Business-Type Activities Enterprise Funds		
	Public Utilities	Airport	Cemetery Operating
<u>Operating Revenues</u>			
Water revenue	\$ 4,383,743	\$ -	\$ -
Sewer revenue	2,524,774	-	-
Airport services	-	500,255	-
Cemetery services	-	-	118,160
Other income	140,826	-	7,554
Charges for services	-	-	-
Rents and royalties	54,675	-	-
Total Operating Revenues	7,104,018	500,255	125,714
<u>Operating Expenses</u>			
Personnel services	1,101,258	42,205	36,391
Contractual services	2,076,554	348,657	93,274
Material and supplies	351,945	3,157	3,689
Depreciation	1,166,531	86,195	-
Total Operating Expenses	4,696,288	480,214	133,354
Operating Income	2,407,730	20,041	(7,640)
<u>Nonoperation Revenues (Expenses)</u>			
Intergovernmental	164,979	-	-
Investment income	2,947	-	202
Interest expense	(1,190,981)	(11,424)	-
Total Nonoperating Revenues (Expenses)	(1,023,055)	(11,424)	202
Income Before Transfers	1,384,675	8,617	(7,438)
<u>Transfers</u>			
Transfers in	-	-	67,591
Transfers (out)	(1,038,361)	(30,000)	(50,900)
Change in Net Position	346,314	(21,383)	9,253
Beginning net position	10,904,974	3,121,031	72,967
Ending Net Position	\$ 11,251,288	\$ 3,099,648	\$ 82,220

Adjustment for the net effect of the current year activity between
the internal service funds and the enterprise funds.

Changes in Net Position of Business-type Activities

See Notes to Financial Statements.

Total	Governmental Activities	
	Internal Service	
\$ 4,383,743	\$	-
2,524,774		-
500,255		-
118,160		-
148,380		2,335
-		661,329
54,675		-
<u>7,729,987</u>		<u>663,664</u>
1,179,854		131,216
2,518,485		588,337
358,791		-
1,252,726		138,857
<u>5,309,856</u>		<u>858,410</u>
<u>2,420,131</u>		<u>(194,746)</u>
164,979		-
3,149		-
(1,202,405)		(7,914)
<u>(1,034,277)</u>		<u>(7,914)</u>
1,385,854		(202,660)
67,591		503,455
(1,119,261)		-
<u>334,184</u>		<u>300,795</u>
		<u>36,456</u>
	\$	<u><u>337,251</u></u>
<u>20,592</u>		
<u><u>\$ 354,776</u></u>		

City of Taylor, Texas
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS (Page 1 of 2)
For the Year Ended September 30, 2013

	Public Utilities	Airport	Cemetery Operating
<u>Cash Flows from Operating Activities</u>			
Receipts from customers	\$ 7,093,237	\$ 502,609	\$ 122,919
Payments to suppliers and contractors	(2,424,565)	(421,851)	(94,666)
Payments to employees for salaries and benefits	(1,098,450)	(42,205)	(36,391)
Net Cash Provided (Used) by Operating Activities	3,570,222	38,553	(8,138)
<u>Cash Flows from Noncapital Financing Activities</u>			
Transfer in	-	-	67,591
Transfer (out)	(1,038,361)	(30,000)	(50,900)
Net Cash Provided (Used) by Noncapital Financing Activities	(1,038,361)	(30,000)	16,691
<u>Cash Flows from Capital and Related Financing Activities</u>			
Capital grant	164,979	-	-
Purchases of capital assets	(411,682)	-	(10,033)
Principal paid on capital debt	(1,174,405)	(25,000)	-
Interest paid on capital debt	(1,134,372)	(11,611)	-
Net Cash (Used) by Capital and Related Financing Activities	(2,555,480)	(36,611)	(10,033)
<u>Cash Flows from Investing Activities</u>			
Interest on investments	2,947	-	202
Net Cash Provided by Investing Activities	2,947	-	202
Net Decrease in Cash and Cash Equivalents	(20,672)	(28,058)	(1,278)
Beginning cash and cash equivalents	3,353,246	69,783	277,507
Ending Cash and Cash Equivalents	\$ 3,332,574	\$ 41,725	\$ 276,229

See Notes to Financial Statements.

		Governmental Activities
	Total	Internal Service
\$	7,718,765	\$ 663,664
	(2,941,082)	(555,102)
	(1,177,046)	(130,801)
	3,600,637	(22,239)
	67,591	503,455
	(1,119,261)	-
	(1,051,670)	503,455
	164,979	-
	(421,715)	(432,181)
	(1,199,405)	(36,472)
	(1,145,983)	(7,914)
	(2,602,124)	(476,567)
	3,149	-
	3,149	-
	(50,008)	4,649
	3,700,536	4,281
\$	3,650,528	\$ 8,930

City of Taylor, Texas
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS (Page 2 of 2)
For the Year Ended September 30, 2013

	<u>Public Utilities</u>	<u>Airport</u>	<u>Cemetery Operating</u>
<u>Reconciliation of Operating Income (Loss)</u>			
<u>to Net Cash Provided (Used) by Operating Activities</u>			
Operating Income (Loss)	\$ 2,407,730	\$ 20,041	\$ (7,640)
Adjustments to reconcile operating income to net cash provided (used):			
Depreciation	1,166,531	86,195	-
Changes in Operating Assets and Liabilities:			
(Increase) Decrease in:			
Accounts receivable	(53,068)	2,354	(2,795)
Inventory	21,679	-	-
Due from other funds	-	(43,151)	-
Increase (Decrease) in:			
Accounts payable	(17,745)	(26,886)	2,297
Customer deposits	42,287	-	-
Compensated absences	2,808	-	-
Net Cash Provided (Used) by Operating Activities	<u><u>\$ 3,570,222</u></u>	<u><u>\$ 38,553</u></u>	<u><u>\$ (8,138)</u></u>
<u>Schedule of Non-Cash Capital and Related Financing Activities</u>			
Debt refunding	\$ 1,480,724	\$ -	\$ -

See Notes to Financial Statements.

		Governmental
		Activities
		Internal
Total		Service
\$ 2,420,131	\$	(194,746)
1,252,726		138,857
(53,509)		-
21,679		-
(43,151)		(2,744)
(42,334)		35,979
42,287		-
2,808		415
<u>\$ 3,600,637</u>	<u>\$</u>	<u>(22,239)</u>

\$ 1,480,724	\$	52,011
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City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS
September 30, 2013

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The City of Taylor, Texas is a municipal corporation incorporated under *Article XI, Section 5* of the *Constitution of the State of Texas (Home Rule Amendment)* in 1914. The City operates under a Council-Manager form of government. The City provides such services as are authorized by its charter to advance the welfare, health, comfort, safety and convenience of the City and its inhabitants.

The City is an independent political subdivision of the State of Texas governed by an elected council and a mayor and is considered a primary government. As required by generally accepted accounting principles, these basic financial statements have been prepared based on considerations regarding the potential for inclusion of other entities, organizations, or functions as part of the City's financial reporting entity. The Taylor Economic Development Corporation (the "TEDC"), although legally separate, is considered part of the reporting entity. No other entities have been included in the City's reporting entity. Additionally, as the City is considered a primary government for financial reporting purposes, its activities are not considered a part of any other governmental or other type of reporting entity.

Considerations regarding the potential for inclusion of other entities, organizations or functions in the City's financial reporting entity are based on criteria prescribed by generally accepted accounting principles. These same criteria are evaluated in considering whether the City is a part of any other governmental or other type of reporting entity. The overriding elements associated with prescribed criteria considered in determining that the City's financial reporting entity status is that of a primary government are that it has a separately elected governing body; it is legally separate; and is fiscally independent of other state and local governments. Additionally prescribed criteria under generally accepted accounting principles include considerations pertaining to organizations for which the primary government is financially accountable, and considerations pertaining to organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

Discretely Presented Component Unit

Taylor Economic Development Corporation

The Taylor Economic Development Corporation (the "TEDC") serves all citizens of the City and is governed by a five member board of directors appointed by the Taylor City Council. An Executive Director is appointed by the TEDC board to carry out the Board's administrative and policy initiatives. The TEDC is a 4A Corporation and is supported by a half-cent sales tax voted by referendum in 1994. The scope of public service of the TEDC

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

benefits the government and its citizens and is operated primarily within geographic boundaries of the City.

Separately issued audited financial statements are available from TEDC, 316 North Main, Taylor, TX 76574.

B. Basis of Presentation - Government-Wide and Fund Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds and the proprietary funds.

As discussed earlier, the government has one discretely presented component unit and is shown in separate columns in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the government's water and transit functions and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units. Separate statements for each fund category; governmental and proprietary are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The government reports the following major governmental funds:

General Fund

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

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

Capital Improvements Fund

The capital improvements fund accounts for the acquisition and construction of the government's major capital facilities, other than those financed by proprietary funds.

I&S for CO Bonds Fund

The City accounts for the accumulation of financial resources for the payments of principal, interest and related costs on general long-term debt paid primarily from taxes levied by the City. The fund balance of the I & S for CO Bonds fund is restricted exclusively for debt service expenditures.

The government reports the following major enterprise funds:

Public Utilities Fund

Water and wastewater services provided by the City are accounted for in the public utilities fund. Activities of the fund include administration, operation and maintenance of the water and wastewater system, and billing and collection activities. The fund also accounts for the accumulation of resources for, and the payment of, long-term debt principal and interest for water and wastewater debt. All costs are financed through charges to utility customers with rates reviewed regularly and adjusted if necessary to ensure the integrity of the funds.

Airport

The Airport fund accounts for the administration, operation and maintenance of the municipal airport.

Additionally government reports the following fund types:

Special Revenue Funds

The City accounts for resources restricted to, or designated for, specific purposes in a special revenue fund. These funds consist of the hotel/motel tax, Texas capital, main street revenue, cemetery land purchases, municipal court special fee, tax increment and drainage funds.

Internal Service Funds

Revenues and expenses related to services provided to organizations inside the City on a cost reimbursement basis are accounted for in an internal service fund. The City's internal service funds include the equipment services and equipment replacement funds.

City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2013

Permanent Fund

Chapter 6 Section 6-8 of the City Code establishes a cemetery trust fund subject to control of the City Council. Interest income from the investment of the permanent fund is to be used for beautification and upkeep of the cemetery. The City's only permanent fund is the cemetery permanent fund.

During the course of operations the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

C. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2013

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary, pension and other postemployment benefit trust, and private-purpose trust funds are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Agency funds have no measurement focus but utilize the *accrual basis of accounting* for reporting its assets and liabilities.

D. Assets, Liabilities, and Fund Equity or Net Position

1. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short term investments with original maturities of three months or less from the date of acquisition. For the purpose of the statement of cash flows, the proprietary fund types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

In accordance with GASB Statement No. 31, *Accounting and Reporting for Certain Investments and External Investment Pools*, the City reports all investments at fair value, except for "money market investments" and "2a7-like pools." Money market investments, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

obligations, are reported at amortized costs. Investment positions in external investment pools that are operated in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940, such as TexPool, are reported using the pools' share price.

The City has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, of the Texas Governmental Code. In summary, the City is authorized to invest in the following:

- Direct obligations of the U.S. Government
- Fully collateralized certificates of deposit and money market accounts
- Statewide investment pools

2. Receivables and Interfund Transactions

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either "interfund receivables/payables" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds" in the fund financial statements. If the transactions are between the primary government and its component unit, these receivables and payables are classified as "due to/from component unit/primary government." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds are offset by a nonspendable fund balance account in the applicable governmental fund to indicate they are not available for appropriation and are not expendable available financial resources.

All trade receivables are shown net of any allowance for uncollectible amounts.

3. Inventories and Prepaid Items

The costs of governmental fund type inventories are recorded as expenditures when the related liability is incurred, (i.e., the purchase method). The inventories are valued at the lower of cost or market using the first-in/first-out method. Certain payments to vendors reflect costs applicable to future accounting periods (prepaid expenditures) are recognized as expenditures when utilized.

4. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

assets are defined by the government, as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Interest costs incurred in connection with construction of enterprise fund capital assets are capitalized when the effects of capitalization materially impact the financial statements.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property, plant, and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful years.

Asset Description	Estimated Useful Life
Vehicles	5 to 10 years
Machinery and equipment	5 to 10 years
Infrastructure	5 to 30 years
Buildings and improvements	25 years

5. Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

6. Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of

City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS, Continued

September 30, 2013

decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The governing body (council) has by resolution authorized the finance director to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

The government has adopted a policy to maintain a minimum reserve of in unreserved fund balance in the general fund at an amount equal to or greater than 25% of operating expenditures of that fund.

7. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. The long-term debt consists primarily of bonds payable and accrued compensated absences.

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements until due. The debt proceeds are reported as other financing sources, net of the applicable premium or discount and payments of principal and interest reported as expenditures. In the governmental fund types, issuance costs, even if withheld from the actual net proceeds received, are reported as debt service expenditures. However, claims and judgments paid from governmental funds are reported as a liability in the fund financial statements only for the portion expected to be financed from expendable available financial resources.

Long-term debt and other obligations, financed by proprietary funds, are reported as liabilities in the appropriate funds. For proprietary fund types, bond premiums, discounts and issuance costs are deferred and amortized over the life of the bonds using the effective interest method, if material. Bonds payable are reported net of the applicable bond premium or discount. Issuance costs are reported as deferred charges.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

Assets acquired under the terms of capital leases are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, capital lease transactions are recorded as other financing sources and as capital outlay expenditures in the general fund. Lease payments representing both principal and interest are recorded as expenditures in the general fund upon payment with an appropriate reduction of principal recorded in the government-wide financial statements.

8. Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

E. Revenues and Expenditures/Expenses

1. Program Revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

2. Property Taxes

Property taxes are levied by October 1 on the assessed value listed as of the prior January 1 for all real and business personal property in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. Under state law, property taxes levied on real property constitute a lien on the real property which cannot be forgiven without specific approval of the State Legislature. The lien expires at the end of twenty years. Taxes levied on personal property can be deemed uncollectible by the City.

Property taxes at the fund level are recorded as receivables and deferred revenues at the time the taxes are assessed. Revenues are recognized as the related ad valorem taxes are collected. Additional amounts estimated to be collectible in time to be a resource for payment of obligations incurred during the fiscal year and therefore susceptible to accrual

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

in accordance with Generally Accepted Accounting Principles have been recognized as revenue.

Legislation was passed in 1979 and amended in 1981 by the Texas Legislature which affects the method of property assessment and tax collection in the City. This legislation, with certain exceptions, exempts intangible personal property and household goods.

In addition, this legislature creates a "Property Tax Code" and provides, among other things, for the establishment of county-wide appraisal districts and for a State Property Tax Board which commenced operation in January 1980. The appraisal of property within the City is the responsibility of the Williamson County Tax Appraisal District. The Appraisal District is required under the Property Tax Code to assess all property within the appraisal district on the basis of 100 percent of its appraised value and is prohibited from applying any assessment ratios. The value of real property within the Appraisal District must be reviewed at least every four years. The City, at its own expense, may challenge appraised values established by the Appraisal District through various appeals and, if necessary, legal action. Under this legislation, the City continues to set tax rates on property within the City limits. However, if the effective tax rate, excluding tax rates for bonds and other contractual obligations, adjusted for new improvements and revaluation, exceeds the rate of the previous year by more than eight percent, qualified voters of the City may petition for an election to determine whether to limit the tax rate to no more than eight percent above the rate of the previous year.

3. Compensated Absences

City employees earn vacation and sick leave, which may either be taken or accumulated, up to certain amounts, until retirement or termination. In the event of termination, resignation or retirement, all full time employees, other than policeman and firemen, will be reimbursed for accrued vacation time up to 120 hours. Policeman and firemen, upon termination, resignation or retirement, will be reimbursed for accrued sick and vacation time according to civil service regulations. For all other employees, sick leave is not paid at termination or retirement.

All vacation and qualifying sick leave is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they are expected to be liquidated with expendable available financial resources, for example, as a result of employee resignations and retirements. Vested or accumulated vacation leave and compensated leave of government-wide and proprietary funds are recognized as an expense and liability of those funds as the benefits accrue to employees.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

It is the City's policy to liquidate compensated absences with future revenues rather than with currently available expendable resources. Accordingly, the City's governmental funds recognize accrued compensated absences when it is paid.

4. Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the public utility fund, airport fund, and cemetery operating funds are charges to customers for sales and services. The public utility fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

II. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

The governmental fund balance sheet includes reconciliation between *fund balance-total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that long-term liabilities, including bonds, are not due and payable in the current period and, therefore, are not reported in the funds.

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities.

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net position of governmental states that, "the issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities."

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

III. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) for the general, I&S for CO bonds, hotel/motel tax, Texas capital, main street revenue, cemetery land purchases, municipal court security and technology, tax increment fund, drainage, cemetery permanent, and enterprise funds. Capital project funds have no binding annual budget. Project-length financial plans are adopted for all capital projects; according, no comparison of budget to actual is presented in the financial statements. The original budget is adopted by the City Council prior to the beginning of the year. The legal level of control as defined by the City Charter is the fund level. No funds can be transferred or added which affect the total fund expenditures without City Council approval. Appropriations lapse at the end of the year. One supplemental budget appropriation was made during the year.

A. Expenditures Over Appropriations

For the year ended, expenditures exceeded appropriations at the legal level of control and as follows:

I&S for CO Bonds Fund	\$3,098
Hotel/Motel Tax Fund	\$4,667
Drainage Fund	\$1,449
Cemetery Permanent Fund	\$5

B. Fund Equity

The City records fund balance restrictions on the fund level to indicate that a portion of the fund balance is legally restricted for a specific future use or to indicate that a portion of the fund balance is not available for expenditures.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

The following is a list of fund balances restricted/committed by the City:

	<u>Restricted</u>	<u>Committed</u>
Debt service	\$ 230,832	\$ -
Capital projects	6,669,498	-
Community redevelopment	494,561	-
Cemetery land purchase	192,125	-
Municipal court	* 88,416	-
Moody museum	304,450	-
Library bequest funds	336,784	-
Roadway impact fees	65,857	-
Other purposes	177,041	-
Drainage	-	460,899
Total	<u><u>\$ 8,559,564</u></u>	<u><u>\$ 460,899</u></u>

*Restricted by enabling legislation.

IV. DETAILED NOTES ON ALL FUNDS

A. Deposits and Investments

As of September 30, 2013, the primary government had the following investments:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Weighted Average Maturity (Years)</u>
Municipal bonds	\$ 1,064,198	1.47
Mutual funds	91,356	0.0
External investment pools	14,295,130	0.0
Total fair value	<u><u>\$ 15,450,684</u></u>	
Portfolio weighted average maturity		0.19

As of September 30, 2013, the Taylor EDC had the following investments:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Average Maturity (Years)</u>
Mutual funds	<u><u>\$ 154,025</u></u>	<u><u>0.00</u></u>

Interest rate risk In accordance with its investment policy, the City manages its exposure to declines in fair values by limiting the weighted average of maturity not to exceed five years; structuring the investment portfolio so that securities mature to meet cash requirements for

City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2013

ongoing operations; monitoring credit ratings of portfolio position to assure compliance with rating requirements imposed by the Public Funds Investment Act; and invest operating funds primarily in short-term securities or similar government investment pools.

Credit risk The City's investment policy limits investments to obligations of the United States, State of Texas, or their agencies and instrumentalities with an investment quality rating of not less than "A" or its equivalent, by a nationally recognized investment rating firm. Other obligations must be unconditionally guaranteed (either express or implied) by the full faith and credit of the United States Government or the issuing U.S. agency and investment pools with an investment quality not less than AAA or AAA-m, or equivalent, by at least one nationally recognized rating service. As of September 30, 2013, the City's investment in TexPool was rated AAAM by Standard & Poor's.

Custodial credit risk – deposits In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. State statutes require that all deposits in financial institutions be insured or fully collateralized by U.S. government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a market value of not less than the principal amount of the deposits. As of September 30, 2013, the market values of pledged securities and FDIC exceeded bank balances.

Custodial credit risk – investments For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment policy requires that it will seek to safekeeping securities at financial institutions, avoiding physical possession. Further, all trades, where applicable, are executed by delivery versus payment to ensure that securities are deposited in the City's safekeeping account prior to the release of funds.

TexPool

TexPool was established as a trust company with the Treasurer of the State of Texas as trustee, segregated from all other trustees, investments, and activities of the trust company. The State Comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The advisory board members review the investment policy and management fee structure. Finally, Standard & Poor's rate TexPool AAAM. As a requirement to maintain the rating, weekly portfolio information must be submitted to Standard & Poor's, as well as to the office of the Comptroller of Public Accounts for review.

City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2013

TexSTAR

TexSTAR has been established for governmental entities pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and the Public Funds Investment Act, Chapter 2256 of the Texas Government Code and operates in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. TexSTAR's governing body is a five-member Board consisting of three representatives of participants and one member designated by each of the co-administrators. The Board holds legal title to all money, investments, and assets and has the authority to employ personnel, contract for services, and engage in other administrative activities necessary or convenient to accomplish the objectives of TexSTAR. Board oversight of TexSTAR is maintained through daily, weekly, and monthly reporting requirements. TexSTAR is rated AAAM by Standard & Poor's. The City's fair value position is stated at the value of the position upon withdrawal.

Texas CLASS

MBIA is a participant of the Texas CLASS program. Texas CLASS has been established for governmental entities pursuant to the Public Funds Investment Act, Chapter 2256 of the Texas Government Code and operates in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. Texas CLASS is supervised by a Board of Trustees who are elected by the Participants. The Board of Trustees supervises the Trust and its affairs and acts as the liaison between the Participants, the Custodian and the Program Administrator. The Board administers the affairs of the Trust and enters into contracts and agreements on behalf of the Trust in order to effectuate the terms of the Trust Agreement. It also selects consultants for Texas CLASS, including the Program Administrator and the Custodian. MBIA's Texas CLASS is rated AAA by Fitch.

C. Receivables

The following comprise receivable balances of the primary government at year end:

	General	I&S for CO Bonds	Nonmajor Governmental	Public Utility	Airport	Cemetery Operating	Total
Property taxes	\$ 95,256	\$ 40,042	\$ -	\$ -	\$ -	\$ -	\$ 135,298
Sales tax	429,407	-	-	-	-	-	429,407
Franchise taxes	207,637	-	-	-	-	-	207,637
Accounts	255,162	-	56,479	1,297,306	4,256	7,585	1,620,788
Other	38,868	2,153	-	-	-	-	41,021
Allowance	(2,691)	-	(597)	(31,638)	-	-	(34,926)
Total	\$ 1,023,639	\$ 42,195	\$ 55,882	\$ 1,265,668	\$ 4,256	\$ 7,585	\$ 2,399,225

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

D. Capital Assets

A summary of changes in governmental activities capital assets for the year end was as follows:

	Beginning Balances	Additions	Retirements/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	\$ 2,510,932	\$ -	\$ -	\$ 2,510,932
Construction in progress	1,330,100	1,716,250	(451,444)	2,594,906
Total capital assets not being depreciated	<u>3,841,032</u>	<u>1,716,250</u>	<u>(451,444)</u>	<u>5,105,838</u>
Capital assets, being depreciated:				
Streets and bridges	45,945,764	-	-	45,945,764
Parks and dams	12,664,894	-	451,444	13,116,338
Sidewalks, curbs and gutters	1,586,416	-	-	1,586,416
Buildings and improvements	9,680,116	5,951	-	9,686,067
Operating equipment	3,240,312	35,750	(41,386)	3,234,676
Equipment in internal service funds	1,537,146	484,192	-	2,021,338
Total capital assets being depreciated	<u>74,654,648</u>	<u>525,893</u>	<u>410,058</u>	<u>75,590,599</u>
Less accumulated depreciation				
Streets and bridges	9,705,904	1,156,899	-	10,862,803
Parks and dams	1,239,084	318,272	-	1,557,356
Sidewalks, curbs and gutters	292,100	39,660	-	331,760
Buildings and improvements	2,109,591	279,811	-	2,389,402
Operating equipment	3,093,610	64,326	(41,386)	3,116,550
Equipment in internal service funds	1,099,229	138,857	-	1,238,086
Total accumulated depreciation	<u>17,539,518</u>	<u>1,997,825</u>	<u>(41,386)</u>	<u>19,495,957</u>
Net capital assets being depreciated	<u>57,115,130</u>	<u>(1,471,931)</u>	<u>451,444</u>	<u>56,094,642</u>
Total capital assets	<u><u>\$ 60,956,162</u></u>	<u><u>\$ 244,319</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 61,200,480</u></u>

Depreciation was charged to governmental functions as follows:

General government	\$ 239,089
Public safety	93,555
Public works	1,526,325
Internal service funds	138,857
Total Governmental Activities Depreciation Expense	<u><u>\$ 1,997,825</u></u>

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

A summary of changes in business-type activities capital assets for the year end was as follows:

	Beginning Balances	Additions	Retirements/ Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	\$ 1,317,035	\$ -	\$ -	\$ 1,317,035
Construction in progress	1,176,732	404,247	(904,587)	676,392
Total capital assets not being depreciated	<u>2,493,767</u>	<u>404,247</u>	<u>(904,587)</u>	<u>1,993,427</u>
Capital assets, being depreciated:				
Plant distribution and collection	41,360,614	-	904,587	42,265,201
Buildings	7,628,470	-	-	7,628,470
Runway	2,003,709	-	-	2,003,709
Equipment	1,014,969	17,468	5,866	1,038,303
Total capital assets being depreciated	<u>52,007,762</u>	<u>17,468</u>	<u>910,453</u>	<u>52,935,683</u>
Less accumulated depreciation				
Plant distribution and collection	12,919,847	982,731	-	13,902,578
Buildings	2,010,087	202,508	-	2,212,595
Runway	471,080	50,093	-	521,173
Equipment	950,792	17,394	5,866	974,052
Total accumulated depreciation	<u>16,351,806</u>	<u>1,252,726</u>	<u>5,866</u>	<u>17,610,398</u>
Net capital assets being depreciated	<u>35,655,956</u>	<u>(1,235,258)</u>	<u>904,587</u>	<u>35,325,285</u>
Total capital assets	<u><u>\$ 38,149,723</u></u>	<u><u>\$ (831,011)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 37,318,712</u></u>

Depreciation was charged to business-type activities as follows:

Public Utilities	\$ 1,166,531
Airport	86,195
Total Business-type Activities Depreciation Expense	<u><u>\$ 1,252,726</u></u>

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

D. Long-term Debt

The following is a summary of changes in the City's total long-term liabilities for the year ended. In general, the City uses the debt service fund to liquidate governmental long-term liabilities.

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Payments</u>	<u>Refunded</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Governmental Activities:						
Bonds, notes and other payables:						
General Obligation Bonds	\$ 8,430,000	\$ 3,990,000	\$ (880,000)	\$ (3,070,000)	\$ 8,470,000	\$ 830,000
Combination Tax and Revenue Certificates of Obligation	14,491,398	3,000,000	(250,594)	(785,826)	16,454,978	294,110
Less deferred amounts:						
For discounts	(18,494)	-	2,312	-	(16,182)	-
For premiums	83,691	254,070	(28,193)	-	309,568	-
Total Bonds Payable	<u>22,986,595</u>	<u>7,244,070</u>	<u>(1,156,475)</u>	<u>(3,855,826)</u>	<u>25,218,364</u>	<u>1,124,110</u>
Texas Department of Commerce Obligation	120,375	-	(27,108)	-	93,267	25,021
Capital Lease	174,820	-	(56,281)	-	118,539	58,250
Capital Lease - internal service fund	176,230	52,011	(36,472)	-	191,769	89,649
Other Post Employment Benefits	173,140	55,211	-	-	228,351	-
Compensated Absences	611,637	389,135	(254,320)	-	746,452	671,807
Compensated Absences - internal service fund	2,570	4,726	(4,311)	-	2,985	2,687
Total Governmental Activities	<u>\$ 24,245,367</u>	<u>\$ 7,745,153</u>	<u>\$ (1,534,967)</u>	<u>\$ (3,855,826)</u>	<u>\$ 26,599,727</u>	<u>\$ 1,971,523</u>
Long-term liabilities due in more than one year					<u>\$ 24,628,204</u>	
Business-Type Activities:						
General Obligation Bonds	\$ 5,170,000	\$ 1,460,000	\$ (840,000)	\$ -	\$ 5,790,000	\$ 855,000
Combination Tax and Revenue Certificates of Obligation	23,228,602	-	(359,406)	(1,449,174)	21,420,022	375,890
Less deferred amounts:						
For discounts	(17,071)	-	2,134	-	(14,937)	-
For premiums	143,505	83,636	(31,143)	-	195,998	-
Total Bonds Payable	<u>28,525,036</u>	<u>1,543,636</u>	<u>(1,228,415)</u>	<u>(1,449,174)</u>	<u>27,391,083</u>	<u>1,230,890</u>
Compensated Absences	17,104	27,294	(24,486)	-	19,912	17,921
Total Business-Type Activities	<u>\$ 28,542,140</u>	<u>\$ 1,570,930</u>	<u>\$ (1,252,901)</u>	<u>\$ (1,449,174)</u>	<u>\$ 27,410,995</u>	<u>\$ 1,248,811</u>
Long-term liabilities due in more than one year					<u>\$ 26,162,184</u>	
Component Unit Activities:						
Sales tax revenue bonds	\$ 1,200,000	\$ -	\$ (1,200,000)	\$ -	\$ -	\$ -
Compensated Absences	730	3,230	(730)	-	3,230	2,907
Total Component Unit Activities	<u>\$ 1,200,730</u>	<u>\$ 3,230</u>	<u>\$ (1,200,730)</u>	<u>\$ -</u>	<u>\$ 3,230</u>	<u>\$ 2,907</u>

City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2013

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly, are not reported as fund liabilities in the governmental funds. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. The City intends to retire all of its general long-term liabilities, plus accrued interest, from property taxes and other current revenues from the debt service fund as has been done in prior years. The proprietary fund type long-term debt will be repaid, plus accrued interest, from operating revenues of the respective fund. The general fund has typically been used to liquidate the liability for compensated absences for governmental activities. Long-term debt at year end was comprised of the following debt issues:

	Governmental Activities	Business - Type Activities	Total
General Obligation Bonds:			
\$5,100,000 General Obligation Bonds, Series 2005, due in installments through 2025, interest at 3% to 4.3%	\$ 995,000	\$ -	\$ 995,000
\$8,995,000 General Obligation Refunding Bonds, Series 2009, due in installments through 2029, interest at 2% to 4%	2,675,000	2,315,000	4,990,000
\$3,945,000 General Obligation Refunding Bonds, Series 2010, due in installments through 2022, interest at 1.5% to 4%	905,000	2,035,000	2,940,000
\$5,450,000 General Obligation Refunding Bonds, Series 2012, due in installments through 2025, interest at 1% to 2.5%	3,895,000	1,440,000	5,335,000
Total General Obligation bonds	\$ 8,470,000	\$ 5,790,000	\$ 14,260,000
Combination Tax and Revenue Certificates of Obligation:			
\$4,500,000 Combination Tax and Revenue Certificates of Obligation, Series 2003, due in annual installments through 2015, interest at 3.8% to 4%	\$ 159,978	\$ 295,022	\$ 455,000
\$4,200,000 Combination Tax and Revenue Certificates of Obligation, Series 2006, due in annual installments through 2026, interest at 4.45%	45,000	4,000,000	4,045,000
\$10,000,000 Combination Tax and Revenue Certificates of Obligation, Series 2007, due in annual installments through 2027, interest at 3.83%	2,925,000	7,000,000	9,925,000
\$9,615,000 Combination Tax and Revenue Certificates of Obligation, Series 2008, due in annual installments through 2028, interest at 4.85% to 7%	2,970,000	5,950,000	8,920,000
\$8,780,000 Combination Tax and Revenue Certificates of Obligation, Series 2010, due in annual installments through 2034, interest at 4.25% to 5%	4,450,000	4,175,000	8,625,000
\$3,000,000 Combination Tax and Revenue Certificates of Obligation, Series 2012, due in annual installments through 2032, interest at 4.25% to 5%	2,905,000	-	2,905,000
\$3,000,000 Combination Tax and Revenue Certificates of Obligation, Series 2013, due in annual installments through 2033, interest at 4%	3,000,000	-	3,000,000
Total Combination Tax and Revenue/Certificates of Obligation	\$ 16,454,978	\$ 21,420,022	\$ 37,875,000

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

	Governmental Activities	Business - Type Activities	Total
Less deferred amounts:			
Discounts and premiums	\$ 293,386	\$ 181,061	\$ 474,447
Contractual Obligation			
\$499,931 Obligation to the Texas Department of Commerce Texas			
Capital Fund, due in monthly installments of \$2,085 through			
January 2017, interest at 0.00%	93,267	-	93,267
Capital Leases Payable:			
\$381,545 Capital lease payable to Motorola, due in annual			
installments of \$66,400 through 2015, interest at 3.5%	118,539	-	118,539
\$62,622 Capital lease payable to John Deere, due in annual			
installments of \$1,298 through 2014, interest at 5.9%	15,085	-	15,085
\$169,727 Capital lease payable to GCC, due in annual			
installments of \$28,815 through 2017, interest at 5.02%	124,672	-	124,672
\$52,012 Capital lease payable to Holman, due in quarterly			
installments of \$17,634 through 2014, interest at 2.79%	52,012	-	52,012
Total Capital Leases Payable	310,308	-	310,308
Compensated Absences	749,437	19,912	769,349
Other Post Employment Benefits	228,351	-	228,351
Total Debt	\$ 26,599,727	\$ 27,410,995	\$ 54,010,722

The annual requirements to amortize the City's long-term activities debt issues outstanding at year ending were as follows:

General Obligation Bonds

	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2014	\$ 830,000	\$ 261,708	\$ 855,000	\$ 184,461
2015	800,000	252,700	880,000	159,011
2016	900,000	226,200	1,015,000	132,811
2017	920,000	200,350	1,055,000	97,198
2018	945,000	169,925	445,000	59,572
2019	680,000	137,675	460,000	45,473
2020	655,000	106,325	470,000	30,813
2021	695,000	88,045	205,000	15,813
2022	715,000	70,525	210,000	10,406
2023	745,000	52,138	195,000	4,875
2024	290,000	33,250	-	-
2025	295,000	14,625	-	-
2026	-	7,375	-	-
Total	\$ 8,470,000	\$ 1,620,841	\$ 5,790,000	\$ 740,432

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

Combination Tax and Revenue Certificates of Obligations

	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
2014	\$ 294,110	\$ 659,771	\$ 375,890	\$ 922,553
2015	385,868	629,801	394,132	901,820
2016	330,000	615,446	305,000	880,392
2017	340,000	604,520	310,000	867,947
2018	365,000	592,942	995,000	853,967
2019	620,000	580,754	1,065,000	814,020
2020	685,000	558,367	1,110,000	771,111
2021	695,000	532,941	1,400,000	726,161
2022	710,000	506,976	1,460,000	668,299
2023	735,000	480,026	1,520,000	607,717
2024	1,225,000	450,971	1,855,000	544,395
2025	1,270,000	401,852	1,930,000	466,207
2026	1,600,000	351,793	2,010,000	386,156
2027	1,300,000	287,687	2,100,000	299,683
2028	815,000	238,135	1,995,000	160,791
2029	885,000	206,323	390,000	105,160
2030	915,000	171,635	410,000	88,160
2031	950,000	135,760	420,000	70,208
2032	990,000	97,810	440,000	51,288
2033	835,000	58,300	460,000	31,373
2034	510,000	22,695	475,000	10,569
Total	\$ 16,454,978	\$ 8,184,505	\$ 21,420,022	\$ 10,227,974

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

The annual requirements to amortize capital leases outstanding at year ending were as follows:

Capital Leases Payable

Year ending September 30,	Governmental Activities		Total
	Principal	Interest	
2014	\$ 147,899	\$ 12,349	\$ 160,248
2015	83,975	7,240	91,215
2016	24,875	3,940	28,815
2017	26,124	2,690	28,814
2018	27,435	1,378	28,813
Total	\$ 310,308	\$ 27,598	\$ 337,906

The annual requirements to amortize notes payable outstanding at year ending were as follows:

Notes Payable

Year ending September 30,	Governmental Activities		Total
	Principal	Interest	
2014	\$ 25,021	\$ -	\$ 25,021
2015	25,021	-	25,021
2016	25,021	-	25,021
2017	18,204	-	18,204
Total	\$ 93,267	\$ -	\$ 93,267

E. Advance Refunding

The government issued \$5,450,000 in general obligation refunding bonds with interest rates ranging from 1.0% to 2.5%. The proceeds were used to advance refund \$5,305,000 of outstanding 2003 certificates of obligation and 2005 general obligation bonds which had interest rates ranging from 2.5% to 4.65%. The net proceeds of \$5,644,433 (including a \$312,202 premium and after payment of \$117,769 in underwriting fees and other issuance costs) were deposited in an irrevocable trust with an escrow agent to provide funds for the future debt service payment on the refunded bonds. As a result, the 2003 certificates of obligation and 2005 general obligation bonds are considered defeased and the liability for those bonds has been removed from the statement of net position.

The reacquisition price exceeded the net carrying amount of the old debt by \$339,433. This amount is being amortized over the remaining life of the refunding debt. The government advance refunded the 2003 certificates of obligation and 2005 general obligation bonds to

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

reduce its total debt service payments over 13 years by \$825,933 and to obtain an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$747,001.

F. Deferred Charges on Refunding

Deferred charges resulting from the issuance of series 2009, 2010 and 2012 general obligation refunding bonds have been recorded as deferred outflows of resources and are being amortized to interest expense over the shorter of either the remaining term of the refunded debt or the refunding bonds. Current year balances for governmental and business-type activities totaled \$360,661 and \$226,980, respectively. Current year amortization expense for governmental and business-type activities totaled \$63,672 and \$53,883, respectively.

G. Interfund Transactions

Transfers between the primary government funds during the 2013 year were as follows:

Transfer out:	Transfer In:					Total
	General	Capital Improvements	I&S for CO Bonds	Cemetery Operating	Equipment Replacement	
General	\$ -	\$ 1,006	\$ -	\$ -	\$ 304,194	\$ 305,200
I&S for CO Bonds	3,000	-	-	-	-	3,000
Public Utilities	850,000	-	-	-	188,361	1,038,361
Airport	30,000	-	-	-	-	30,000
Cemetery Operating	40,000	-	-	-	10,900	50,900
Nonmajor Governmental	71,587	-	131,300	20,000	-	222,887
Cemetery Permanent	-	-	-	47,591	-	47,591
Total	\$ 994,587	\$ 1,006	\$ 131,300	\$ 67,591	\$ 503,455	\$ 1,697,939

Transfers between funds were primarily to support capital projects and operation of funds.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

The compositions of interfund balances as of year end were as follows:

Due from:	Due to:				Total
	Airport	Cemetery Operating	Nonmajor Governmental	Equipment Replacement	
General	\$ 22,225	\$ -	\$ 11,820	\$ 206,840	\$ 240,885
Airport	-	-	-	1,360	1,360
Nonmajor Governmental	-	203,945	-	-	203,945
Equipment Services	-	-	-	8,213	8,213
Total	\$ 22,225	\$ 203,945	\$ 11,820	\$ 216,413	\$ 454,403

Interfund receivables and payables related to negative cash positions in pooled cash equity and various amounts used to cover operational and capital expenditures. All balances are expected to be resolved in the subsequent year.

V. OTHER INFORMATION

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets, errors and omissions; and natural disasters for which the City participates along with 2,617 other entities in the Texas Municipal League's Intergovernmental Risk Pools. The Pool purchases commercial insurance at group rates for participants in the Pool. The City has no additional risk or responsibility to the Pool outside of the payment of insurance premiums. The City has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts for the past three years.

B. Contingent Liabilities

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amounts of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends, including frequency and amount of payouts, and other economic and social factors.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

C. Construction commitments

The government has active construction projects as of September 30, 2013. The projects include street construction and improvements and the construction of additional water lines and repairs. At year end the government's commitments with contractors are as follows:

Project	Contract Amount	Spent-to-Date	Remaining Commitment
Roadway Impact Study			
Rimrock	\$ 20,000	\$ 3,138	\$ 16,862
CDBG - Streets			
Langford Community Management	50,000	-	50,000
Sledge Engineering	50,000	26,500	23,500
Pavement Management Design			
Sledge Engineering	230,000	58,600	171,400
CDGB - Water Lines			
Langford Community Management	25,000	21,000	4,000
Sledge Engineering	50,000	49,500	500
SBS Construction	277,850	164,979	112,871
Annexed Area Water Improvements			
SBS Construction	137,667	84,420	53,247
Total	\$ 840,517	\$ 408,137	\$ 432,380

D. Pension Plans

1. Texas Municipal Retirement Systems

Plan Description

The City provides pension benefits for all of its eligible employees through a non-traditional, joint contributory, hybrid defined benefit plan in the state-wide Texas Municipal Retirement System (TMRS), an agent multiple-employer public employee retirement system. The plan provisions that have been adopted by the City are within the options available in the governing state statutes of TMRS.

TMRS issues a publicly available comprehensive annual financial report that includes financial statements and required supplementary information (RSI) for TMRS; the report also provides detailed explanations of the contributions, benefits and actuarial methods and assumptions used by the System. This report may be obtained by writing to TMRS, P.O. Box 149153, Austin, TX 78714-9153 or by calling 800-924-8677; in addition, the report is available on TMRS' website at www.TMRS.com.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Plan provisions for the City were as follows:

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

	<u>Plan Year 2012</u>	<u>Plan Year 2013</u>
Employee deposit rate	7%	7%
Matching ratio (city to employee)	1.5 to 1	1.5 to 1
Years required for vesting	5	5
Service retirement eligibility		
(expressed as age / years of service)	60/5, 0/20	60/5, 0/20
Updated service credit	100% Repeating Transfers	100% Repeating Transfers
Annuity increase (to retirees)	70% of CPI	70% of CPI

Contributions

Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Projected Unit Credit actuarial cost method. This rate consists of the normal cost contribution rate and the prior service cost contribution rate, which is calculated to be a level percent of payroll from year to year. The normal cost contribution rate finances the portion of an active member's projected benefit allocated annually; the prior service contribution rate amortizes the unfunded (overfunded) actuarial liability (asset) over the applicable period for that city. Both the normal cost and prior service contribution rates include recognition of the projected impact of annually repeating benefits, such as Updated Service Credits and Annuity Increases.

The City contributes to the TMRS Plan at an actuarially determined rate. Both the employees and the City make contributions monthly. Since the City needs to know its contribution rate in advance for budgetary purposes, there is a one-year delay between the actuarial valuation that serves as the basis for the rate and the calendar year when the rate goes into effect. The annual pension cost and net pension obligation/(asset) are as follows:

Three-Year Contribution Information

	<u>2013</u>	<u>2012</u>	<u>2011</u>
Annual Pension Cost (ARC)	\$ 770,513	\$ 784,080	\$ 828,288
Actual Contributions Made	\$ 770,513	\$ 784,080	\$ 828,288
Percentage of APC Contributed	100%	100%	100%
Net Pension Obligation/Asset	-	-	-
NPO at the End of Period	\$ -	\$ -	\$ -

The required contribution rates for fiscal year 2013 were determined as part of the December 31, 2010 and 2011 actuarial valuations. Additional information as of the latest actuarial valuation, December 31, 2012, also follows:

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

Valuation Date	<u>12/31/2010</u>	<u>12/31/2011</u>	<u>12/31/2012</u>
Actuarial Cost Method	Projected Unit Credit	Projected Unit Credit	Projected Unit Credit
Amortization Method	Level Percent of Payroll	Level Percent of Payroll	Level Percent of Payroll
GASB 25 Equivalent Single Amortization Period	26.9 years; closed period	26 years; closed period	25 years; closed period
Amortization Period for new Gains/Losses	30 years	30 years	30 years
Asset Valuation Method	10-year Smoothed Market	10-year Smoothed Market	10-year Smoothed Market
Actuarial Assumptions:			
Investment Rate of Return *	7.0%	7.0%	7.0%
Projected Salary Increases *	Varies by age and service	Varies by age and service	Varies by age and service
* Includes Inflation at Cost-of-Living Adjustments	3.00%	3.00%	3.00%
	2.1%	2.1%	2.1%

The funded status as of December 31, 2012, the most recent actuarial valuation date, is as follows:

Actuarial Valuation Date	12/31/2012
Actuarial Value of Assets	\$ 16,891,699
Actuarial Accrued Liability	\$ 21,949,650
Percentage Funded	77%
Annual Covered Payroll	\$ 5,932,391
Unfunded Actuarial Accrued Liability	\$ (5,057,951)
(UAAL) % of Covered Payroll	(85.3)%

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

Actuarial calculations are based on the benefits provided under the terms of the substantive plan in effect at the time of each valuation, and reflect a long-term perspective. Consistent with that perspective, actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets. The schedule of funding progress, presented as Required Supplementary Information following the notes to the financial statements, presents multi-year trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability of benefits.

City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2013

Supplemental Death Benefits Fund

The City also participates in the cost sharing multiple-employer defined benefit group-term life insurance plan operated by the Texas Municipal Retirement System (TMRS) known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees [this sentence should be updated to reflect the City's actual provisions as noted in the chart below]. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for \$7,500; this coverage is an "other postemployment benefit," or OPEB.

The City offers supplemental death to:	Plan Year 2012	Plan Year 2013
Active employees (yes or no)	Yes	Yes
Retirees (yes or no)	Yes	Yes

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees' entire careers.

The City's contributions to the TMRS SDBF for the years ended 2013, 2012 and 2011 were \$4,183, \$1,563 and \$2,028, respectively, which equaled the required contributions each year.

Schedule of Contribution Rates (*RETIREE-only portion of the rate*)

Plan/ Calendar Year	Annual Required Contribution (Rate)	Actual Contribution Made (Rate)	Percentage of ARC Contributed
2011	0.06%	0.06%	100.0%
2012	0.06%	0.06%	100.0%
2013	0.07%	0.07%	100.0%

E. Deferred Compensation Plan

The City has established a deferred compensation plan (the 457 plan) in accordance with Internal Revenue Code, Section 457. The 457 plan, available to all employees, permits them to defer a portion of their salaries until future years. The benefits of the plan are not

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

available to employees until termination, retirement, or unforeseeable emergency. Benefits are available to employee's beneficiaries in case of death.

All amounts of compensation deferred under the 457 plan, all property rights purchased with those amounts, and all income attributable to those amounts, property, or rights are (until paid or made available to the employee or other beneficiary) solely the property and rights of the City (without being restricted to the provisions of benefits under the plan) subject only to the claims of the City's general creditors. Participants' rights under the plan are equal to those of the general creditors of the City in an amount equal to the fair market value of the deferred account for each participant.

It is the opinion of the City that the City has no liability for investment losses under the 457 plan, but does have the duty of due care that would be required of an ordinary prudent investor. The City believes that it is unlikely that it will use the 457 plan assets to satisfy the claims of general creditors in the future.

The City's deferred compensation plan is administered by a private corporation under contract with the City. Participant and City contributions totaled \$42,514 for the year ended September 30, 2013.

F. Other Post-Employment Benefits

Health Care Benefit Provided by Plan

In addition to the contributions made to TMRS, the City provides certain other post-employment benefits to its retirees and dependents. Full time City of Taylor employees who retire from the City under the Texas Municipal Retirement System on or after January 1, 2000, and who are covered by the City of Taylor group hospitalization and medical insurance at the time of retirement, will be eligible to receive current health plan which is an 80/20 HMO insurance plan that includes a \$ 500 deductible for individual and a \$ 1,000 deductible for family medical insurance provided by the City to its employees, from the date of retirement until the 5th anniversary date after retirement. The City will pay the full premiums for the HMO insurance coverage for any retiree who retired between January 1, 2000 and August 11, 2005 until the 5th anniversary date after retirement unless anyone of the three events listed below, also pertaining to retirements after August 11, 2005, occurs. Employees retiring after August 11, 2005, shall not receive full premium payment from the City. The City will pay only the premium amount paid by the City for its active employees provided the retiree pays the difference, if any, between the amount paid by the City for active employees and the full premium required for the retiree HMO insurance coverage. Payments by the City will continue until the 5th anniversary date after retirement unless any one of the following three events occurs:

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

1. The retiree attains the age of 65 years, or;
2. The retiree becomes eligible for hospitalization and medical insurance coverage by virtue of other employment; or
3. The retiree becomes eligible for disability retirement provided by the Federal Government that is paid for less than a 100% disability of the retiree.

Deferred Retirement Benefits

Employees who terminate their employment but do not formally retire under the Texas Municipal Retirement System are not eligible for retiree health care benefits. An employee must be covered by the City of Taylor's health insurance plan at the time of retirement.

Duty Death in Service Retirement Benefits

With the passage of SM 872, the City of Taylor will be required to do the following:

1. To provide health benefit coverage to the surviving spouse of a peace officer or firefighter killed in the line of duty at the same rate paid by current employees;
2. Allows an eligible survivor up to 180 days to apply for health coverage;
3. To provide an eligible surviving spouse coverage until the surviving spouse becomes eligible for federal Medicare benefits;
4. To provide an eligible minor coverage until the minor turns 18.

Non-duty in Service Retirement Benefits

Survivors of employees who die while actively employed are not eligible for retiree health care benefits.

Duty and Non-duty Disabled Retirement Benefits

Employees who retire under a disability retirement are eligible for retiree health care benefits as long as they are covered on the health insurance plan at the time of retirement and meet the criteria as listed under the normal retirement benefits.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

Benefits for Spouses of Retired Employees

Retiree may purchase retiree health care coverage for eligible spouses and dependents at their own expense. Surviving spouses and dependents of deceased retired member's insurance coverage will terminate the end of the month the retiree dies.

Non-Medicare and Medicare-Eligible Provisions

City of Taylor coverage ceases when the retiree becomes eligible for Medicare coverage. Retirees are required to enroll in Medicare once they are eligible. Retiree pays full Medicare premiums.

Vision Coverage

Vision coverage is part of the health insurance plan at no extra cost.

Dental Coverage

City of Taylor does not offer dental coverage for retirees or their dependents. This is offered as Cobra insurance. If the retiree is interested then the retiree pays the premium.

Life Insurance Coverage

Life insurance coverage is part of the Pension plan at \$7,500 for retirees and one times the annual salary for active employees.

Retiree Opt-Out

Retirees who decide to opt-out of the retiree health care plan will not be eligible to opt back in when coverage from cobra or another entity ceases. There is no additional premium payment provided for those who opt out of the retiree health care plan.

Benefits Paid By the Plan

Retiree medical coverage is the same coverage provided to active City of Taylor employees in accordance with the term and conditions of the current City's health plan. Employees retiring after August 11, 2005 the City of Taylor will pay only the premium amount paid by the City for its active employees provided the retiree pays the difference.

Annual Other Post-Employment (OPEB) Cost and Net OPEB Obligation

The City's annual OPEB cost is calculated based on the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameter of

City of Taylor, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2013

GASB 45. The ARC represents a level of accrual that is projected to recognize the normal cost each year and to amortize annual unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years.

The annual OPEB cost for the fiscal year ended September 30, 2013, is as follows:

Annual required contribution	\$ 78,572
Interest on OPEB obligation	7,773
Adjustment to annual required contribution	(7,202)
Annual OPEB cost expense	<u>79,143</u>
Contributions made	<u>23,522</u>
Change in net OPEB obligation	55,621
Net OPEB Obligation-beginning of year	172,730
Net OPEB Obligation-end of year	<u><u>\$ 228,351</u></u>

The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the program, and the net OPEB obligation for 2013 and the two preceding years are as follows:

Fiscal Year	Annual OPEB Cost	Employer Contributed	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation	
				Beginning	Ending
2011	\$ 54,775	\$ 10,687	19.51%	\$ 79,729	\$ 123,817
2012	\$ 56,146	\$ 7,233	12.88%	\$ 123,817	\$ 172,730
2013	\$ 79,143	\$ 23,522	29.72%	\$ 172,730	\$ 228,351

Funding Status and Funding Progress

As of October 1, 2012, the most recent actuarial valuation date, the Program was 0.00 percent funded. The actuarial accrued liability for benefits was \$737,654, and the actuarial value of assets was \$0, resulting in an unfunded actuarial accrued liability (UAAL) of \$737,654.

Actuarial valuations of an ongoing program involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the Program and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as RSI following the notes to the financial statements, presents multi-year trend information about whether the actuarial value of Program, assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive program (the program as understood by the employer and the Program members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and Program members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

The following is a summary of the actuarial assumptions:

Actuarial Cost Method	Projected unit credit
Amortization Method	Level Percent-of-Payroll
Remaining Amortization Period	30 years, open
Asset Valuation Method	N/A
Investment Rate of Return	4.50%
Inflation Rate	3.00%
Salary Growth	3.00%
Healthcare Cost Trend Rate (Initial/Ultimate)	Initial rate of 9.0%, declining to an ultimate rate of 4.5% after 9 years

City of Taylor, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2013

G. Restatement

The City has restated beginning fund balance/net position within governmental and business-type activities due to the implementation of GASB 63 & 65 and a previously unrecorded accrual of franchise tax. The restatement of beginning net position/fund balance is as follows:

	Governmental Activities	General	
Prior year ending net position/ fund balance as reported	\$ 49,271,313	\$ 4,898,790	
Change in reporting of franchise tax accrual	204,649	204,649	
Change in reporting of bond issuance costs	(269,826)	-	
Restated beginning net position/fund balance	<u>\$ 49,206,136</u>	<u>\$ 5,103,439</u>	
	Business-type Activities	Public Utilities	Airport
Prior year ending net position as reported	\$ 14,302,271	\$ 11,124,857	\$ 3,126,399
Change in reporting of bond issuance costs	(225,251)	(219,883)	(5,368)
Restated beginning net position	<u>\$ 14,077,020</u>	<u>\$ 10,904,974</u>	<u>\$ 3,121,031</u>

H. Subsequent Events

There were no material subsequent events through February 07, 2014, the date the financial statements were issued.

REQUIRED SUPPLEMENTARY INFORMATION

City of Taylor, Texas
SCHEDULE OF FUNDING PROGRESS
TEXAS MUNICIPAL RETIREMENT SYSTEM
September 30, 2013

The City's annual covered payroll and pension costs are actuarially valued on a calendar year basis. Because the City makes all the annually required contributions, no net pension obligation (NPO) exists. The information presented below represents the City's Schedule of Funding Progress.

Actuarial Valuation Date	<u>12/31/2012</u>	<u>12/31/2011</u>	<u>12/31/2010</u>
Actuarial Value of Assets	\$ 16,891,699	\$ 15,411,297	\$ 14,065,543
Actuarial Accrued Liability	\$ 21,949,650	\$ 20,429,115	\$ 19,343,534
Percentage Funded	77.0%	75.4%	72.7%
Unfunded Actuarial			
Accrued Liability	\$ 5,057,951	\$ 5,017,818	\$ 5,277,991
Annual Covered Payroll	\$ 5,932,391	\$ 5,896,049	\$ 6,005,885
Unfunded Actuarial Accrued Liability			
(UAAL) % of Covered Payroll	85.3%	85.1%	87.9%
Net Pension Obligation (NPO)			
at the Beginning of Period	\$ -	\$ -	\$ -
Annual Req. Contrib. (ARC)	\$ 770,513	\$ 784,080	\$ 828,288
Contributions Made	\$ 770,513	\$ 784,080	\$ 828,288
NPO at the End of Period	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

City of Taylor, Texas
SCHEDULE OF FUNDING PROGRESS
POST EMPLOYMENT HEALTHCARE BENEFITS
September 30, 2013

Actuarial Valuation Date	Actuarial Value of Assets a	Actuarial Accrued Liability (AAL) Entry Age b	Unfunded AAL (AAL) (b-a)	Funded Ratio a/b	Annual Covered Payroll c	UAAL as a Percentage of Covered Payroll [(b-a)/c]
12/31/2009	\$ -	\$ 422,576	\$ 422,576	0%	\$ 5,964,804	7.08%
12/31/2010	\$ -	\$ 414,263	\$ 414,263	0%	\$ 6,005,819	6.90%
10/1/2012	\$ -	\$ 737,654	\$ 737,654	0%	\$ 5,113,561	14.43%

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***COMBINING AND INDIVIDUAL FUND FINANCIAL
STATEMENTS AND SCHEDULES***

City of Taylor, Texas
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2013

	Hotel/ Motel Tax	Texas Capital	Main Street Revenue	Cemetery Land Purchases
<u>Assets</u>				
Cash and cash equivalents	\$ 97,023	\$ 4,252	\$ 1,836	\$ -
Investments	-	-	-	-
Accounts receivable, net	-	-	-	-
Due from other funds	-	-	-	203,945
Total Assets	\$ 97,023	\$ 4,252	\$ 1,836	\$ 203,945
<u>Liabilities</u>				
Due to other funds	\$ -	\$ -	\$ -	\$ 11,820
Total Liabilities	-	-	-	11,820
<u>Fund Balances</u>				
Nonspendable	-	-	-	-
Restricted	97,023	4,252	1,836	192,125
Committed	-	-	-	-
Total Fund Balances	97,023	4,252	1,836	192,125
Total Liabilities and Fund Balances	\$ 97,023	\$ 4,252	\$ 1,836	\$ 203,945

Municipal Court Security/Tech	TIF	Drainage	Total Nonmajor Special Revenue	Cemetery Permanent Fund	Total Nonmajor Governmental
\$ 88,416	\$ 494,561	\$ 394,232	\$ 1,080,320	\$ 61,510	\$ 1,141,830
-	-	-	-	636,033	636,033
-	-	55,882	55,882	-	55,882
-	-	-	203,945	-	203,945
<u>\$ 88,416</u>	<u>\$ 494,561</u>	<u>\$ 450,114</u>	<u>\$ 1,340,147</u>	<u>\$ 697,543</u>	<u>\$ 2,037,690</u>
\$ -	\$ -	\$ -	\$ 11,820	\$ -	\$ 11,820
-	-	-	11,820	-	11,820
-	-	-	-	697,543	697,543
88,416	494,561	-	878,213	-	878,213
-	-	450,114	450,114	-	450,114
<u>88,416</u>	<u>494,561</u>	<u>450,114</u>	<u>1,328,327</u>	<u>697,543</u>	<u>2,025,870</u>
<u>\$ 88,416</u>	<u>\$ 494,561</u>	<u>\$ 450,114</u>	<u>\$ 1,340,147</u>	<u>\$ 697,543</u>	<u>\$ 2,037,690</u>

City of Taylor, Texas

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended September 30, 2013

	Hotel/ Motel Tax	Texas Capital	Main Street Revenue	Cemetery Land Purchases
<u>Revenues</u>				
Property taxes	\$ -	\$ -	\$ -	\$ -
Hotel occupancy tax	66,608	-	-	-
Charges for services	-	-	-	1,021
Fines and fees	-	-	-	-
Intergovernmental	-	-	-	-
Other revenue	-	25,023	17,828	-
Investment income	-	-	-	-
Total Revenues	66,608	25,023	17,828	1,021
<u>Expenditures</u>				
General government	49,667	-	43,675	-
Debt service:				
Principal retirement	-	27,108	-	-
Total Expenditures	49,667	27,108	43,675	-
Revenues Over Expenditures	16,941	(2,085)	(25,847)	1,021
<u>Other Financing Sources (Uses)</u>				
Operating transfers (out)	-	-	-	(20,000)
Total Other Financing (Uses)	-	-	-	(20,000)
Net Change in Fund Balances	16,941	(2,085)	(25,847)	(18,979)
Beginning fund balances	80,082	6,337	27,683	211,104
Ending Fund Balances	\$ 97,023	\$ 4,252	\$ 1,836	\$ 192,125

Municipal Court Security/Tech	TIF	Drainage	Total Nonmajor Special Revenue	Cemetery Permanent Fund	Total Nonmajor Governmental
\$ -	\$ 66,065	\$ -	\$ 66,065	\$ -	\$ 66,065
-	-	-	66,608	-	66,608
-	-	325,698	326,719	8,774	335,493
16,313	-	-	16,313	-	16,313
-	39,695	-	39,695	-	39,695
-	-	-	42,851	-	42,851
-	448	-	448	2,873	3,321
<u>16,313</u>	<u>106,208</u>	<u>325,698</u>	<u>558,699</u>	<u>11,647</u>	<u>570,346</u>
12,967	56,075	1,719	164,103	30	164,133
-	-	-	27,108	-	27,108
<u>12,967</u>	<u>56,075</u>	<u>1,719</u>	<u>191,211</u>	<u>30</u>	<u>191,241</u>
3,346	50,133	323,979	367,488	11,617	379,105
-	-	(202,887)	(222,887)	(47,591)	(270,478)
-	-	(202,887)	(222,887)	(47,591)	(270,478)
3,346	50,133	121,092	144,601	(35,974)	108,627
85,070	444,428	329,022	1,183,726	733,517	1,917,243
<u>\$ 88,416</u>	<u>\$ 494,561</u>	<u>\$ 450,114</u>	<u>\$ 1,328,327</u>	<u>\$ 697,543</u>	<u>\$ 2,025,870</u>

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City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL I&S FOR CO BONDS

For the Year Ended September 30, 2013

	Original Budget	Final Budget	2013 Actual	Variance with Final Budget Positive (Negative)
Revenues				
Property taxes	\$ 1,806,009	\$ 1,881,015	\$ 1,878,331	\$ (2,684)
Investment income	1,200	26,200	26,179	(21)
Total Revenues	<u>1,807,209</u>	<u>1,907,215</u>	<u>1,904,510</u>	<u>(2,705)</u>
Expenditures				
Debt service:				
Principal retirement	970,594	1,065,594	1,130,594	(65,000)
Interest and fiscal charges	836,915	750,593	816,991	(66,398)
Bond issuance costs	-	-	86,220	(86,220)
Total Expenditures	<u>1,807,509</u>	<u>1,816,187</u>	<u>2,033,805</u>	<u>(217,618)</u>
Excess of Revenues Over (Under) Expenditures	(300)	91,028	(129,295)	(220,323)
Other Financing (Uses)				
Transfers in	-	-	131,300	131,300
Transfers (out)	-	-	(3,000)	(3,000)
Issuance of bonds	-	-	3,990,000	3,990,000
Premium	-	-	228,566	228,566
Payment to refunding bond escrow agent	-	-	(4,132,346)	(4,132,346)
Total Other Financing (Uses)	<u>-</u>	<u>-</u>	<u>214,520</u>	<u>214,520</u>
Net Change in Fund Balance	<u>\$ (300)</u>	<u>\$ 91,028</u>	85,225	<u>\$ (5,803)</u>
Beginning fund balance			145,607	
Ending Fund Balance			<u>\$ 230,832</u>	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL HOTEL MOTEL TAX

For the Year Ended September 30, 2013

	<u>Original Budget</u>	<u>Final Budget</u>	<u>2013 Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>				
Hotel occupancy tax	\$ 60,250	60,250	\$ 66,608	\$ 6,358
Total Revenues	<u>60,250</u>	<u>60,250</u>	<u>66,608</u>	<u>6,358</u>
<u>Expenditures</u>				
Current:				
General government	45,000	45,000	49,667	(4,667)
Total Expenditures	<u>45,000</u>	<u>45,000</u>	<u>49,667</u>	<u>(4,667)</u>
Net Change in Fund Balance	<u>\$ 15,250</u>	<u>\$ 15,250</u>	16,941	<u>\$ 1,691</u>
Beginning fund balance			80,082	
Ending Fund Balance			<u>\$ 97,023</u>	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL TEXAS CAPITAL

For the Year Ended September 30, 2013

			2013	Variance with
	Original Budget	Final Budget	Actual	Final Budget
				Positive
				(Negative)
<u>Revenues</u>				
Other revenue	\$ 25,023	25,023	\$ 25,023	\$ -
Total Revenues	25,023	25,023	25,023	-
<u>Expenditures</u>				
Debt service:				
Principal retirement	25,023	27,108	27,108	-
Total Expenditures	25,023	27,108	27,108	-
Net Change in Fund Balance	\$ -	\$ (2,085)	(2,085)	\$ -
Beginning fund balance			6,337	
Ending Fund Balance			\$ 4,252	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL MAIN STREET REVENUE

For the Year Ended September 30, 2013

			2013	Variance with
	Original Budget	Final Budget	Actual	Final Budget
				Positive
				(Negative)
<u>Revenues</u>				
Other revenue	\$ 15,800	17,828	\$ 17,828	\$ -
Total Revenues	15,800	17,828	17,828	-
<u>Expenditures</u>				
Current:				
General government	32,500	44,632	43,675	957
Total Expenditures	32,500	44,632	43,675	957
Net Change in Fund Balance	\$ (16,700)	\$ (26,804)	(25,847)	\$ 957
Beginning fund balance			27,683	
Ending Fund Balance			\$ 1,836	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL CEMETERY LAND PURCHASES For the Year Ended September 30, 2013

	<u>Original Budget</u>	<u>Final Budget</u>	<u>2013 Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>				
Charges for services	\$ 2,600	1,021	\$ 1,021	\$ -
Total Revenues	<u>2,600</u>	<u>1,021</u>	<u>1,021</u>	<u>-</u>
<u>Other Financing (Uses)</u>				
Transfers (out)	-	(20,000)	(20,000)	-
Total Other Financing (Uses)	<u>-</u>	<u>(20,000)</u>	<u>(20,000)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 2,600</u>	<u>\$ (18,979)</u>	<u>(18,979)</u>	<u>\$ -</u>
Beginning fund balance			211,104	
Ending Fund Balance			<u>\$ 192,125</u>	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL MUNICIPAL COURT SECURITY AND TECHNOLOGY For the Year Ended September 30, 2013

			2013	Variance with
	Original Budget	Final Budget	Actual	Final Budget
				Positive
				(Negative)
Revenues				
Charges for services	\$ 17,000	17,000	\$ 16,313	\$ (687)
Total Revenues	<u>17,000</u>	<u>17,000</u>	<u>16,313</u>	<u>(687)</u>
Expenditures				
Current:				
General government	-	12,967	12,967	-
Total Expenditures	<u>-</u>	<u>12,967</u>	<u>12,967</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 17,000</u>	<u>\$ 4,033</u>	3,346	<u>\$ (687)</u>
Beginning fund balance			85,070	
Ending Fund Balance			<u>\$ 88,416</u>	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

TAX INCREMENT FUND

For the Year Ended September 30, 2013

	Original Budget	Final Budget	2013 Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>				
Charges for services	\$ 63,489	66,065	\$ 66,065	\$ -
Intergovernmental	38,043	39,695	39,695	-
Investment income	420	450	448	(2)
Total Revenues	<u>101,952</u>	<u>106,210</u>	<u>106,208</u>	<u>(2)</u>
<u>Expenditures</u>				
Current:				
General government	20,000	65,000	56,075	8,925
Total Expenditures	<u>20,000</u>	<u>65,000</u>	<u>56,075</u>	<u>8,925</u>
Net Change in Fund Balance	<u>\$ 81,952</u>	<u>\$ 41,210</u>	50,133	<u>\$ 8,923</u>
Beginning fund balance			444,428	
Ending Fund Balance			<u>\$ 494,561</u>	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL DRAINAGE

For the Year Ended September 30, 2013

			2013	Variance with
	Original Budget	Final Budget	Actual	Final Budget
				Positive
				(Negative)
<u>Revenues</u>				
Charges for services	\$ 323,075	323,075	\$ 325,698	\$ 2,623
Total Revenues	<u>323,075</u>	<u>323,075</u>	<u>325,698</u>	<u>2,623</u>
<u>Expenditures</u>				
Current:				
General government	270	270	1,719	(1,449)
Total Expenditures	<u>270</u>	<u>270</u>	<u>1,719</u>	<u>(1,449)</u>
Excess of Revenues Over Expenditures	322,805	322,805	323,979	1,174
<u>Other Financing (Uses)</u>				
Transfers (out)	(202,887)	(202,887)	(202,887)	-
Total Other Financing (Uses)	<u>(202,887)</u>	<u>(202,887)</u>	<u>(202,887)</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ 119,918</u>	<u>\$ 119,918</u>	121,092	<u>\$ 1,174</u>
Beginning fund balance			329,022	
Ending Fund Balance			<u>\$ 450,114</u>	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL CEMETERY PERMANENT

For the Year Ended September 30, 2013

	Original Budget	Final Budget	2013 Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>				
Charges for services	\$ 16,000	16,000	\$ 8,774	\$ (7,226)
Investment income	24,000	24,000	2,873	(21,127)
Total Revenues	40,000	40,000	11,647	(28,353)
<u>Expenditures</u>				
Current:				
General government	25	25	30	(5)
Total Expenditures	25	25	30	(5)
Excess of Revenues Over Expenditures	39,975	39,975	11,617	(28,358)
<u>Other Financing (Uses)</u>				
Transfers (out)	(50,000)	(50,000)	(47,591)	2,409
Total Other Financing (Uses)	(50,000)	(50,000)	(47,591)	2,409
Net Change in Fund Balance	\$ (10,025)	\$ (10,025)	(35,974)	\$ (25,949)
Beginning fund balance			733,517	
Ending Fund Balance			\$ 697,543	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Taylor, Texas
STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
September 30, 2013

	<u>Equipment Services</u>	<u>Equipment Replacement</u>	<u>Total</u>
<u>Assets</u>			
<u>Current Assets</u>			
Cash and cash equivalents	\$ 8,930	\$ -	\$ 8,930
Due from other funds	8,213	-	8,213
Total Current Assets	<u>17,143</u>	<u>-</u>	<u>17,143</u>
<u>Noncurrent Assets</u>			
Capital assets:			
Machinery and equipment	-	783,252	783,252
Total Noncurrent Assets	<u>-</u>	<u>783,252</u>	<u>783,252</u>
Total Assets	<u>17,143</u>	<u>783,252</u>	<u>800,395</u>
<u>Liabilities</u>			
<u>Current Liabilities</u>			
Accounts payable and accrued liabilities	14,537	37,440	51,977
Current maturities of			
long-term liabilities	2,687	89,649	92,336
Due to other funds	-	216,413	216,413
Total Current Liabilities	<u>17,224</u>	<u>343,502</u>	<u>360,726</u>
<u>Noncurrent Liabilities</u>			
Long-term liabilities	298	102,120	102,418
Total Liabilities	<u>17,522</u>	<u>445,622</u>	<u>463,144</u>
<u>Net Position</u>			
Invested in capital assets, net of related debt	-	681,132	681,132
Unrestricted	(379)	(343,502)	(343,881)
Total Net Position	<u>\$ (379)</u>	<u>\$ 337,630</u>	<u>\$ 337,251</u>

See Notes to Financial Statements.

City of Taylor, Texas

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION INTERNAL SERVICE FUNDS

For the Year Ended September 30, 2013

	Equipment Services	Equipment Replacement	Total
<u>Operating Revenues</u>			
Charges for services	\$ 661,329	\$ -	\$ 661,329
Other revenue	-	2,335	2,335
Total Operating Revenues	661,329	2,335	663,664
<u>Operating Expenses</u>			
Personnel services	131,216	-	131,216
Contractual services	530,680	57,657	588,337
Depreciation	-	138,857	138,857
Total Operating Expenses	661,896	196,514	858,410
Operating (Loss)	(567)	(194,179)	(194,746)
<u>Nonoperating Revenues (Expenses)</u>			
Interest expense	-	(7,914)	(7,914)
Total Nonoperating Revenues (Expenses)	-	(7,914)	(7,914)
<u>Transfers</u>			
Transfers in	-	503,455	503,455
Total Transfers	-	503,455	503,455
Change in Net Position	(567)	301,362	300,795
Beginning net position	188	36,268	36,456
Ending Net Position	\$ (379)	\$ 337,630	\$ 337,251

See Notes to Financial Statements.

City of Taylor, Texas
STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS (Page 1 of 2)
For the Year Ended September 30, 2013

	Equipment Services	Equipment Replacement	Total
<u>Cash Flows from Operating Activities</u>			
Receipts from customers	\$ 661,329	\$ 2,335	\$ 663,664
Payments to suppliers and contractors	(525,879)	(29,223)	(555,102)
Payments to employees for salaries and benefits	(130,801)	-	(130,801)
Net Cash Provided (Used) by Operating Activities	4,649	(26,888)	(22,239)
<u>Cash Flows from Noncapital Financing Activities</u>			
Transfer in	-	503,455	503,455
Net Cash Provided (Used) by Noncapital Financing Activities	-	503,455	503,455
<u>Cash Flows from Capital and Related Financing Activities</u>			
Purchases of capital assets	-	(432,181)	(432,181)
Principal paid on capital debt	-	(36,472)	(36,472)
Interest paid on capital debt	-	(7,914)	(7,914)
Net Cash (Used) by Capital and Related Financing Activities	-	(476,567)	(476,567)
Net Decrease in Cash and Cash Equivalents	4,649	-	4,649
Beginning cash and cash equivalents	4,281	-	4,281
Ending Cash and Cash Equivalents	\$ 8,930	\$ -	\$ 8,930

See Notes to Financial Statements.

City of Taylor, Texas
STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS (Page 2 of 2)
For the Year Ended September 30, 2013

	<u>Equipment Services</u>	<u>Equipment Replacement</u>	<u>Total</u>
<u>Reconciliation of Operating (Loss)</u>			
<u>to Net Cash Provided by Operating Activities</u>			
Operating (Loss)	\$ (567)	\$ (194,179)	\$ (194,746)
Adjustments to reconcile operating income to net cash provided (used):			
Depreciation	-	138,857	138,857
Changes in Operating Assets and Liabilities:			
(Increase) Decrease in:			
Due from other funds	-	(2,744)	(2,744)
Increase (Decrease) in:			
Accounts payable	4,801	31,178	35,979
Compensated absences	415	-	415
Net Cash Provided (Used) by Operating Activities	<u><u>\$ 4,649</u></u>	<u><u>\$ (26,888)</u></u>	<u><u>\$ (22,239)</u></u>
<u>Schedule of Non-Cash Capital and Related Financing Activities</u>			
Capital lease	\$ -	\$ 52,011	\$ 52,011

See Notes to Financial Statements.

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STATISTICAL SECTION

This part of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	Page
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Financial Trends	100
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These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity	110
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These schedules contain information to help the reader assess the City's most significant local revenue source, property tax.

Debt Capacity	116
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These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information	123
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These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information	126
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These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

City of Taylor, Texas
NET POSITION BY COMPONENT
Last Ten Fiscal Years (Unaudited)
(accrual basis of accounting)

	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
Governmental activities				
Invested in capital assets, net of related debt	\$ 42,337,372	\$ 39,458,232	\$ 42,533,107	\$ 41,533,094
Restricted	2,630,586	7,311,640	4,142,402	3,253,125
Unrestricted	<u>3,164,469</u>	<u>2,436,264</u>	<u>2,753,160</u>	<u>3,916,431</u>
Total governmental activities net position	<u><u>\$ 48,132,427</u></u>	<u><u>\$ 49,206,136</u></u>	<u><u>\$ 49,428,669</u></u>	<u><u>\$ 48,702,650</u></u>
Business-type activities				
Invested in capital assets, net of related debt	\$ 9,092,144	\$ 12,109,434	\$ 12,332,757	\$ 12,419,757
Unrestricted (Deficit)	<u>5,339,652</u>	<u>1,967,586</u>	<u>1,533,418</u>	<u>(216,991)</u>
Total business-type activities net position	<u><u>\$ 14,431,796</u></u>	<u><u>\$ 14,077,020</u></u>	<u><u>\$ 13,866,175</u></u>	<u><u>\$ 12,202,766</u></u>
Primary government				
Invested in capital assets, net of related debt	\$ 51,429,516	\$ 51,567,666	\$ 54,865,864	\$ 53,952,851
Restricted	2,630,586	7,311,640	4,142,402	3,253,125
Unrestricted	<u>8,504,121</u>	<u>4,403,850</u>	<u>4,286,578</u>	<u>3,699,440</u>
Total primary government net position	<u><u>\$ 62,564,223</u></u>	<u><u>\$ 63,283,156</u></u>	<u><u>\$ 63,294,844</u></u>	<u><u>\$ 60,905,416</u></u>

<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>
\$ 43,701,642	\$ 40,988,706	\$ 40,723,892	\$ 35,593,811	\$ 27,060,385	\$ 30,242,702
1,055,079	1,353,386	2,092,597	5,447,454	7,801,262	2,774,506
<u>3,369,829</u>	<u>4,481,859</u>	<u>3,310,666</u>	<u>2,087,890</u>	<u>2,250,623</u>	<u>1,483,254</u>
<u>\$ 48,126,550</u>	<u>\$ 46,823,951</u>	<u>\$ 46,127,155</u>	<u>\$ 43,129,155</u>	<u>\$ 37,112,270</u>	<u>\$ 34,500,462</u>
\$ 11,782,669	\$ 12,539,086	\$ 12,577,691	\$ 10,378,556	\$ 7,768,365	\$ 8,777,087
<u>560,831</u>	<u>82,049</u>	<u>184,104</u>	<u>1,277,532</u>	<u>1,504,663</u>	<u>4,043,256</u>
<u>\$ 12,343,500</u>	<u>\$ 12,621,135</u>	<u>\$ 12,761,795</u>	<u>\$ 11,656,088</u>	<u>\$ 9,273,028</u>	<u>\$ 12,820,343</u>
\$ 55,484,311	\$ 53,527,792	\$ 53,301,583	\$ 45,972,367	\$ 34,828,750	\$ 39,019,789
1,055,079	1,353,386	2,092,597	5,447,454	7,801,262	2,774,506
<u>3,930,660</u>	<u>4,563,908</u>	<u>3,494,770</u>	<u>3,365,422</u>	<u>3,755,286</u>	<u>5,526,510</u>
<u>\$ 60,470,050</u>	<u>\$ 59,445,086</u>	<u>\$ 58,888,950</u>	<u>\$ 54,785,243</u>	<u>\$ 46,385,298</u>	<u>\$ 47,320,805</u>

City of Taylor, Texas

CHANGES IN NET POSITION

Last Ten Fiscal Years (Unaudited)

(accrual basis of accounting)

	2013	2012	2011	2010
Expenses				
Governmental activities:				
General government	\$ 4,770,073	\$ 3,820,796	\$ 4,106,565	\$ 4,274,435
Culture and recreation	1,112,269	1,056,650	-	-
Community services	655,822	502,428	343,860	-
Public safety	4,654,499	4,501,449	4,937,819	4,986,776
Public works	2,905,400	2,778,499	4,334,567	4,159,734
Interest on long-term debt	1,009,285	900,074	826,560	760,678
Total governmental activities expenses	15,107,348	13,559,896	14,549,371	14,181,623
Business-type activities:				
Public utilities fund	4,696,288	4,883,367	6,005,089	5,607,082
Airport fund	480,214	395,849	426,345	430,473
Cemetery operating fund	133,354	120,031	88,368	-
Interest on long-term debt	1,202,405	1,219,817	-	-
Total business-type activities expenses	6,512,261	6,619,064	6,519,802	6,037,555
Total primary government expenses	\$ 21,619,609	\$ 20,178,960	\$ 21,069,173	\$ 20,219,178
Program Revenues				
Governmental activities:				
Charges for services:				
General government	\$ 1,631,501	\$ 2,283,280	\$ 2,515,187	\$ 2,378,935
Public safety	323,928	247,130	382,919	287,821
Public works	325,698	69,481	-	-
Community services	-	-	338,965	-
Operating grants and contributions	127,201	-	-	-
Capital grants and contributions	184,969	-	707,816	1,813,591
Total governmental activities program revenues	2,593,297	2,599,891	3,944,887	4,480,347
Business-type activities:				
Charges for services:				
Public utilities fund	6,929,109	7,150,801	7,568,944	6,227,101
Airport fund	500,255	426,859	669,510	427,323
Cemetery fund	118,160	120,529	119,721	-
Capital grants and contributions	164,979	-	-	-
Total business-type activities program revenues	7,712,503	7,698,189	8,358,175	6,654,424
Total primary government program revenues	\$ 10,305,800	\$ 10,298,080	\$ 12,303,062	\$ 11,134,771

2009	2008	2007	2006	2005	2004
\$ 4,038,624	\$ 4,682,994	\$ 3,791,089	\$ 3,740,078	\$ 2,636,013	\$ 3,314,123
-	-	-	226,110	463,835	141,546
-	-	-	-	-	-
4,799,854	5,079,499	4,043,066	4,161,454	3,743,894	4,135,542
3,797,620	3,912,591	3,422,645	3,118,037	3,300,004	2,912,174
723,851	704,241	655,537	681,884	454,224	514,207
13,359,949	14,379,325	11,912,337	11,927,563	10,597,970	11,017,592
5,250,058	6,282,526	5,820,213	5,948,540	5,432,576	3,030,511
408,404	599,040	421,971	395,886	318,448	248,850
-	-	-	-	-	-
-	-	-	-	-	-
5,658,462	6,881,566	6,242,184	6,344,426	5,751,024	3,279,361
\$ 19,018,411	\$ 21,260,891	\$ 18,154,521	\$ 18,271,989	\$ 16,348,994	\$ 14,296,953
\$ 2,257,670	\$ 3,650,952	\$ 3,132,354	\$ 3,169,711	\$ 2,292,637	\$ 2,171,567
308,439	305,708	331,605	281,661	232,280	356,500
-	-	-	-	3,382	-
-	-	-	-	4,740	39,438
-	-	-	-	118,577	59,984
1,230,851	476,057	1,335,302	908,961	385,437	-
3,796,960	4,432,717	4,799,261	4,360,333	3,037,053	2,627,489
5,897,077	5,845,601	5,141,474	5,033,084	4,832,243	4,894,120
466,097	607,746	387,224	354,033	254,490	119,924
-	-	-	-	-	-
-	-	825,814	109,702	225,698	9,708
6,363,174	6,453,347	6,354,512	5,496,819	5,312,431	5,023,752
\$ 10,160,134	\$ 10,886,064	\$ 11,153,773	\$ 9,857,152	\$ 8,349,484	\$ 7,651,241

City of Taylor, Texas
CHANGES IN NET POSITION (Continued)
Last Ten Fiscal Years (Unaudited)
(accrual basis of accounting)

	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
Net (Expenses) Revenue				
Governmental activities	\$ (12,514,051)	\$ (10,960,005)	\$ (10,604,484)	\$ (9,701,276)
Business-type activities	1,200,242	1,079,125	1,838,373	616,869
Total primary government net expense	<u>\$ (11,313,809)</u>	<u>\$ (9,880,880)</u>	<u>\$ (8,766,111)</u>	<u>\$ (9,084,407)</u>
General Revenues and Other Changes in Net Position				
Governmental activities:				
Taxes				
Property taxes	\$ 6,374,806	\$ 6,212,695	\$ 6,078,005	\$ 5,811,529
Sales taxes	2,535,174	2,411,533	2,219,629	2,239,952
Franchise taxes	1,055,651	890,874	816,039	845,234
Investment earnings	38,322	25,783	38,451	114,902
Miscellaneous	384,719	391,765	1,373,359	435,759
Transfers	1,051,670	869,999	805,020	830,000
Total governmental activities	<u>11,440,342</u>	<u>10,802,649</u>	<u>11,330,503</u>	<u>10,277,376</u>
Business-type activities:				
Investment earnings	3,149	5,467	10,086	16,284
Miscellaneous	203,055	221,503	619,970	56,113
Transfers	(1,051,670)	(869,999)	(805,020)	(830,000)
Total business-type activities	<u>(845,466)</u>	<u>(643,029)</u>	<u>(174,964)</u>	<u>(757,603)</u>
Total primary government	<u><u>\$ 10,594,876</u></u>	<u><u>\$ 10,159,620</u></u>	<u><u>\$ 11,155,539</u></u>	<u><u>\$ 9,519,773</u></u>
Change in Net Position				
Governmental activities	\$ (1,073,709)	\$ (157,356)	\$ 726,019	\$ 576,100
Business-type activities	354,776	436,096	1,663,409	(140,734)
Total primary government	<u><u>\$ (718,933)</u></u>	<u><u>\$ 278,740</u></u>	<u><u>\$ 2,389,428</u></u>	<u><u>\$ 435,366</u></u>

Note: City of Taylor first applied GASB Statement No.34 in fiscal year 2002.

<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>
\$ (9,562,989)	\$ (9,946,608)	\$ (7,113,076)	\$ (7,567,230)	\$ (7,560,917)	\$ (8,390,103)
704,712	(428,219)	112,328	(847,607)	(438,593)	1,744,391
<u>\$ (8,858,277)</u>	<u>\$ (10,374,827)</u>	<u>\$ (7,000,748)</u>	<u>\$ (8,414,837)</u>	<u>\$ (7,999,510)</u>	<u>\$ (6,645,712)</u>

\$ 5,741,878	\$ 5,589,548	\$ 5,183,652	\$ 4,723,464	\$ 4,380,395	\$ 4,246,128
2,248,042	3,020,333	3,431,242	2,237,062	2,097,890	1,913,789
801,124	863,824	800,893	853,476	826,992	701,037
140,589	301,223	446,973	627,190	171,853	89,106
930,977	201,993	248,316	243,341	1,262,317	105,865
1,128,168	-	-	-	-	-
<u>10,990,778</u>	<u>9,976,921</u>	<u>10,111,076</u>	<u>8,684,533</u>	<u>8,739,447</u>	<u>7,055,925</u>
64,899	239,913	233,859	70,441	160,785	-
80,922	47,646	70,854	591,488	59,731	210,836
(1,128,168)	-	-	-	-	-
<u>(982,347)</u>	<u>287,559</u>	<u>304,713</u>	<u>661,929</u>	<u>220,516</u>	<u>210,836</u>
<u>\$ 10,008,431</u>	<u>\$ 10,264,480</u>	<u>\$ 10,415,789</u>	<u>\$ 9,346,462</u>	<u>\$ 8,959,963</u>	<u>\$ 7,266,761</u>

\$ 1,427,789	\$ 30,313	\$ 2,998,000	\$ 1,117,303	\$ 1,178,530	\$ (1,334,178)
(277,635)	(140,660)	417,041	(185,678)	(218,077)	1,955,227
<u>\$ 1,150,154</u>	<u>\$ (110,347)</u>	<u>\$ 3,415,041</u>	<u>\$ 931,625</u>	<u>\$ 960,453</u>	<u>\$ 621,049</u>

City of Taylor, Texas

FUND BALANCES OF GOVERNMENTAL FUNDS

Last Ten Fiscal Years (Unaudited)

(modified accrual basis of accounting)

	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
General Fund				
Restricted	\$ 781,021	\$ 612,452	\$ 615,461	\$ -
Committed	10,785	10,785	17,739	-
Assigned	-	409,969	-	-
Unassigned	3,686,745	3,855,829	2,943,662	3,567,124
Total general fund	<u><u>\$ 4,478,551</u></u>	<u><u>\$ 4,889,035</u></u>	<u><u>\$ 3,576,862</u></u>	<u><u>\$ 3,567,124</u></u>
All Other Governmental Funds				
Reserved	\$ -	\$ -	\$ -	\$ 3,353,764
Unreserved, reported in:				
Capital project funds	-	-	-	499,523
Non-spendable	697,543	729,268	735,606	-
Restricted	7,778,543	6,389,661	2,886,566	-
Committed	450,114	327,257	155,415	-
Total all other governmental funds	<u><u>\$ 8,926,200</u></u>	<u><u>\$ 7,446,186</u></u>	<u><u>\$ 3,777,587</u></u>	<u><u>\$ 3,853,287</u></u>

Notes: The City implemented GASB Statement No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions" in fiscal year 2011.

<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	-	-	-	-	-
3,899,851	3,809,353	2,870,578	1,723,314	1,477,018	1,506,540
<u>\$ 3,899,851</u>	<u>\$ 3,809,353</u>	<u>\$ 2,870,578</u>	<u>\$ 1,723,314</u>	<u>\$ 1,477,018</u>	<u>\$ 1,506,540</u>
\$ 1,055,079	\$ 4,702,011	\$ 3,090,819	\$ 5,447,454	\$ 877,280	\$ 2,844,708
392,573	248,681	161,058	106,282	85,325	97,400
-	-	-	-	7,647,408	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>\$ 1,447,652</u>	<u>\$ 4,950,692</u>	<u>\$ 3,251,877</u>	<u>\$ 5,553,736</u>	<u>\$ 8,610,013</u>	<u>\$ 2,942,108</u>

City of Taylor, Texas

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS

Last Ten Fiscal Years (Unaudited)

(modified accrual basis of accounting)

	2013	2012	2011	2010
Revenues				
Taxes	\$ 9,940,659	\$ 9,588,691	\$ 9,168,082	\$ 9,074,489
Licenses, permits, and fees	101,808	169,159	92,220	113,208
Charges for services	1,855,391	1,948,547	1,794,596	1,662,049
Fines and forfeitures	323,928	247,130	382,919	287,821
Special assessments	-	-	-	-
Intergovernmental	312,170	146,780	1,046,781	991,107
Investment earnings	38,322	25,381	38,452	114,902
Other revenues	382,384	235,561	1,294,289	351,900
Contributions	-	-	-	-
Total Revenues	12,954,662	12,361,249	13,817,339	12,595,476
Expenditures				
Current:				
General government	4,147,828	3,874,060	2,527,926	2,846,860
Culture and recreation	1,110,059	-	343,860	-
Community development	631,422	-	-	-
Public safety	4,441,585	4,051,068	4,214,072	4,330,047
Public works	1,374,935	2,465,390	3,823,790	3,681,843
Debt Service:				
Principal retirement	1,213,983	993,484	938,129	891,896
Interest and fiscal changes	823,110	839,966	808,698	733,766
Bond issuance costs	134,800	54,500	-	-
Capital outlay:	1,883,518	825,405	2,086,699	1,857,267
Total Expenditures	15,761,240	13,103,873	14,743,174	14,341,679
Excess of Revenues Over (Under)				
Expenditures	(2,806,578)	(742,624)	(925,835)	(1,746,203)
Other financing sources (uses)				
Transfers in	1,126,893	1,595,738	1,648,065	1,005,766
Transfers out	(578,678)	(747,342)	(853,657)	(182,037)
Debt issuance	6,990,000	4,875,000	1,030,000	2,655,000
Premium on debt issuance	254,070	-	-	-
Lease issuance	-	-	-	-
Payments to escrow agent	(4,132,346)	-	(964,535)	-
Total Other Financing Sources (Uses)	3,659,939	5,723,396	859,873	3,478,729
Net change in fund balances	\$ 853,361	\$ 4,980,772	\$ (65,962)	\$ 1,732,526
Debt service as percentage of noncapital expenditures	14.7%	14.9%	13.8%	13.0%

2009	2008	2007	2006	2005	2004
\$ 8,843,496	\$ 9,442,425	\$ 9,414,268	\$ 7,881,607	\$ 7,261,659	\$ 6,882,447
105,591	129,750	160,260	190,797	152,579	327,022
1,464,667	2,604,165	2,125,876	2,064,751	2,140,058	1,971,913
308,439	305,708	331,605	281,661	237,020	202,803
-	-	-	2,049	3,382	26,904
1,027,208	476,057	1,335,302	615,261	504,014	32,592
140,589	301,223	446,973	664,090	171,853	89,106
875,655	201,213	248,316	241,292	91,458	95,622
-	-	-	293,700	12,304	31,970
12,765,645	13,460,541	14,062,600	12,235,208	10,574,327	9,660,379
2,628,035	3,281,548	2,772,560	2,370,078	2,371,916	2,352,231
-	-	-	85,437	329,137	123,862
-	-	-	-	-	-
4,214,449	4,199,718	3,790,923	3,640,964	3,305,776	3,677,702
3,380,810	3,528,574	3,238,648	2,738,220	3,016,854	2,593,956
795,792	671,849	737,611	625,775	539,993	499,889
982,337	700,119	633,982	670,835	469,630	492,610
-	-	-	-	-	-
8,215,648	2,469,171	4,213,471	4,840,710	2,840,810	1,974,044
20,217,071	14,850,979	15,387,195	14,972,019	12,874,116	11,714,294
(7,451,426)	(1,390,438)	(1,324,595)	(2,736,811)	(2,299,789)	(2,053,915)
1,287,399	1,280,839	351,636	600,000	10,500	133,504
(169,422)	(1,300,839)	(381,636)	(673,170)	(10,500)	(133,504)
7,675,000	3,000,000	200,000	-	5,092,750	-
33,886	-	-	-	-	-
-	381,545	-	-	1,752,444	-
(4,662,789)	-	-	-	-	-
4,164,074	3,361,545	170,000	(73,170)	6,845,194	-
\$ (3,287,352)	\$ 1,971,107	\$ (1,154,595)	\$ (2,809,981)	\$ 4,545,405	\$ (2,053,915)
14.8%	11.1%	12.3%	12.8%	10.1%	10.2%

City of Taylor, Texas

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

Last Ten Fiscal Years (Unaudited)

(amounts expressed in thousands)

Fiscal Year Ended Sept 30	Real Property			Personal Property		Less Exemptions Real Property
	Residential Assessed Value	Commercial Assessed Value	Agriculture	Personal	Other	
2004	351,100	203,593	17,608	110,000	-	57,047
2005	373,469	255,778	19,487	85,862	-	71,081
2006	394,317	236,063	23,783	59,329	-	50,375
2007	423,939	192,852	32,873	108,373	-	58,184
2008	462,462	190,589	34,222	99,778	-	24,802
2009	439,446	218,102	36,496	116,084	-	39,734
2010	455,517	211,709	39,355	114,305	-	39,031
2011	451,487	197,816	39,566	128,562	-	39,471
2012	444,086	220,153	38,771	144,280	-	26,915
2013	444,424	229,683	39,361	137,607	-	28,839

Notes: The appraisal of property within the City is the responsibility of the Williamson County Appraisal District. The Appraisal District is required under the Texas Property Tax Code to appraise all property within the Appraisal District on the basis of 100% of its market value and is prohibited from applying any assessment ratios. In determining the market value of property, different methods of appraisal may be used, including the cost method of appraisal, the income method of appraisal, and the market data comparison basis of appraisal, and the method considered most appropriate by the chief appraiser is to be used. The value placed upon property within the Appraisal District is subject to review by a three member Appraisal Review Board.

Source: Williamson County Appraisal District.

Total Assessed Value	Tax Rate	Estimated Tax Value	Ratio of Total Assessed Value to Total Estimated Actual Value
625,254	0.74000	625,254	100.0%
663,515	0.74382	663,515	100.0%
663,117	0.78650	663,117	100.0%
699,853	0.79500	699,853	100.0%
762,249	0.78999	762,249	100.0%
770,394	0.79000	770,394	100.0%
781,855	0.79000	781,855	100.0%
777,960	0.81389	777,960	100.0%
820,375	0.81389	820,375	100.0%
822,236	0.81389	822,236	100.0%

City of Taylor, Texas
DIRECT AND OVERLAPPING PROPERTY TAX RATES
Last Ten Fiscal Years (Unaudited)

Fiscal Year	CITY OF TAYLOR			WILLIAMSON COUNTY			
	Operating	Debt Service	Total Rate	Operating	Debt Service	RD/FM Operating	Total Rate
2004	0.56980	0.17020	0.74000	0.30055	0.17831	0.03337	0.51223
2005	0.56980	0.17402	0.74382	0.30050	0.16566	0.03350	0.49966
2006	0.56980	0.21670	0.78650	0.28336	0.18414	0.03217	0.49967
2007	0.59653	0.19847	0.79500	0.27500	0.18410	0.03000	0.48910
2008	0.60446	0.18554	0.79000	0.27129	0.16813	0.02890	0.46832
2009	0.59627	0.19373	0.79000	0.29084	0.17000	0.03098	0.49182
2010	0.57796	0.21204	0.79000	0.28990	0.17000	0.03000	0.48990
2011	0.58982	0.22407	0.81389	0.28769	0.17000	0.03000	0.48769
2012	0.57302	0.24087	0.81389	0.28153	0.16750	0.04000	0.48903
2013	0.57302	0.24087	0.81389	0.28153	0.16750	0.04000	0.48903

Note: The entire City was located in Williamson County and within the Taylor Independent School District.

Source: Williamson County Tax Collector.

TAYLOR SCHOOL DISTRICT			
Operating	Debt Service	Total Rate	Total Direct & Overlapping Rates
1.50000	0.17000	1.67000	2.92223
1.50000	0.17000	1.67000	2.91348
1.37000	0.17000	1.54000	2.82617
1.04000	0.16000	1.20000	2.48410
1.04000	0.16000	1.20000	2.45832
1.04000	0.45000	1.49000	2.77182
1.04000	0.43000	1.47000	2.74990
1.04000	0.41000	1.45000	2.75158
1.17000	0.28000	1.45000	2.75292
1.17000	0.28000	1.45000	2.75292

City of Taylor, Texas
PRINCIPAL PROPERTY TAX PAYERS
Current and Nine Years Ago (Unaudited)

Taxpayer	2013			2004		
	Assessed Valuation	Rank	Percentage of Total City Assessed Valuation	Assessed Valuation	Rank	Percentage of Total City Assessed Valuation
Electric Reliability Council of TX	\$ 30,795,186	1	3.75%	\$ -	-	-
ERCOT	27,654,720	2	3.36%	-	-	-
CCA Properties of Texas	12,924,372	3	1.57%	-	-	-
HEB Grocery Company	10,732,875	4	1.31%	-	-	-
Walmart Real Estate Business Trust	10,294,624	5	1.25%	-	-	-
Oncor Electric Delivery Comp	8,870,242	6	1.08%	-	-	-
Walmart Stores East Inc.	6,466,107	7	0.79%	-	-	-
Union Pacific RR Co.	6,361,386	8	0.77%	-	-	-
Taylor Plaza LLC	5,175,000	9	0.63%	-	-	-
Taylor CPB Property	5,016,469	10	0.61%	-	-	-
Intercraft Industries	-	-	-	14,355,800	1	2.30%
Laboratory Tops Inc.	-	-	-	5,743,600	2	0.92%
Texwood Furniture Corp	-	-	-	2,536,720	3	0.41%
E.R. Carpenter LP	-	-	-	2,185,380	4	0.35%
Gemini Incorporated	-	-	-	2,117,050	5	0.34%
Basler Electric Company	-	-	-	1,864,727	6	0.30%
Balderson Berger Equip Co.	-	-	-	1,690,508	7	0.27%
Dyalyst @ Taylor	-	-	-	1,192,630	8	0.19%
Accurate Inc.	-	-	-	1,138,460	9	0.18%
Contech	-	-	-	1,076,959	10	0.17%
Total	\$ 124,290,981			\$ 33,901,834		

Source: Williamson County Tax Collector.

City of Taylor, Texas
PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Tax Levy		Amount	Percentage of Tax Levy
2004	\$ 4,339,430	\$ 4,108,997	94.7%	\$ 226,657	\$ 4,335,654	99.9%
2005	4,339,777	4,219,125	97.2%	117,802	4,261,349	98.2%
2006	4,709,141	4,626,689	98.2%	78,183	4,704,739	99.9%
2007	5,106,729	5,006,268	98.0%	95,581	5,098,897	99.8%
2008	5,524,316	5,416,832	98.1%	103,083	5,519,915	99.9%
2009	5,820,781	5,658,597	97.2%	155,946	5,814,543	99.9%
2010	5,802,025	5,694,713	98.2%	98,264	5,792,977	99.8%
2011	6,050,622	5,976,895	98.8%	63,054	6,039,949	99.8%
2012	6,195,426	6,119,868	98.8%	57,120	6,176,988	99.7%
2013	6,255,176	6,197,753	99.1%	-	6,197,753	99.1%

Source: Williamson County Appraisal District Reports.

City of Taylor, Texas
RATIOS OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Governmental Activities			
	General Obligation Bonds	Certificates of Obligation	Contractual Obligation	Capital Lease
2004	\$ 7,003,570	\$ 2,848,916	\$ 318,462	\$ -
2005	11,789,995	2,647,518	293,441	370,013
2006	11,693,610	2,141,063	270,506	249,884
2007	11,177,225	2,144,858	245,485	192,864
2008	10,666,935	5,008,320	220,464	509,052
2009	10,582,740	7,333,955	-	397,436
2010	9,878,545	9,877,038	-	281,737
2011	9,192,005	9,768,476	145,398	418,071
2012	8,430,000	14,491,398	120,375	351,050
2013	8,470,000	16,454,978	93,267	340,278

Notes: Details regarding the City's outstanding debt can be found in the notes to financial statements.

Business-type Activities						
Combination Tax & Revenue Bonds	General Obligation Bonds	Capital Lease				
			Total Primary Government	Percentage of Personal Income	Per Capita	
\$ 11,274,582	\$ -	\$ 462,401	\$ 21,907,931	12.77%	1,299	
10,885,970	-	-	25,986,937	10.01%	1,151	
10,081,425	396,390	-	24,832,878	8.57%	1,180	
13,679,088	377,775	-	27,817,295	1.25%	1,225	
20,259,397	358,065	-	37,022,233	8.57%	1,473	
22,711,045	4,432,260	-	45,457,436	11.23%	1,205	
28,382,962	4,196,455	-	52,616,737	13.05%	1,247	
25,441,524	5,982,995	-	50,948,469	16.67%	1,207	
23,228,602	5,170,000	-	51,791,425	15.89%	1,218	
21,420,022	5,790,000	-	52,568,545	15.84%	1,236	

City of Taylor, Texas
RATIOS OF NET GENERAL BONDED DEBT OUTSTANDING
Last Ten Fiscal Years (Unaudited)

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Total	Percentage of Actual Taxable Value¹ of Property	Per Capita²
2004	\$ 11,789,995	\$ 110,821	\$ 11,679,174	1.87%	749
2005	11,693,610	153,854	11,539,756	1.74%	740
2006	11,573,615	191,098	11,382,517	1.72%	705
2007	11,044,710	162,681	10,882,029	1.55%	633
2008	11,025,000	155,140	10,869,860	1.43%	615
2009	15,015,000	102,626	14,912,374	1.94%	806
2010	14,075,000	233,182	13,841,818	1.77%	714
2011	15,175,000	287,894	14,887,106	1.91%	980
2012	13,600,000	145,607	13,454,393	1.64%	838
2013	14,260,000	236,346	14,023,654	1.71%	871

¹See the Schedule of Assessed and Estimated Actual Value of Taxable Property for property value data.

²Population data can be found in the Schedule of Demographic and Economic Statistics.

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

City of Taylor, Texas

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

As of September 30, 2013 (Unaudited)

(amounts expressed in thousands)

	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable¹</u>	<u>Estimated Share of Overlapping Debt</u>
Governmental Unit			
Debt repaid with property taxes:			
County	\$ 773,915	2.19%	\$ 16,949
School	58,270	96.66%	56,324
Subtotal, overlapping debt			<u>73,273</u>
 City of Taylor	 52,135	 100%	 <u>52,135</u>
 Total direct and overlapping debt			 \$ <u><u>125,408</u></u>

Notes: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping by the residents and businesses of Statistical. This process recognizes that, when considering the city's ability governments that is borne to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply the every taxpayer is a resident--and therefore responsible for repaying the debt--of each overlapping government.

¹ For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the city's boundaries and dividing it by each unit's total taxable assessed value.

City of Taylor, Texas
LEGAL DEBT MARGIN INFORMATION
Last Ten Fiscal Years (Unaudited)
(amounts expressed in thousands)

	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
Debt limit	212,769	211,823	204,358	\$205,222
Total net debt applicable to limit	<u>37,875</u>	<u>37,719</u>	<u>35,210</u>	<u>38,281</u>
Legal debt margin	<u>\$ 174,894</u>	<u>\$ 174,104</u>	<u>\$ 169,148</u>	<u>\$ 166,941</u>

Legal Debt Margin Calculation for Fiscal Year 2013

Assessed value	\$ 822,236
Add back: exempt real property	28,839
Total assessed value	<u>851,075</u>
Debt limit (10% of total assessed value)	212,769
Debt applicable to limit:	
Total Debt	52,135
Less: Amount set aside for repayment of general obligation debt	<u>(14,260)</u>
Total net debt applicable to limit	<u>37,875</u>
Legal debt margin	<u><u>\$ 174,894</u></u>

Note: There is no direct debt limitation in the City Charter or under state law. The City operates under a Home Rule Charter (Article XI, Section 5, Texas Constitution), that limits the maximum tax rate, for all city purposes, to \$2.50 per \$100 assessed valuation. Administratively, the Attorney General of the State of Texas will permit allocation of \$1.50 of the \$2.50 maximum tax rate for general obligation debt service.

<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>
\$ 202,532	\$ 196,763	\$ 189,509	\$ 174,875	\$ 129,593	\$ 131,460
30,045	24,381	15,197	11,528	12,090	6,036
<u>\$ 172,487</u>	<u>\$ 172,382</u>	<u>\$ 174,312</u>	<u>\$ 163,347</u>	<u>\$ 117,503</u>	<u>\$ 125,424</u>

City of Taylor, Texas
PLEDGED-REVENUE COVERAGE
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Water Revenue Bonds					
	Utility	Less:	Net	Debt Service		Coverage
	Service Charges	Operating Expenses	Available Revenue	Principal	Interest	
2004	5,002,406	3,377,069	1,625,337	2,800,000	1,260,840	40.0%
2005	4,986,548	4,344,134	642,414	2,775,000	1,139,627	16.4%
2006	5,624,572	4,822,018	802,554	2,750,000	1,019,343	21.3%
2007	5,188,998	4,246,115	942,883	2,725,000	899,997	26.0%
2008	5,877,587	4,639,485	1,238,102	2,700,000	781,605	35.6%
2009	5,965,725	3,250,434	2,715,291	2,675,000	664,190	81.3%
2010	6,340,142	3,589,878	2,750,264	2,650,000	547,778	86.0%
2011	8,185,627	3,386,091	4,799,536	-	-	100.0%
2012	7,259,363	3,704,075	3,555,288	-	-	100.0%
2013	6,929,109	3,529,757	3,399,352	-	-	100.0%

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.
Operating expenses do not include interest or depreciation.

City of Taylor, Texas

DEMOGRAPHIC AND ECONOMIC STATISTICS

Last Ten Fiscal Years (Unaudited)

Fiscal Year	Population¹	Personal Income³	Per Capita⁵ Personal Income	School Enrollment⁴	Unemployment Rate²
2004	15,598	289,468	18,558	2,979	4.4%
2005	15,598	299,310	19,189	3,041	4.4%
2006	16,138	317,418	19,669	3,042	4.0%
2007	17,202	351,179	20,415	3,115	3.8%
2008	17,663	433,574	24,547	3,156	4.7%
2009	18,509	371,698	20,082	3,115	6.7%
2010	19,397	392,160	20,780	3,086	7.7%
2011	15,191	305,582	20,116	3,086	7.1%
2012	16,061	325,974	20,296	3,178	6.8%
2013	16,105	331,860	20,606	3,239	5.6%

Data Sources:

- ¹ Texas State Data Center & Office of the State Demographer
- ² State Department of Labor and City-Data.com
- ³ US 2010 Census adjusted by CPI for inflation, expressed in thousands
- ⁴ Taylor Independent School District
- ⁵ U. S. Census Bureau American Fact Finder

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City of Taylor, Texas

PRINCIPAL EMPLOYERS

Current and Nine Years Ago (Unaudited)

Employer	2013			2004		
	No. Employees ¹	Rank	Percentage of Total City Employment ²	No. Employees ¹	Rank	Percentage of Total City Employment ²
ERCOT	631	1	9.1%	100	4	2.2%
Taylor ISD	520	2	7.5%	395	1	8.8%
Durcon Laboratory Tops	440	3	6.3%	115	3	2.6%
Scott & White	180	4	2.6%	-	-	-
Corrections Corp of America	169	5	2.4%	-	-	-
H.E.B.	167	6	2.4%	90	6	2.0%
City of Taylor	148	7	2.1%	85	8	1.9%
Floyd Co. (Floyd's Glass)	120	8	1.7%	87	7	1.9%
Wal-Mart	125	9	1.8%	96	5	2.1%
Burrows Cabinets	100	10	1.4%	-	-	-
Johns Community Hospital	-	-	-	127	2	2.8%
Accurate	-	-	-	70	9	1.6%
Carpenter Co.	-	-	-	68	10	1.5%
City of Taylor Total	6,933		37.50%	4,500		27.40%

¹Source: Taylor Chamber of Commerce.

²Total City employment is estimated.

City of Taylor, Texas

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM

Last Ten Fiscal Years (Unaudited)

Function / Program	2013	2012	2011	2010	2009
General Government					
Management services	4	4	4	3	2
Human resources	2	2	2	3	3
Finance	4	4	4	4	4
Municipal court	5	5	5	4	4
C D - planning	6	5	5	5	6
Main street	1	1	1	2	2
C D - recreation	-	-	-	1	1
Building	3	3	3	1	1
General services	1	1	1	1	1
Information technology	1	1	1	1	1
Other	1	1	1	-	-
Police					
Officers	27	25	25	27	27
Civilians	8	8	8	11	10
Animal control	2	2	2	1	1
Fire					
Firefighters and officers	23	23	23	24	25
Civilians	1	1	1	1	1
Other Public Works					
Engineering/inspection	2	2	2	2	3
Street maintenance	13	13	13	6	9
Grounds				7	9
Other	1	1	2	2	2
Parks and recreation	6	6	6	6	6
Library	7	7	7	7	7
Water	14	14	14	13	15
Wastewater	2	2	2	2	1
Utilities admin.	6	6	6	6	6
Airport	2	2	3	3	3
Cemetery	2	1	2	1	2
Fleet services	2	2	2	2	2
Total all governmental funds	146	142	145	146	153

2008	2007	2006	2005	2004
3	3	4	3	3
3	3	1	1	1
4	4	6	8	8
4	4	4	4	4
6	6	6	4	5
1	2	1	1	-
1	1	1	1	1
1	1	1	1	1
1	-	-	-	-
1	-	-	-	-
-	-	-	-	-
26	26	27	21	26
11	11	10	11	11
2	1	1	2	2
23	25	24	25	24
1	1	1	1	1
2	2	2	1	3
9	7	9	10	7
7	10	10	10	10
2	2	1	2	2
7	7	7	7	8
12	14	12	13	13
3	2	3	3	3
7	7	6	3	2
3	3	3	3	3
2	2	2	2	2
2	3	2	2	2
144	147	144	139	142

City of Taylor, Texas

OPERATING INDICATORS BY FUNCTIONS/PROGRAM

Last Ten Fiscal Years (Unaudited)

Function/Program	2013	2012	2011	2010
General government				
Building permits issued	826	82	33	35
Building inspections conducted	outsourced	1,637	1,291	540
Public Safety				
Police:				
Physical arrests	669	653	653	699
Parking violations	67	86	76	87
Traffic violations	3,615	2,660	3,388	2,457
Fire:				
Emergency responses	1,069	1,813	2,225	1,788
Fires extinguished	56	45	110	112
Inspections	137	194	315	503
Highways and streets				
Street resurfacing (miles)	-	-	-	-
Potholes repaired	461	771	171	741
Recreation				
Athletic field permits issued	37	37	36	24
Library				
Volumes in collection	44,850	45,413	46,099	42,733
Total volumes borrowed	79,187	87,895	91,408	88,622
Water				
New connections	96	720	1,246	1,240
Water main breaks	437	445	584	350
Average daily consumption (millions of gallons)	2	2	3	2
Peak daily consumption (millions of gallons)	3	4	4	3
Wastewater				
Average daily treatment (millions of gallons)	2	1	2	2
Airport				
LL fuel (thousand gallon)	45	35	47	56
Jet A fuel (thousand gallon)	32	23	26	23
Landings / Take off (thousand)	14	11	12	12
Cemetery				
Lots sold	84	75	63	63
Municipal Court				
Cases processed	4,158	4,852	6,863	7,278
General Services				
Facilities				
Work orders	453	450	423	417
Fleet				
Work orders	1071	1,270	1,243	877
Information Technology				
Personal computers / laptops	135	132	120	114
Service requests	555	562	413	300

2009	2008	2007	2006	2005	2004
481	530	368	459	331	378
410	503	692	2,144	1,261	2,030
730	707	955	990	917	950
63	72	102	150	104	133
3,489	2,063	3,798	4,792	2,660	3,318
2,302	1,704	1,550	1,600	1,440	1,393
121	149	117	131	118	114
427	394	294	570	137	275
-	-	6	-	8	8
1,430	851	1,655	1,553	1,932	2,604
-	-	-	-	-	-
40,330	37,809	43,636	35,930	34,377	37,307
81,893	81,274	69,419	56,107	55,722	56,961
872	873	928	495	321	210
515	511	388	567	548	477
2	2	2	2	2	2
3	4	3	3	3	3
2	1	2	2	2	2
67	76	-	-	-	-
26	36	-	-	-	-
11	13	-	-	-	-
40	70	-	-	-	-
6,419	5,684	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

City of Taylor, Texas

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM

Last Ten Fiscal Years (Unaudited)

Function	2013	2012	2011	2010
Police				
Number of stations	1	1	1	1
Zone Officers	27	25	25	27
Number of patrol units	15	15	12	12
Fire				
Number of stations	2	2	2	2
Streets and Grounds				
Streets (miles)	106	93	93	92
Streetlights	1,102	1,102	1,097	1,097
Traffic signals	12	13	11	13
Recreation				
Acreage	462	387	387	387
Playgrounds	7	7	6	6
Baseball/softball diamonds	20	20	20	20
Swimming pools	2	2	2	2
Tennis courts	8	8	10	10
Water				
Water mains	120	119	115	109
Fire hydrants	598	598	596	583
Storage capacity	5	5	5	5
Wastewater				
Treatment capacity	4,000	4,000	4,000	4,000
Sanitary sewer (miles)	89	89	86	86
Storm sewers (miles)	4	4	3	3
Airport				
Runway length (ft)	4,000	4,000	4,000	4,000
Hangar spaces	52	52	52	52
Tie-downs	27	27	27	27
Cemetery				
Acreage	135	135	135	114
General Services				
Facilities	19	16	14	14
Fleet vehicles	162	157	154	150
Network servers	4	4	3	3

2009	2008	2007	2006	2005	2004
1	1	1	1	1	1
21	27	27	27	27	27
12	12	12	12	12	12
2	2	2	2	2	2
87	87	87	85	81	80
1,097	1,097	1,072	1,069	1,054	965
11	11	10	9	9	9
387	387	387	312	312	292
6	4				
20	10				
2	2	2	2	2	2
10	10	10	10	10	10
109	99	99	99	99	99
450	582	580	580	580	425
	5	5	5	5	5
4,000	4,000	4,000	4,000	4,000	4,000
86	84	84	84	83	81
3	3	3	3	3	3
4,000	4,000	-	-	-	-
52	52	-	-	-	-
27	27	-	-	-	-
114	114	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

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Taylor, Texas Audit Presentation

September 30, 2013

2.13.2014

Presented By: Mike Brooks, CPA, Audit Partner

COMPONENTS OF THE COMPREHENSIVE ANNUAL FINANCIAL REPORT

- ❖ Letter of Transmittal
- ❖ Auditor's Opinion
- ❖ Management's Discussion and Analysis
- ❖ Basic Financial Statements
 - ❖ Government-Wide Statements
 - ❖ Fund Level Statements
 - ❖ Notes to the Financial Statements
- ❖ Required Supplementary Information
- ❖ Statistical Section

COMPREHENSIVE ANNUAL FINANCIAL REPORT

- ❖ Certificate of Achievement for Excellence in Financial Reporting.
- ❖ Above and Beyond Standard Reporting Requirements.

INDEPENDENT AUDITOR'S REPORT

- ❖ Clean, unqualified opinion.
- ❖ Highest level of assurance.

FINANCIAL HIGHLIGHTS

- ❖ Total assets exceeded total liabilities by \$62,564,223.
- ❖ Total Net Position decreased by \$718,933.
- ❖ City's governmental funds reported combined ending fund balances of \$13,404,751, increase of \$853,361.
- ❖ Unassigned fund balance for the General Fund was \$3,686,745 or 32% of total general fund expenditures.



**STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN
FUND BALANCE
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2013**

	General	Capital Improvements	I & S For CO Bonds
<u>Revenues</u>			
Property tax	\$ 4,405,438	\$ -	\$ 1,878,331
Sales tax	2,535,174	-	-
Franchise and local taxes	989,043	-	-
License and permits	101,808	-	-
Charges for services	1,519,898	-	-
Fines and forfeitures	307,615	-	-
Intergovernmental	87,506	184,969	-
Investment income	3,806	5,016	26,179
Other revenues	339,533	-	-
Total Revenues	10,289,821	189,985	1,904,510
<u>Expenditures</u>			
Current:			
General government	3,983,695	-	-
Culture and recreation	1,110,059	-	-
Community development	631,422	-	-
Public safety	4,441,585	-	-
Public works	1,374,935	-	-
Debt service:			
Principal retirement	56,281	-	1,130,594
Interest and fiscal charges	6,119	-	816,991
Bond issuance costs	-	48,580	86,220
Capital outlay	-	1,883,518	-
Total Expenditures	11,604,096	1,932,098	2,033,805
Excess of Revenues Over (Under) Expenditures	(1,314,275)	(1,742,113)	(129,295)
<u>Other Financing Sources (Uses)</u>			
Transfers in	994,587	1,006	131,300
Transfers (out)	(305,200)	-	(3,000)
Issuance of bonds	-	3,000,000	3,990,000
Premium	-	25,504	228,566
Payment to refunding bond escrow agent	-	-	(4,132,346)
Total Other Financing Sources (Uses)	689,387	3,026,510	214,520
Net Change in Fund Balances	(624,888)	1,284,397	85,225
Beginning fund balances	5,103,439	5,385,101	145,607
Ending Fund Balances	\$ 4,478,551	\$ 6,669,498	\$ 230,832

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
GENERAL FUND - REVENUES
For the Year Ended September 30, 2013

	Original Budget	Final Budget	2013 Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>				
Property tax	\$ 4,461,597	\$ 4,418,000	\$ 4,405,438	\$ (12,562)
Sales tax	2,300,000	2,573,231	2,535,174	(38,057)
Franchise and local taxes	963,715	949,751	989,043	39,292
License and permits	91,000	106,600	101,808	(4,792)
Charges for services	1,518,000	1,505,946	1,519,898	13,952
Fines and forfeitures	298,000	302,100	307,615	5,515
Intergovernmental	52,000	85,572	87,506	1,934
Investment income	30,385	33,385	3,806	(29,579)
Other revenues	136,890	347,111	339,533	(7,578)
Total Revenues	9,851,587	10,321,696	10,289,821	(31,875)



**SCHEDULE OF REVENUES,
EXPENDITURES, AND
CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
GENERAL FUND - EXPENDITURES
For the Year Ended September 30, 2013**

General government				
City council	201,573	171,558	153,356	18,202
City management	489,954	471,749	465,277	6,472
Public information	127,763	131,105	128,004	3,101
Human resources	172,375	165,433	159,063	6,370
Financial services	425,869	594,942	583,469	11,473
Municipal court	260,044	263,060	267,165	(4,105)
Building maintenance	368,486	386,024	381,539	4,485
Information technology	84,030	93,009	93,994	(985)
Nondepartmental	1,342,539	1,709,222	1,730,011	(20,789)
Library grant/donation	10,000	21,818	21,817	1
Total general government	3,482,633	4,007,920	3,983,695	24,225
Culture and recreation				
Moody museum	6,364	10,157	9,103	1,054
Public library	414,410	413,254	410,858	2,396
Parks and recreation	651,967	692,194	690,098	2,096
Total culture and recreation	1,072,741	1,115,605	1,110,059	5,546
Community development				
Planning and development	423,882	579,499	572,484	7,015
Main Street program	56,524	56,786	58,938	(2,152)
Total community development	480,406	636,285	631,422	4,863
Public safety				
Fire department	1,776,068	1,853,204	1,829,348	23,856
Police department	2,355,595	2,479,504	2,497,057	(17,553)
Animal control	113,628	116,351	115,180	1,171
Total public safety	4,245,291	4,449,059	4,441,585	7,474
Public works				
Administration	102,222	101,818	102,422	(604)
Maintenance	1,071,192	991,305	966,179	25,126
Engineering and inspection	200,959	192,661	186,835	5,826
Roadway impact fee	-	135,362	119,499	15,863
Total public works	1,374,373	1,421,146	1,374,935	46,211
Debt service:				
Principal retirement	56,281	56,281	56,281	-
Interest and fiscal charges	6,119	6,119	6,119	-
Total debt service	62,400	62,400	62,400	-
Total Expenditures	10,717,844	11,692,415	11,604,096	88,319
Revenues Over (Under)				
Expenditures	(866,257)	(1,370,719)	(1,314,275)	56,444

* Reference CAFR - Page 31



**SCHEDULE OF REVENUES,
EXPENSES, AND
CHANGES NET POSITION
PROPRIETARY FUNDS**
For the Year Ended September 30, 2013

	Public Utilities	Airport	Cemetery Operating
<u>Operating Revenues</u>			
Water revenue	\$ 4,383,743	\$ -	\$ -
Sewer revenue	2,524,774	-	-
Airport services	-	500,255	-
Cemetery services	-	-	118,160
Other income	140,826	-	7,554
Charges for services	-	-	-
Rents and royalties	54,675	-	-
Total Operating Revenues	7,104,018	500,255	125,714
<u>Operating Expenses</u>			
Personnel services	1,101,258	42,205	36,391
Contractual services	2,076,554	348,657	93,274
Material and supplies	351,945	3,157	3,689
Depreciation	1,166,531	86,195	-
Total Operating Expenses	4,696,288	480,214	133,354
Operating Income	2,407,730	20,041	(7,640)
<u>Nonoperation Revenues (Expenses)</u>			
Intergovernmental	164,979	-	-
Investment income	2,947	-	202
Interest expense	(1,190,981)	(11,424)	-
operating Revenues (Expenses)	(1,023,055)	(11,424)	202
Income Before Transfers	1,384,675	8,617	(7,438)
<u>Transfers</u>			
Transfers in	-	-	67,591
Transfers (out)	(1,038,361)	(30,000)	(50,900)
Change in Net Position	346,314	(21,383)	9,253
Beginning net position	10,904,974	3,121,031	72,967
Ending Net Position	\$ 11,251,288	\$ 3,099,648	\$ 82,220

Other Reports & Questions?



City Council Meeting February 13, 2014 Agenda Item Transmittal

Agenda Item #: 11
Agenda Title: Consider approving a proposal from the Library advisory Board regarding use funds from the Louis K. Ned Estate for a Zinio Digital Magazine Subscription Service.

Council Action to be taken: Approve, Deny or Table

Initiating Department: Taylor Public Library

Staff Contact: Karen Ellis, Library Director

1. INTRODUCTION/PURPOSE

On November 16, 2010 the Taylor Public Library received \$346,199.47 from the estate of Louis K. Ned, longtime Taylor resident who passed away March 9, 2010. The Library Advisory Board has been tasked to make recommendations as to the use of these funds.

2. DESCRIPTION/ JUSTIFICATION

In pursuit of providing digital material to library patrons, library staff has been investigating popular digital content offered by other public libraries in the state. One lower cost offering that has proved popular at other Texas public libraries is a platform of digital magazines called Zinio. Those libraries include: Austin Public Library, Round Rock Public Library, New Braunfels, Buda Public Library, Wimberley Village Library, Bee Cave Public Library, and many more. This subscription service is offered by Recorded Books, a vendor which Taylor Public Library has a long and well established relationship.

3. FINANCIAL/BUDGET

Cost of the Zinio platform:	\$1,500.00
Cost of the 13 magazines (basic package):	\$ 920.82
Total cost for 1 year subscription:	\$2420.82

4. TIMELINE CONSIDERATIONS

Subscriptions run for 12 months from the start of the service.

5. RECOMMENDATION

At the January 21, 2014 Library Advisory Board Meeting, members unanimously voted to use Ned Estate funds for a Zinio subscription for digital magazines. They felt that this subscription would be useful and enjoyable by Taylor Public Library patrons.

6. REFERENCE FILES

- 11a. [List of Zinio magazines](#) for Taylor Public Library
- 11b. [Price for Zinio platform](#)
- 11c. [Instructions for Zinio users](#)



Bundled Service Subscription Form

RB SALES REP: CLAYTON STRICKLAND

DATE: JANUARY 22, 2013

NEW ☐ ☒

Customer Name: Taylor Public Library

Billing Address: 721 Vance St.

City: Taylor

State: TX

Zip Code: 76574

Phone: 512-352-3434

Website URL:

#of Branches:

CONTACT INFORMATION

Primary Contact Name: Karen Ellis

Email: karen.ellis@taylortx.gov

Marketing Contact Name:

Email:

Requested Start Date (If no date is indicated, we will make every effort to begin your service on the first of the month following receipt of your order):

Purchase Order:

Authentication and General Setup Information – upon receipt of your signed order form, we will send you a Set-Up email requesting information – If you do not want this sent to the primary contact, please provide an alternate contact.

Name:

Title

ORDER INFORMATION

PRICE

Zinio/OneClickdigital Classics Annual Subscription

\$1,500

Content – see attached

TERM ONE YEAR

TOTAL DUE:

\$1,500

BY SIGNING BELOW, SUBSCRIBER 1)INDICATES THAT IT HAS READ AND AGREES TO THE CURRENT VERSION OF THE **ZINIO** AND **ONECLICKDIGITAL** SERVICE TERMS; 2)AFFIRMS THAT IT HAS MADE NO CHANGES TO THOSE TERMS; 3)AFFIRMS THAT ALL OF ITS INTERNAL REQUIREMENTS FOR ISSUANCE OF PAYMENT TO RECORDED BOOKS HAVE BEEN SATISFIED; 4)AFFIRMS THAT RECORDED BOOKS SERVICE TERMS WILL GOVERN THIS ORDER AND ALL FUTURE ORDERS AND RENEWALS, UNLESS OTHERWISE NOTIFIED BY RECORDED BOOKS; AND 5)ORDERS RECORDED BOOKS **ZINIO/ONECLICKDIGITALSERVICE**.

Name:

Title:

Signature:

Date:

FOR RB OFFICE USE ONLY

Product # : _____

Sub Dates: _____ to _____



Recorded Books 270 Skipjack Road Prince Frederick MD 20678
Fax 208-474-4525 rbdigital@recordedbooks.com

Zinio for Libraries – Library Collection and Checkout Guide



Zinio, the world's largest newsstand, offers full color, interactive digital magazines for your enjoyment. Browse from your library's collection of popular titles with no holds, no checkout periods, and no limit to the number of magazines you can download.

- **Easy browsing** — Browse your library's collection of titles one at a time, search for your favorite magazines by title or use the convenient category feature to find new magazines which meet your interests.
- **Current Issues** — The latest issues are released simultaneously with the print edition are ready for immediate checkout.
- **Back Issues** — Miss the new issue? You can easily browse the magazine detail page to find the previous issue you are need to check out
- **Manage your collection** — **with a library collection account and a personal reading account.** Check out the magazines you want (with the library collection account) in your computer/tablet browser; and stream the magazine instantly (with your personal reading account) on your computer (both PC and Mac) browser or access the checked out magazines on a portable media device for download/offline reading. (Note: viewing options, including the ability to download or view the content while online, may differ based on the device and/or magazine publisher).
- **No limits** — Check out as many issues as you want and keep them in your account as long as you wish.



Explore Zinio for Libraries

Access your library collection and browse the full collection subscribed to by your library; check out what you want; Log In or Create New Account to check out the magazine; get Help or review Terms of Use on main collection pages.

Note: You will create a total of TWO (2) accounts; a Library Collection account to check out magazines; and a Zinio.com Reader account to read checked out magazines via streaming online with computers and/or downloaded offline via mobile apps.

Browse Magazines enabling you to browse your magazine collection prior to Log In or Creating an Account.

Zinio Browse Magazines

RBdigital Community Library

One account, access to all 

[Log In](#) | [Create New Account](#)

Thank you for your interest in RBdigital.

[RBdigital Gateway](#) > Zinio Magazine Collection

To checkout a magazine to your Zinio account, simply click on the magazine of your choice.

[1] 2 3 4 Next >>



[Us Weekly](#)
[Checkout Now](#)
[Back Issues Available](#)



[Newsweek](#)
[Checkout Now](#)
[Back Issues Available](#)



[Cosmopolitan](#)
[Checkout Now](#)
[Back Issues Available](#)



[Food Network Magazine](#)
[Checkout Now](#)
[Back Issues Available](#)

Browse full collection of magazines prior to Log In or Create New Account.

- Use Title Search filter to locate magazines by name, alpha, partial word
- Use All Genres drop down to locate magazines by topic
- Click on magazine to check out desired magazine.

A page detail screen opens showing the current issue, the previous four back issues, and if applicable a link to 'Show more back issues.' Your collection has the back issues for the magazine dating back to when the library started its Zinio for Libraries Subscription.



The page detail screen details a short description of the magazine, the available mobile applications, and the 'checkout' link.

Click on the magazine cover or issue date link and proceed to check out the magazine.

RBdigital Gateway > Zinio Magazine Collection > Food Network Magazine



To checkout a magazine to your Zinio account, simply click on the checkout button.

Go to My Checked-out Magazines

Q Title search

All Genres



Food Network Magazine

November 01, 2013

Food Network Magazine is America's best-selling food magazine on newsstands—and every food lover's essential handbook. Each issue is packed with star recipes and tips, behind-the-scenes scoops and fun, creative ideas for home cooks.

Available on:
iPhone, Web, PC, iPad, Android PDF, Zinio Reader 4, Zinio OLX, RIM, Article Reader, Win 8, Win 8 Phone

country: United States
language: English
genre: Food & Cooking

[Checkout](#)

Back Issues



October 01, 2013
[Checkout Now](#)



September 01, 2013
[Checkout Now](#)



August 01, 2013
[Checkout Now](#)



June 01, 2013
[Checkout Now](#)

[Show more back issues >](#)

If logged in already, patron will proceed to confirm check out.

[Log in](#) [x](#)

Don't have a log in? [Create New Account](#)

Email:

Password:

[Forgot password?](#)

[Log in](#)

☒ Remember me

By logging in, I agree to the site's [Terms of Use](#)

One account, access to all 

If not logged in or need New Account, a pop up will appear.

If returning RBdigital Gateway user (i.e. prior Zinio Library Collection Account credentials), simply enter in existing Email and Password and hit Log in.



If patron needs account for first-time log in, click on Create New Account Link.

Create New Account [X]

Already have an account? [Log in](#)

First Name:

Last Name:

Email:

Password:

Confirm Password:

[Create Account](#)

By creating an account, I agree to the site's [Terms of Use](#)

One account, access to all [icon]

Depending on library authentication method a pop up will appear to enter New Account Credentials.

If authenticating with barcode or access key a barcode/access key pop up will appear first.

Click Create Account when complete and the account will auto activate and proceed to magazine checkout.

Complete your checkout [X]

You are about to checkout the June 01, 2013 issue of "Food Network Magazine"



Food Network Magazine
June 01, 2013
Available on:
iPhone, Web, PC, iPad, Android PDF, Zinio Reader 4,
Zinio OLR, RIM, Article Reader, Win 8, Win 8 Phone
country: United States
language: English
genre: Food & Cooking

[Cancel](#) [Complete Checkout](#)

Simply click Complete Checkout if patron checked out the desired magazine.

- Note: If you didn't want the magazine and clicked on it in error, simply click cancel and return to browsing magazines.
- You will be redirected to Zinio.com to view your magazine in your personal reading account. (if you are not automatically redirected, click the 'Complete checkout' link again.)

Complete your checkout [X]

You will be redirected to Zinio.com to complete your checkout. If you do not have a Zinio.com account, simply create one using the same email as your RBdigital Gateway account.



Food Network Magazine
June 01, 2013
Available on:
iPhone, Web, PC, iPad, Android PDF, Zinio Reader 4,
Zinio OLR, RIM, Article Reader, Win 8, Win 8 Phone
country: United States
language: English
genre: Food & Cooking

[Complete checkout](#)



The magazine is now checked out to patron permanently and a second browser window opens to reveal the Zinio.com Reader Account.

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Get Your Copy Now!
Digital

New to Zinio?
Please register to set up your digital magazine delivery. If you already have an account, [sign in here](#)

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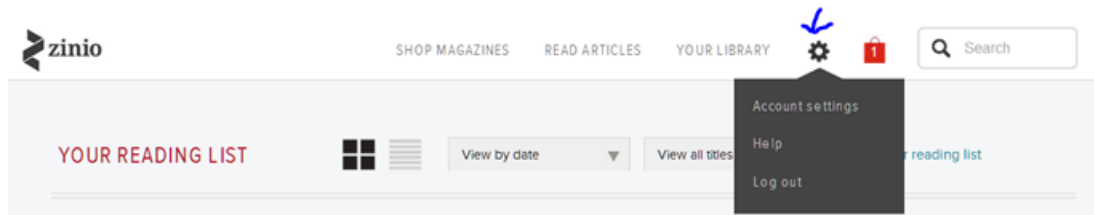
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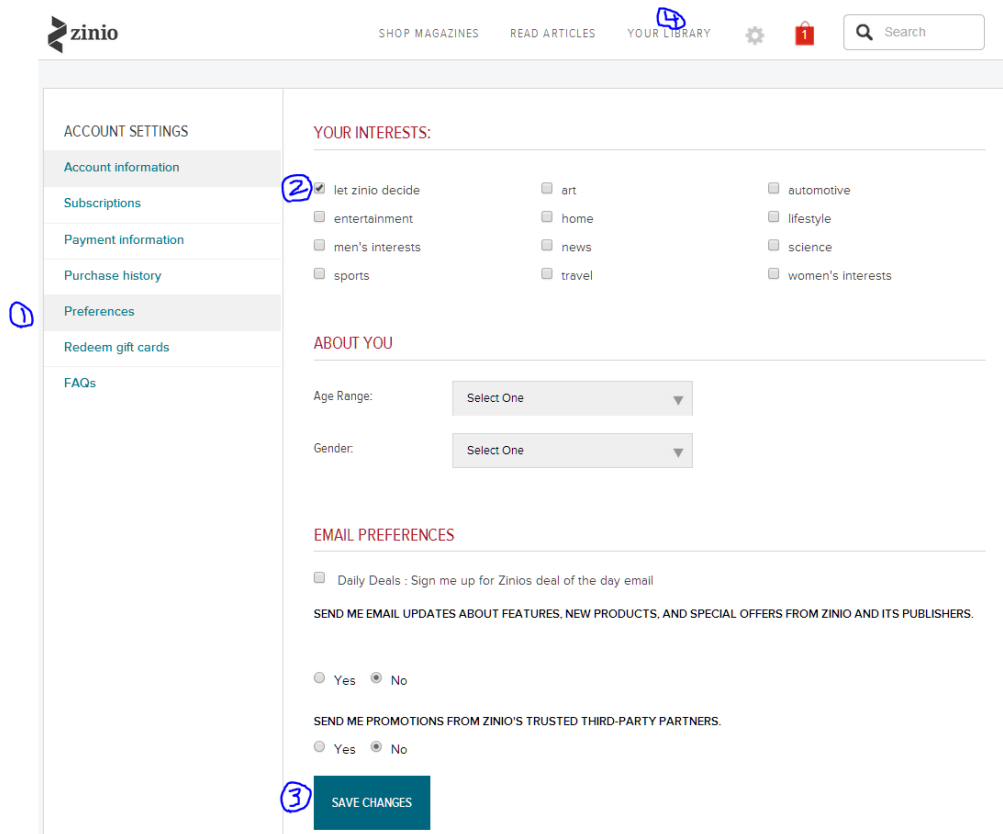
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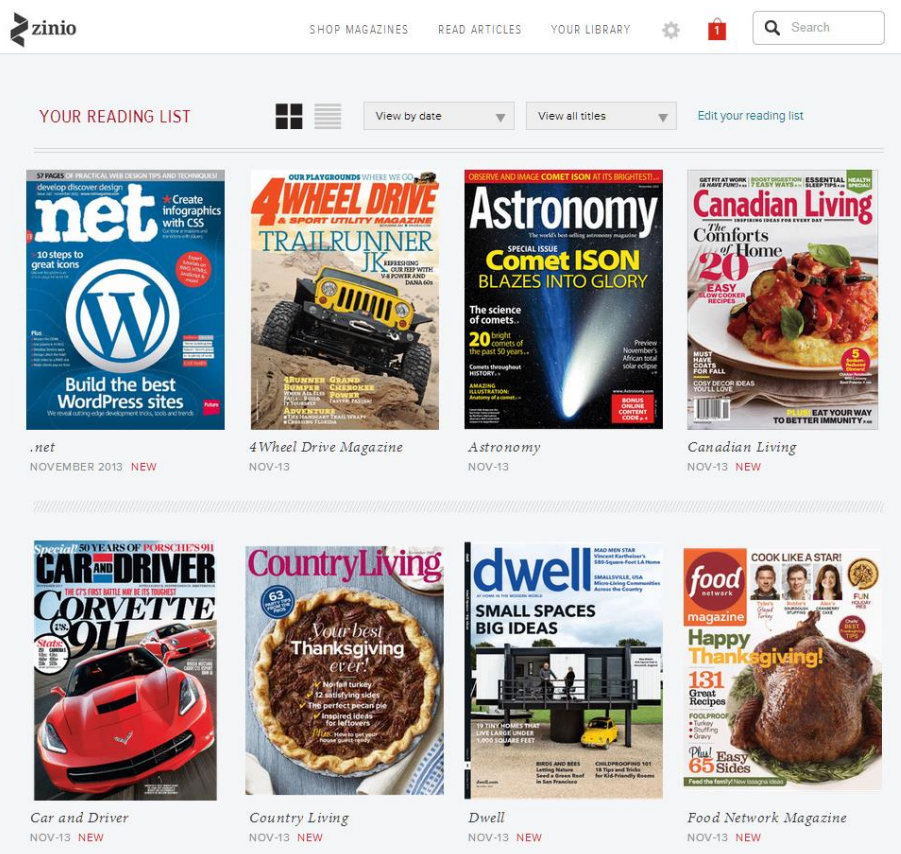
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City Council Meeting February 13, 2014 Agenda Item Transmittal

Agenda Item #: 12

Agenda Title: Discuss and take action regarding the selection of an executive search firm to conduct a search for the position of city manager.

Council Action to be taken: Discuss search firm proposals received and/or score proposals and/or select search firm and/or invite firm finalists for council presentation.

Initiating Department: City Council

Staff Contact: Jesse Ancira, Jr., Mayor

1. INTRODUCTION/PURPOSE

In December, Council directed staff to publish a Request for Proposals (RFP) to solicit proposals for executive search services for the position of city manager. Staff published the RFP as directed and also sent the RFP to firms that had already been in communication with Mayor Ancira regarding these potential services. The RFP deadline was January 31st, 2014 at 5:00 pm.

Proposals were received from five executive search firms. These proposals have been provided to Council along with a score sheet that contains the categories the RFP indicated would be considered in scoring the firms. It should be noted that the RFP also allows for the Council to utilize any other reasonable criteria.

The Council may also request to interview one or more of the firms to interview by telephone or in person to answer any questions.

2. DESCRIPTION/ JUSTIFICATION

Section IX. Selection Process of the RFP contains the information listed below.

A. Evaluation:

1. The Mayor and Members of the City Council shall review all proposals and evaluate them based upon the requirements given in this Request for Proposal including, but not limited to, the following criteria.

- a. Responsiveness of the proposal.
- b. Ability, capacity, and skill of the respondent to perform the services.

- c. Responses of the respondent's references.
- d. Methodology for conducting the recruitment.
- e. Experience of the respondent and individual members of the respondent's professional staff in performing similar services for similar sized municipalities.
- f. The sufficiency of financial resources and ability of the respondent in performing the contract.
- g. The firm's capability to meet the Scope of Work.
- h. The qualifications of the professional staff proposed for the project.
- i. Cost to provide the service requested.
- j. Other information as may be required or secured.

2. The Mayor and Members of the City Council shall review and evaluate all responses submitted to this Request for Proposals. They shall conduct a preliminary evaluation process of all proposals on the basis of the information provided and other evaluation criteria as set forth in this Request for Proposals or as reasonably determined by the Mayor and Members of the City Council.

3. The Mayor and Members of the City Council will first review each proposal for compliance with the minimum qualifications and mandatory requirements for the Request for Proposals. Failure to comply with any mandatory requirements may disqualify a proposal. They may request one or more respondents to interview by telephone or in person.

4. The Mayor and Members of the City Council may require selected firms to be available to engage in a conference telephone call or attend a City Council meeting, or both, to respond to questions from the Mayor and Members of the City Council.

3. FINANCIAL/BUDGET

Variable – This item is not budgeted.

4. TIMELINE CONSIDERATIONS

At Council's discretion.

5. RECOMMENDATION

6. REFERENCE FILES

12a. [City RFP sent out](#)

12b. [Evaluation form](#) with list of firms who submitted proposals

City of Taylor

City Manager

Executive Search Firm Services

Request for Proposals



www.taylortx.gov

I. Introduction

The City of Taylor, Texas is seeking proposals from qualified firms/providers to perform executive search services for the position of City Manager. The current City Manager has announced his retirement to be effective December 31, 2013 after serving the City for 8 years. The City of Taylor will accept proposals from firms/providers interested in providing the requested services.

Proposals must be received by no later than 3:00 P.M. local time on _____, 2014, at City Hall, Office of the City Clerk, 400 Porter Street, Taylor, Texas 76574. Proposal documents are available by accessing the City's website at www.taylortx.gov or by contacting the City Clerk at 512-352-3676.

II. General Information

The City of Taylor is located in central Texas and has a population of just over 16,000 residents. The City of Taylor was established in 1876 and its current form of government is Home Rule. The City operates under a Council-Manager form of government. The City Council is composed of a five (5) Councilmembers, four who are elected within their single member district and one at large. The Mayor is elected from within themselves for a term of one (1) year, and the Councilmembers are elected for regular terms of three (3) years.

III. Scope of Work

Assist the Mayor and members of the City Council with developing a candidate profile; advertise the position; directly solicit candidates; review initial candidates with the Mayor and City Council members; present a written report on background, strengths, and accomplishments; provide reference lists on each recommended finalist; facilitate final interview process with some suggested interview questions; coordinate psychological assessments; assist the City with negotiating a contract; coordinate all correspondence, travel arrangements, and recordkeeping; and conduct detailed background and professional reference checks on recommended finalists, if requested.

During proposal development, respondent's questions regarding the RFP or the process should be directed to Starla Hall, Director of Human Resources, 400 Porter Street, Taylor, Texas 76574 or call (512) 352-5993 ext. 22 or via email at Starla.hall@taylortx.gov

The City of Taylor requests that respondents to the Request for Proposal do not contact the City Staff or any member of the City Council or the Mayor during the proposal process and evaluation phase.

IV. Experience Requirements

Respondents are encouraged to provide the number of City Manager/Administrator placements the firm has successfully completed in similar sized municipalities including demonstration of the firm's experience with seeking a diversity of applicants, including female and minority candidates.

V. Response Form and Content

- A. *Title Page:* Indicate the proposal subject, name of firm, local address, telephone number, name of contact person, and date of submittal.
- B. *Introduction:* Briefly, introduce your firm, indicating whether the firm is local, regional, national or international. Provide a profile of the firm including, but not limited to, the approximate number of professional staff employed, how long your firm has been in business and how long the firm has been conducting City Manager/Administrator searches. Indicate the name of the person(s) who will be authorized to make representation for and to bind the firm, their titles, and telephone numbers.
- C. *Information Included in Response:*
1. Briefly state your understanding of the work to be performed. Include, but do not limit your statement to, the specific items requested in the Scope of Work.
 2. Describe your proposed strategy to complete the recruitment, including a general statement of the philosophy of the firm and how the firm will tailor the process for Taylor's search. Indicate any additional information for consideration of your firm's qualifications for conducting this project.
 3. Provide a list of the respondent's City Manager/Administrator successful placements in the past thirty-six (36) months, including the size of the municipality.

Provide contact names, telephone numbers and email addresses of these clients. The City reserves the right to contact any additional individuals or firms to obtain information about the respondent. If the firm has done no such searches, details should be provided as to how the firm would proceed with the search.

4. Indicate the names, titles, placement experience, and include resumes, of the person(s) who will be assigned to this project. A response to this requirement should include all contact information such as telephone number, fax number, e-mail address and web address.
5. Provide a detailed description of how the recruitment is to be conducted.
6. Discuss the general nature and extent of benefits the City of Taylor is reasonably likely to experience as a result of these services.
7. Provide a copy of a previous City Manager/Administrator position profile your firm has completed which has similarities to the position with the City of Taylor.
8. Provide a copy of a previous City Manager/Administrator search report your firm has completed for another client similar to the City of Taylor.
9. Provide a non-binding general indication (or range) of the cost of the services proposed.
10. Provide a complete description of the fee structure of the firm
11. Indicate the degree of participation by qualified minorities within the firm and/or sub-contracts with minority or women-owned business enterprises.

VI. Submission of Responses

A. Acceptance/Rejection/Modification to Responses:

The City of Taylor reserves the right to negotiate modifications to proposals that it deems acceptable, reject any and all proposals, and to waive informalities or irregularities in a proposal or in the proposal process.

A. Economy of Preparation:

Proposals should be prepared simply and economically, providing a straightforward, concise description of the respondent's ability to fulfill the requirements of the project.

B. Cost of Preparation:

The City shall not be liable for any costs incurred by a respondent in preparing or submitting a proposal.

D. Ownership:

Submitted materials become the property of the City and will not be returned.

E. Public Records:

Until award of contract is made, per section 252.049(b) of the Texas Local Government Code, there will be no disclosure of contents to competing respondents. All proposals will be kept confidential during the negotiation process. Except for the trade secrets and confidential information, which the respondent identifies as proprietary, all proposals will be open for public inspection after the contract is awarded.

VII. Due Date

Sealed proposal and ten (10) complete copies must be received at the Office of the City Clerk no later than 5:00 p.m., _____, __, 2014. Proposals will not be accepted after this time. Proposals shall be addressed as follows:

ATTENTION CITY CLERK, Susan Brock

400 Porter Street, Taylor, TX 76574

RFP EXECUTIVE SEARCH FIRM ENCLOSED

Each response shall be submitted in a sealed envelope prior to the time established for opening, and the envelope shall be marked with the title of the proposal and the proposal opening date. If submitted by mail, this envelope shall be enclosed in another envelope addressed to the City Clerk at the address specified above. If submitted other than by mail, it shall be delivered to the Office of the City Clerk. Proposals submitted by mail must be received in the Office of the City Clerk by the time specified herein for the opening thereof.

VIII. Withdrawal from Consideration

A respondent may withdraw its proposal at any time prior to the submission deadline by submitting a written request for withdrawal to Susan Brock, City Clerk, 400 Porter Street, Taylor, Texas 76574. The request for withdrawal shall be signed by the respondent or an authorized agent. Modifications offered in any manner, oral or written, will not be considered after the deadline.

IX. Selection Process

A. Evaluation:

1. The Mayor and Members of the City Council shall review all proposals and evaluate them based upon the requirements given in this Request for Proposal including, but not limited to, the following criteria:
 - a. Responsiveness of the proposal.
 - b. Ability, capacity, and skill of the respondent to perform the services.
 - c. Responses of the respondent's references.
 - d. Methodology for conducting the recruitment.
 - e. Experience of the respondent and individual members of the respondent's professional staff in performing similar services for similar sized municipalities.
 - f. Experience with diverse candidates and placements, including female and minority candidates.
 - g. The sufficiency of financial resources and ability of the respondent in performing the contract.
 - h. The degrees of participation by qualified minorities within the firm and/or sub-contracts with minority or women-owned business enterprises.
 - i. The firm's capability to meet the Scope of Work.
 - j. The qualifications of the professional staff proposed for the project.
 - k. Cost to provide the service requested.
 - l. Other information as may be required or secured.
2. The Mayor and Members of the City Council shall review and evaluate all responses submitted to this Request for

Proposals. They shall conduct a preliminary evaluation process of all proposals on the basis of information provided and other evaluation criteria as set forth in this Request for Proposals or as reasonably determined by the Mayor and Members of the City Council.

3. The Mayor and Members of the City Council will first review each proposal for compliance with the minimum qualifications and mandatory requirements for the Request for Proposals. Failure to comply with any mandatory requirements may disqualify a proposal. They may request one or more respondents to interview by telephone or in person.
4. The Mayor and Members of the City Council may require selected firms to be available to engage in a conference telephone call or attend a City Council meeting, or both, to respond to questions from the Mayor and Members of the City Council.

X. Conditions of Responses

A. Completeness:

All information required by the Request for Proposals must be supplied to constitute a legitimate proposal.

B. Request for Proposals Clarification Request:

During the period of evaluation, the City shall have the right to request clarification from the respondents. If any such respondent fails to respond to such a request within five (5) business days from the date of the request, the City shall have the right to reject the proposal.

C. Oral Presentations:

After all responses have been evaluated, the Mayor and Members of the City Council may require representatives of one or more of the respondents to appear and present before the Mayor and Members of the City Council, at the respondents' expense, for the purpose of making a final evaluation and award.

D. Award Presentation:

Subject to agreement negotiation, the Mayor and Members of the City Council shall select, one of the proposals, or will reject all proposals within ninety (90) calendar days from the date of _____, 2014.

E. Completion of Project:

It is the City's goal to have this project completed within six (6) to ten (10) months.

F. Contract Development:

If the City selects a firm, the Mayor and Members of the City Council will conduct contract discussions and negotiations with the apparent successful respondent with the assistance of the City Attorney.

City Manager Executive Search Firm Evaluation

<i>RFP Criteria</i>	Johnson	SGR	Hartung	Affion	Novak
Responsiveness of the proposal.					
Ability to perform the services					
Responses of the references.					
Recruitment methodology					
Experience in recruitment					
Experience with diverse candidates					
Financial resources and ability to perform contract.					
Minority participation in firm					
Capability to meet the Scope of Work.					
Staff qualifications					
Cost of services					
Other factors					
TOTAL					

Scoring

1 to 10 with 1 being the lowest and 10 being the best

1st Choice _____

2nd _____

3rd _____

4th _____

5th _____



***City Council Meeting
February 13, 2014
Agenda Item Transmittal***

Agenda Item #: 13
Agenda Title: Consider future agenda items.
Council Action to be taken: No action can be taken on this item
Initiating Department: City Council
Staff Contact: Jesse Ancira, Jr., Mayor

1. INTRODUCTION/PURPOSE

Under this item, we will be receiving input regarding future agenda items from you. This agenda item will be added as a routine matter on each of your upcoming agendas and will not be an action item since no specific items are listed for consideration. Staff will also be bringing potential agenda items before you at this time.

2. DESCRIPTION/ JUSTIFICATION

3. FINANCIAL/BUDGET

4. TIMELINE CONSIDERATIONS

5. RECOMMENDATION

6. REFERENCE FILES

13a. [Previous list of items mentioned](#)

Gonzales:

- more discussions regarding a strategic plan
- a city facilities assessment
- an update on future MDUS projects – **Discussion conducted; RFP for Engineering under review**
- a workshop on the street utility fee with the possibility of creating the fee by ordinance
- a discussion on the calling of an election in May, 2014 to redistribute the sales tax allocation currently being directed to the TEDC.
- asked for future consideration of developing a budget for an annual street maintenance fund where \$300-\$500 thousand dollars could be set aside when available.
- the possibility of establishing a street committee to study funding options – **January 23rd Agenda – preempts 3 above items**
- using Noble Trust Funds to repair and/or rebuild cemetery streets – **planned as alternate bid for Streets Phase I**
- Strategic Plan for next 5 years

Hill:

- a request to clarify the agreement with TxDOT regarding mowing of right of ways in the city limits; - **addressed via email**
- a workshop or public meeting regarding the planning and permit process – **January 23rd Agenda**
- a quarterly report from the Taylor Housing Authority – **First installment January 23rd Agenda**
- to continue with work on developing an annual street maintenance plan and funding mechanisms;
- asked for a monthly report from the TEDC; **Council receives this via email**
- repairs on FM 112 to the railroad tracks

Ancira:

- requested an update on the TIF grant program and a legal opinion as to what use qualifies for these funds. – **Completed**
- more information regarding the issues related to allowing Food Trailers – **Completed, ordinance passed.**
- progress report on the RFP for a city strategic plan; investigating if the TEEX proposal by the TEDC could also include a separate one for the City; - **Completed. No city option was available.**
- more budget information regarding the development of an in house street department;
- the possibility of scheduling a Leadership Workshop for the public. – **Taylor 101**
- reiterated his desire to see plans for a leadership class move forward. – **Taylor 101**
- suggested that, when available, a portion of sales tax revenue be dedicated to streets as well.
- an update from the Taylor Housing Authority. – **January 23rd Agenda**
- an update on the disposition of the Old City Hall, - **Completed.**

February 10, 2014

- and information regarding the water rate study; **Presented. Workshop planned for future to consider rate structure.**
- requested a joint meeting or workshop with the TEDC Board after the new city manager is in place
- requested a review of the current city policy regarding the protection of confidential and private information; - **In Progress.**
- Discuss CARTS and AMTRAK project update – **Pending – Work in progress.**
- Corridor signage

Green:

- information from the Planning and Development Department regarding the goals and objectives as presented in the proposed budget. More specifically, those related to plan review time and the code enforcement process. – **January 23rd Agenda**
- information on a plan to recruit businesses for the rental assistance program.
- asked for more information regarding Bureau Veritas and the possibility of an in-house engineering department . – **January 23rd Agenda**
- a discussion on a possible charter amendment election.
- requested that some consideration be given to either lowering the age limit for Taylor 101 attendees or to find a way to include high school students in the government education series planned for next year. – **in Progress. Working on Youth in Government Program.**
- Consider a “vacant building fee” for downtown Main Street property owners
- Look into “wayfinder” signs for Historic District and walking tour

Rydell:

- an update on appointing a student representative to the Parks and Recreation Board - **Completed**
- a proposal from Progressive Waste Solutions regarding a curbside recycling program. **Completed.**
- asked for consideration of developing an in house street program to repair, fix and rebuild when possible.
- Developing historic preservation ordinances – **In Progress – Main Street Board Committee; Janetta McCoy**
- Keep a rolling list of items previously suggested

Other topics of interest included

- the possibility of receiving regular reports from the boards and commissions as well as setting up meetings with the chairs of each of these groups
Regular Reports Began at January 9th Council Meeting.
- CIP Program/Plan with timeline and funding obligations noted for future planning