

AGENDA

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

JANUARY 11, 2024, 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

A. Dr. Martin Luther King Jr. Day proclamation.

CITIZENS COMMUNICATION

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

CONSENT AGENDA

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

1. Approve minutes from the December 14, 2023 regular City Council meeting. (Dianna McLean)
2. Concur with preliminary financials for November 2023. (Jeff Wood)
3. Consider Resolution R24-04 approving the City Investment Policy and Investment Strategy. (Jeff Wood)
4. Consider Resolution R24-01, authorized Signatories who will be authorized to execute contractual documents and request for payment forms requesting funds approved in the CDBG-MIT Resilient Communities Program through the General Land Office. (Jeff Jenkins)

PUBLIC HEARINGS / ORDINANCES

5. Hold a public hearing and introduce Ordinance 2024-01, PZ-2022-1920, regarding a request to approve a New Neighborhood and Employment Center Plan of approximately 99.99 acres of land generally located northwest of Backwood Pass referred to as the Davis Tract Phase II. (Tom Yantis)
6. Hold a public hearing and introduce Ordinance 2024-02, PZ-2023-1921, regarding a request to approve a Voluntary Annexation of approximately 99.99 acres of land generally located northwest of Backwood Pass referred to as the Davis Tract Phase II. (Tom Yantis)
7. Hold a Public Hearing and introduce Ordinance 2024 -04, PZ 2023 -1911 regarding requests to change place type zoning at 17 different lots. (Tom Yantis)
8. Hold a public hearing and introduce Ordinance 2024-03, PZ-2023-1954, regarding a request to approve a Voluntary Annexation of approximately 49.913 acres of land generally located south of CR 395 and east of CR 101. (Tom Yantis)

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

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

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

a. Charter Initiatives and Referendum

9. Reconvene into open session and take any action.

10. Receive update on draft resolution and ordinances regarding the referendum, charter petition items and staff recommended charter items. (Jeff Jenkins)

11. Receive update from Temple College. (Jeff Jenkins)

12. Presentation on Airport Master Plan. (Stacey Batch)

13. Consider agreement with the C.T. Brannon Corporation for Architectural/Engineering Services for the Doris Roznovak Aquatic Center reconstruction. (Tyler Bybee)

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development). I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on January 8, 2024 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

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

Posted By: Dianna McLean Date 1-8-2024
Dianna McLean, City Clerk

Proclamation

Martin Luther King, Jr. Day

WHEREAS, Martin Luther King, Jr. devoted his life to the advancement of civil rights and public service; and

WHEREAS, Dr. King recognized that greatness can be achieved through the service of his or her fellow man; and

WHEREAS, during his lifetime, Dr. King encouraged all Americans to serve their neighbors and work to better their communities; and

WHEREAS, the citizens of Taylor, Texas honor Dr. King's legacy with a day of remembrance in January that focuses on bringing people together to fulfill Dr. King's dream.

NOW, THEREFORE, the City Council of the City of Taylor, does hereby proclaim

Monday, January 15, 2024
"Dr. Martin Luther King, Jr. Day"

PROCLAIMED this the 11th day of January, 2024.

Brandt Rydell, Mayor
City of Taylor

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
December 14, 2023 at 6:00 p.m.

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

Mayor Pro-Tem Gerald Anderson
Council Member Robert Garcia
Council Member Mitch Drummond
Council Member Dwayne Ariola
Mayor Brandt Rydell

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

A MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Jackie Krueger, Gary Gola, Pam Harper, Dionne Lapata

CONSENT AGENDA

1. **Approve minutes from the December 7, 2023 rescheduled regular Council meeting.**
2. **Concur with preliminary financials for October 2023.**
3. **Consider Ordinance 2023-60, PZ-2023-1849 Silicon Vistas PD- An amendment to the zoning ordinance for approximately 113 acres of land, generally located west of the airport, at the intersection east of Justin Lane and south of CR 398 and also west of Justin Lane south of CR 398, from the zoning of Single Family Residential (R-1) to Employment Center Planned Development (EC-PD), referred to as the Silicon Vistas Planned Development.**
4. **Consider appointment(s) to the Zoning Board of Adjustment vacant alternate seat(s).**
5. **Consider executing Task Order 45 with HDR Engineering for the Lead Service Line Inventory Development Support.**

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

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

6. **Receive update on charter petition, charter committee and a timeline update for next steps.**
Jeff Jenkins, Deputy City Manager – The Initiative petition submitted to the City and the Referendum petition submitted to the City have both been reviewed by the County and staff and both are valid. It is recommended that the previously discussed Charter Committee be postponed until after the May 2024 election. Council was agreeable to that. The current timeline is to present a resolution calling the May election at the January 11th meeting.

Citizen communication: Gary Gola

Motion was made by Councilmember Garcia to receive the update as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

7. Receive presentation on Fitness Park concept plan at Memorial Field and approve the purchase of commercial fitness equipment.

Tyler Bybee, Parks & Rec Director – gave a presentation on the history and the concept plan of the project. Good Life Taylor and the Parks and Recreation department reviewed multiple options for commercial fitness equipment and is recommending to go with Landscape Structures HealthBeat equipment through Whirlix design.

Citizen communication: Sharon Boon

Motion was made by Councilmember Garcia to receive the concept plan report as presented and approve the purchase of fitness equipment from Whirlix Design Incorporated. Motion was seconded by Councilmember Ariola. Motion carried unanimously.

8. Receive update on City's preparedness for a winter storm event.

Daniel Baum, Fire Chief – gave a presentation on the city's preparedness for a winter storm event should one occur.

Motion was made by Councilmember Ariola to receive the winter storm preparedness update as presented. Motion was seconded by Councilmember Drummond. Motion carried unanimously.

Mayor Rydell read the Executive Session items and adjourned into closed session at 6:57pm.

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

- a. Taylor Station ETJ Petition
- b. FM 973 MUD

Executive Session II. The Taylor City Council will conduct a closed executive meeting under Section 551.074 of the Texas Government Code regarding a personnel matter.

- a. City Manager Evaluation

9. Reconvene into open session and take any action.

Mayor Rydell reconvened into open session at 8:20pm.

ADJOURN

With no further business Mayor Rydell declared the meeting adjourned at 8:20p.m.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk



City Council Meeting January 11, 2024 Transmittal Letter

Agenda Item #: 2
Agenda Title: Concur with Preliminary Financials for November 2023

STRATEGIC PILLAR

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

Council Action to be taken: Approve by Consent

Department Submitted: Finance Department

Staff Contact: Jeffrey Wood, Chief Financial Officer

1. PURPOSE/DESCRIPTION

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

2. STAFF ANALYSIS/BACKGROUND / PRIOR COUNCIL ACTIONS

Council has approved previous monthly financial reports by consent.

The following provides a brief overview on the preliminary status and/or activity of the major funds or groups of funds as of November 30, 2023:

General Fund:

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

- Revenues in the General Fund are up by \$690,620 or 20% over last fiscal year-to-date. The majority of revenue collected in November was received through property tax and sales tax. Revenues YTD are 13% of the budgeted amount.
- Property tax collections amount to \$621,046 through November. The amount collected represents approximately 8% of budgeted property tax revenues. The timing of individual tax payments can vary year-over-year so comparisons to previous years should keep such fluctuations in mind.

- The City's portion of the total sales tax collection is \$2,394,952 through November, up by \$695,889 or 41% when compared to this same time last year. Included in this total is the property tax reduction portion that is being reserved to offset the reduced property tax revenues in FY 2025. The payment received in November represents sales that occurred in September. November revenues ended up significantly higher than the previous year but less than budgeted.
- Expenditures in the General Fund are higher by \$471,289 or 17% compared to expenses last fiscal year-to-date. Expenditures of 10% of budget are at a normal level.
- It should be noted when reviewing the level of revenues over expenditures that the majority of budgeted revenues are received in the first half of the year, while expenditures are dispersed more evenly throughout the year. It is common to show a significant budget surplus at mid-year that will regularly decrease over the last six months.

Special Revenue Funds:

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

- The TIF #1 Fund receives the annual transfer from the City and the County for the captured taxes collected in the district around April of each year. The only revenue reported for November was interest earned. The expenditures budgeted for this fiscal year are related to the debt service payments, grants, administrative expenses and landscape maintenance.
- Hotel Occupancy Tax collections from the lodging providers are recorded monthly, but the 380 Agreement payment is distributed quarterly. The timing of the 380 Agreement payment can skew the monthly report and result in the fund being reflected in a more positive position than is actually the case.

Hotel Occupancy Tax of \$33,030 was collected in November. November's collection was \$1,908 less than November 2022, and fiscal year-to-date HOT collections are \$5,947 (17%) more than FY 2022-23.

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

- Main Street revenues reported during the year are from sales and other fund-raising activities. Expenditures are for rental assistance, advertising, city sponsored events and façade grants.
- Municipal Court Special Revenues are budgeted at \$12,850 and current revenues total 32% of budget. Expenditures from this fund are for security work and technology at the Municipal Court.
- Library Donation Fund reflects revenues generated from interest income and donations.

- Transportation User Fee (TUF) Fund – User fees collected in November are reported at \$72,644. Expenditures are associated with wage and benefit costs, engineering costs, equipment costs and the cost of materials for street maintenance.
- Municipal Drainage Utility System (MDUS) Fund – Drainage fees collected in November are reported at \$55,978. Expenditures are related to wage and benefit costs, engineering costs, and equipment costs.

Enterprise Funds:

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

Sanitation Fund

- Revenues from franchise fees and user charges for services are reported at \$181,592. The City contracts its solid waste collection service and expenditures represent the payment to the City's solid waste provider. Fiscal year-to-date cost for solid waste collection services is \$374,724.

Utility Fund

- Revenues through November totaled \$2,981,466, which includes \$2,939,952 in charges for service. User charges are up \$833,504 compared to the same period last year. Expenditures fiscal year-to-date total \$2,934,085 compared to \$936,987 a year ago. Year-to-year comparisons in the Utility Fund reflect differences in billing and usage, and such differences can be caused by several factors that can vary throughout the year. This should be kept in mind when comparing individual time periods.
- The Utility Fund is operating at a higher than average level when compared to budgeted amounts for this period of the fiscal year with revenues exceeding expenditures by \$47,381.

Airport Fund

- Revenues consist of airport hangar rental, sale of fuel and interest income. Hangar rental is reported at \$49,629 and revenues from fuel sales are \$17,596. Fuel sales are limited by the ongoing project to replace the fuel farm.
- The Airport Fund is operating slightly above budget with revenues exceeding expenditures by \$18,167.

Cemetery Fund

- Revenues are reported at \$26,398 and are 8% of budgeted amounts. Revenues are dependent on the number of lots sold and graves dug, and these sources can be variable.
- Expenditures of \$34,946 represent 7% of budgeted amounts.
- Expenditures exceed revenues by \$8,547.34, but this amount excludes any interfund administrative fee transfer.

Other Funds:

- Roadway Impact Fund – There was \$318 in revenue collected in November. There are no budgeted expenditures in this fund for FY 2024.
- Utility Impact Fund – There was \$3,000 in revenues collected in November. Expenditures are budgeted for improvements to the sewer lift station located near the airport.

Internal Service Funds:

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

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

Monthly Investment Report

- The Monthly Investment Report from our investment consultant that covers the period of November 1 – November 30. This report reflects the coordinated efforts of City staff and Meeder (Patterson & Associates) to manage the City funds that are not immediately needed for operational purposes. The report shows the average yield obtained on the City's funds was 5.39% during the reporting period. The portfolio remains heavily invested in our liquid, pooled accounts that are advantageous with the current inverted yield curve. We continue to monitor the interest rate environment and will adjust the portfolio's weighted average maturity as needed.

3. PROS and CONS

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

4. RECOMMENDATION

Concur with the preliminary monthly financial report by consent.

5. FUNDING SOURCE

N/A

6. TIMELINE

Immediate consideration

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

2a. [Monthly Financial Report for November 2023:](#)

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



**Monthly Finance Report as of :
November 2023**

City of Taylor
400 Porter Street
Taylor, TX 76574

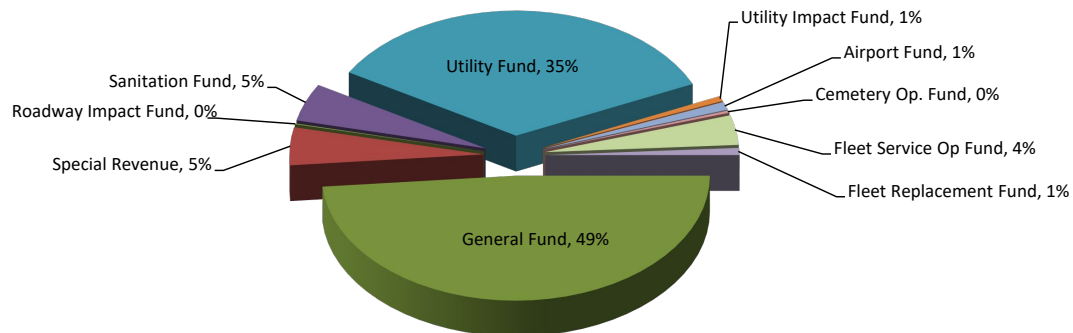
Attachment A

Financial Summary

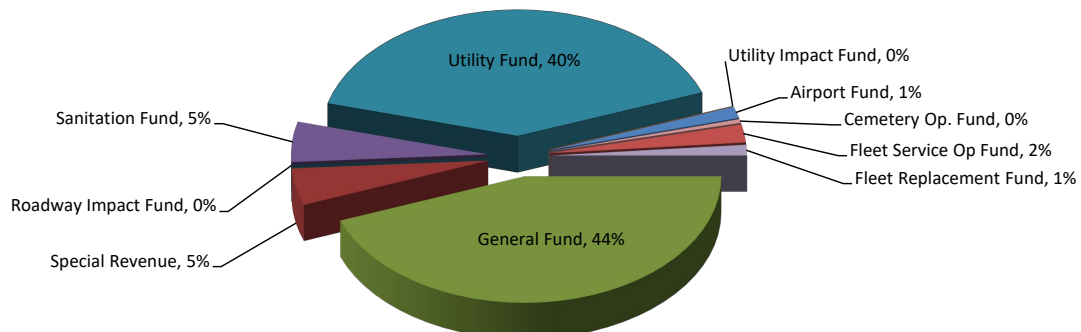
Summary Revenue/Expenditures
Preliminary Year-to-Date as of November 30, 2023

	Revenue			Expenditures			Surplus/Deficit
	Annual Budget	Actual Y-T-D	% of Budget	Annual Budget	Actual Y-T-D	% of Budget	
General Fund	\$ 31,490,335	\$ 4,167,266	13%	\$ 31,497,287	\$ 3,230,941	10%	936,326
Special Revenue Funds							
- Tax Increment Fund (TIF) #2	\$ 500,000	\$ -	0%	\$ 523,000	\$ 7,000	1%	(7,000)
- Tax Increment Fund (TIF) #1	880,000	\$ 5,383	1%	834,709	\$ 146,110	18%	(140,727)
- Hotel/Motel Tax	310,000	\$ 62,537	20%	296,000	\$ 11,484	4%	51,053
- Main St. Revenue	188,700	\$ 31,802	17%	188,700	\$ 33,617	18%	(1,815)
- Municipal Court Sec/Tech	12,850	\$ 4,092	32%	31,642	\$ 6,930	22%	(2,838)
- Library Grants/Donations	5,000	\$ 2,759	55%	-	\$ -	0%	2,759
- Transportation Fund (TUF)	860,000	\$ 183,839	21%	858,993	\$ 91,201	11%	92,638
- MDUS	563,500	\$ 127,893	23%	549,398	\$ 47,142	9%	80,751
Special Rev Funds Total	\$ 3,320,050	\$ 418,305	13%	\$ 3,282,442	\$ 343,485	10%	74,820
Enterprise Funds							
- Sanitation Fund	\$ 2,167,000	\$ 417,126	19%	\$ 2,159,200	\$ 374,724	17%	42,402
- Utility Fund	16,606,500	\$ 2,981,466	18%	16,422,681	\$ 2,934,085	18%	47,381
- Airport Fund	910,500	\$ 89,292	10%	867,995	\$ 107,460	12%	(18,168)
- Cemetery Op. Fund	321,500	\$ 26,381	8%	493,187	\$ 34,946	7%	(8,565)
Roadway Impact Fund	\$ 80,000	\$ 8,560	11%	\$ -	\$ -	0%	8,560
Utility Impact Fund	\$ 425,000	\$ 57,270	13%	\$ 300,000	\$ -	0%	57,270
Fleet Service Operating Fund	\$ 1,296,698	\$ 329,182	25%	\$ 981,120	\$ 166,354	17%	162,828
Fleet Replacement Fund	\$ 1,010,735	\$ 79,195	8%	\$ 1,010,735	\$ 99,274	10%	(20,079)
Total	\$ 57,628,318	\$ 8,574,043	15%	\$ 57,014,647	\$ 7,291,267	13%	1,282,776

Total Revenue Summary (\$8,574,043)



Total Expenditure Summary (\$7,291,267)



Attachment B

Financial Statements by Fund

General Fund

Tax Increment Financing Funds

Hotel Occupancy Tax Fund

Main Street Fund

Municipal Court Special Fee Fund

Library Grant/Donations Fund

Roadway Impact Fee Fund

Transportation User Fee Fund

Municipal Drainage Utility System Fund

Sanitation Fund

Public Utilities Fund

Utility Impact Fund

Airport Fund

Cemetery Operating Fund

Fleet Services Operating Fund

Fleet Replacement Fund

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2023

100-GENERAL FUND

FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
310-TAXES		23,173,000.00	1,633,634.89	3,044,648.59	13.14	0.00	20,128,351.41
320-PERMITS AND LICENSES		1,202,000.00	71,111.75	130,854.50	10.89	0.00	1,071,145.50
330-INTERGOVERNMENTAL REV		402,600.00	1,500.00	1,549.62	0.38	0.00	401,050.38
340-CHARGES FOR SERVICES		755,300.00	30,184.00	128,441.88	17.01	0.00	626,858.12
410-FINES AND FORFEITURES		179,500.00	13,027.10	33,300.15	18.55	0.00	146,199.85
420-ASSESSMENTS		9,500.00	385.20	1,035.50	10.90	0.00	8,464.50
430-USE OF MONEY AND PROP		3,310,000.00	112,139.11	228,815.00	6.91	0.00	3,081,185.00
440-DONATIONS FROM PRIVAT		11,000.00	4,650.00	4,800.00	43.64	0.00	6,200.00
450-INTERFUND OPERATING T		2,447,435.00	26,505.04	593,635.24	24.26	0.00	1,853,799.76
460-PROCEEDS GEN FIXED AS		0.00	0.00	185.75	0.00	0.00	(185.75)
470-PROCEEDS GEN LONG TER		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		31,490,335.00	1,893,137.09	4,167,266.23	13.23	0.00	27,323,068.77
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
500-CITY COUNCIL		446,569.00	8,433.89	41,263.71	54.16	200,580.00	204,725.29
501-CITY MANAGEMENT		752,267.00	89,889.50	128,137.91	17.48	3,329.12	620,799.97
503-PUBLIC INFORMATION		225,338.00	17,858.11	31,051.76	24.38	23,877.40	170,408.84
504-HUMAN RESOURCES		453,357.00	38,727.25	62,313.12	21.18	33,700.00	357,343.88
505-CITY CLERK		206,640.00	12,200.52	31,101.79	15.06	17.12	175,521.09
512-FINANCIAL SERVICES		1,065,831.00	65,908.43	142,797.84	19.54	65,485.00	857,548.16
516-MUNICIPAL COURT		385,381.00	25,521.63	61,153.41	17.51	6,318.11	317,909.48
522-DEVELOPMENT SERVICES		1,958,310.00	181,098.11	284,507.76	39.42	487,547.88	1,186,254.36
524-MAIN STREET PROGRAM		200,132.00	15,508.22	27,152.74	13.57	0.00	172,979.26
527-MOODY MUSEUM		22,225.00	648.22	1,377.86	6.20	0.00	20,847.14
532-PUBLIC LIBRARY		687,234.00	50,451.91	81,138.70	16.77	34,076.69	572,018.61
542-FIRE SUPPRESSION/EMER		4,190,606.00	328,818.80	653,021.23	15.74	6,771.31	3,530,813.46
552-POLICE FIELD SERVICES		5,282,612.00	386,381.97	808,765.17	20.33	265,166.58	4,208,680.25
558-ANIMAL CONTROL SECTIO		383,721.00	22,646.93	44,192.01	26.01	55,609.67	283,919.32
563-STREET & GROUND MAIN		2,706,450.00	177,966.04	383,609.33	27.35	356,520.40	1,966,320.27
565-PARKS & RECREATION		2,595,310.00	113,683.93	227,554.74	22.66	360,415.82	2,007,339.44
566-INTERNAL SVCS/BLDG		900,758.00	43,504.18	81,666.37	14.06	44,944.16	774,147.47
573-ENGINEERING & INSPECT		900,000.00	0.00	0.00	60.41	543,688.25	356,311.75
575-INTERNAL SVC/IT DEPT		296,936.00	15,192.34	49,024.54	72.93	167,523.12	80,388.34
592-NON-DEPARTMENTAL		<u>7,837,610.00</u>	<u>20,884.67</u>	<u>91,110.69</u>	<u>1.79</u>	<u>49,418.44</u>	<u>7,697,080.87</u>
*** TOTAL EXPENDITURES ***		31,497,287.00	1,615,324.65	3,230,940.68	18.85	2,704,989.07	25,561,357.25
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		(6,952.00)	277,812.44	936,325.55	441.07	(2,704,989.07)	1,761,711.52
		=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2023

118-TIF #2

FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
310-TAXES		<u>500,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500,000.00</u>
*** TOTAL REVENUES ***		<u>500,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500,000.00</u>
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
520-TIF EXPENSES		<u>523,300.00</u>	<u>0.00</u>	<u>7,000.00</u>	<u>1.34</u>	<u>0.00</u>	<u>516,300.00</u>
*** TOTAL EXPENDITURES ***		<u>523,300.00</u>	<u>0.00</u>	<u>7,000.00</u>	<u>1.34</u>	<u>0.00</u>	<u>516,300.00</u>
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		<u>(23,300.00)</u>	<u>0.00</u>	<u>(7,000.00)</u>	<u>30.04</u>	<u>0.00</u>	<u>(16,300.00)</u>
		=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2023

123-MAIN STREET REVENUE FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-	INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
430-	USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
440-	DONATIONS FROM PRIVAT	32,600.00	1,374.00	11,802.00	36.20	0.00	20,798.00
450-	INTERFUND OPERATING T	<u>156,100.00</u>	<u>0.00</u>	<u>20,000.00</u>	<u>12.81</u>	<u>0.00</u>	<u>136,100.00</u>
***	TOTAL REVENUES ***	188,700.00	1,374.00	31,802.00	16.85	0.00	156,898.00
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
615-	CONTRIBUTE TO CIVIC P	<u>188,700.00</u>	<u>8,918.04</u>	<u>33,617.26</u>	<u>17.82</u>	<u>0.00</u>	<u>155,082.74</u>
***	TOTAL EXPENDITURES ***	188,700.00	8,918.04	33,617.26	17.82	0.00	155,082.74
		=====	=====	=====	=====	=====	=====
***	TOTAL PROFIT / (LOSS) ***	0.00	(7,544.04)	(1,815.26)	0.00	0.00	1,815.26
		=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2023

125-MUNICIPAL CRT SPECIAL FEE

FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
410-FINES AND FORFEITURES		12,850.00	1,485.62	4,091.86	31.84	0.00	8,758.14
450-INTERFUND OPERATING T		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		12,850.00 =====	1,485.62 =====	4,091.86 =====	31.84 =====	0.00 =====	8,758.14 =====
<u>EXPENDITURE SUMMARY</u>							
625-MUNICIPAL COURT BLDG		9,642.00	0.00	0.00	0.00	0.00	9,642.00
626-MUNICIPAL CRT TECHNO		22,000.00	4,333.87	6,930.33	42.39	2,396.00	12,673.67
627-MUN COURT JUDICIAL		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL EXPENDITURES ***		31,642.00 =====	4,333.87 =====	6,930.33 =====	29.47 =====	2,396.00 =====	22,315.67 =====
*** TOTAL PROFIT / (LOSS) ***		(18,792.00) =====	(2,848.25) =====	(2,838.47) =====	27.85 =====	(2,396.00) =====	(13,557.53) =====

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2023

129-LIBRARY GRANT/DONATION
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-	INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
430-	USE OF MONEY AND PROP	5,000.00	1,311.34	2,658.21	53.16	0.00	2,341.79
440-	DONATIONS FROM PRIVAT	<u>0.00</u>	<u>100.96</u>	<u>100.96</u>	<u>0.00</u>	<u>0.00</u>	<u>(100.96)</u>
***	TOTAL REVENUES ***	5,000.00	1,412.30	2,759.17	55.18	0.00	2,240.83
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
624-	LIBRARY	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
***	TOTAL EXPENDITURES ***	0.00	0.00	0.00	0.00	0.00	0.00
		=====	=====	=====	=====	=====	=====
***	TOTAL PROFIT / (LOSS) ***	5,000.00	1,412.30	2,759.17	55.18	0.00	2,240.83
		=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2023

200-ROADWAY IMPACT FEE FUND
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
420-	ASSESSMENTS	<u>80,000.00</u>	<u>318.00</u>	<u>8,560.36</u>	<u>10.70</u>	<u>0.00</u>	<u>71,439.64</u>
***	TOTAL REVENUES ***	80,000.00	318.00	8,560.36	10.70	0.00	71,439.64
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
631-	ROADWAY IMPACT FEE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
***	TOTAL EXPENDITURES ***	0.00	0.00	0.00	0.00	0.00	0.00
		=====	=====	=====	=====	=====	=====
***	TOTAL PROFIT / (LOSS) ***	80,000.00	318.00	8,560.36	10.70	0.00	71,439.64
		=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2023

320-SANITATION FUND

FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
310-TAXES		197,000.00	17,104.00	19,941.35	10.12	0.00	177,058.65
340-CHARGES FOR SERVICES		<u>1,970,000.00</u>	<u>164,487.79</u>	<u>193,434.58</u>	<u>9.82</u>	<u>0.00</u>	<u>1,776,565.42</u>
*** TOTAL REVENUES ***		2,167,000.00	181,591.79	213,375.93	9.85	0.00	1,953,624.07
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
721-SANITATION/GARBAGE		<u>2,159,200.00</u>	<u>171,093.63</u>	<u>374,723.74</u>	<u>17.35</u>	<u>0.00</u>	<u>1,784,476.26</u>
*** TOTAL EXPENDITURES ***		2,159,200.00	171,093.63	374,723.74	17.35	0.00	1,784,476.26
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		7,800.00	10,498.16	(161,347.81)	68.56-	0.00	169,147.81
		=====	=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2023

340-PUBLIC UTILITIES FUND

FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
320-PERMITS AND LICENSES		500.00	0.00	100.00	20.00	0.00	400.00
330-INTERGOVERNMENTAL REV		0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES		15,668,000.00	1,332,499.41	1,641,231.64	10.48	0.00	14,026,768.36
420-ASSESSMENTS		797,000.00	4,026.52	9,664.11	1.21	0.00	787,335.89
430-USE OF MONEY AND PROP		138,500.00	15,438.99	31,031.96	22.41	0.00	107,468.04
440-DONATIONS FROM PRIVAT		0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T		0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS		2,500.00	282.45	717.20	28.69	0.00	1,782.80
470-PROCEEDS GEN LONG TER		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		16,606,500.00	1,352,247.37	1,682,744.91	10.13	0.00	14,923,755.09
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
701-UTILITIES ADMINISTRAT		693,163.00	55,815.49	124,827.40	28.66	73,811.59	494,524.01
706-WASTEWATER TREATMENT		2,121,499.00	300,780.01	359,081.38	42.86	550,103.89	1,212,313.73
708-UTILITY DISTRIBUTION/		2,982,558.00	479,528.49	656,437.41	23.77	52,397.94	2,273,722.65
709-UTILITIES NON-DEPARTM		<u>10,625,461.00</u>	<u>277,773.51</u>	<u>1,793,738.79</u>	<u>16.96</u>	<u>8,671.50</u>	<u>8,823,050.71</u>
*** TOTAL EXPENDITURES ***		16,422,681.00	1,113,897.50	2,934,084.98	22.04	684,984.92	12,803,611.10
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		183,819.00	238,349.87	(1,251,340.07)	53.39-	(684,984.92)	2,120,143.99
		=====	=====	=====	=====	=====	=====

AS OF: NOVEMBER 30TH, 2023

FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
330-INTERGOVERNMENTAL REV		0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES		1,010,735.00	0.00	69,683.75	6.89	0.00	941,051.25
420-ASSESSMENTS		0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP		0.00	1,010.59	2,048.51	0.00	0.00	(2,048.51)
450-INTERFUND OPERATING T		0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS		0.00	0.00	7,462.25	0.00	0.00	(7,462.25)
470-PROCEEDS GEN LONG TER		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
*** TOTAL REVENUES ***		1,010,735.00	1,010.59	79,194.51	7.84	0.00	931,540.49
		=====	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>							
518-EQUIPMENT REPLACEMENT		<u>1,010,735.00</u>	<u>2,634.42</u>	<u>99,273.58</u>	<u>67.52</u>	<u>583,193.63</u>	<u>328,267.79</u>
*** TOTAL EXPENDITURES ***		1,010,735.00	2,634.42	99,273.58	67.52	583,193.63	328,267.79
		=====	=====	=====	=====	=====	=====
*** TOTAL PROFIT / (LOSS) ***		0.00	(1,623.83)	(20,079.07)	0.00	(583,193.63)	603,272.70
		=====	=====	=====	=====	=====	=====

Attachment C

Council Report

Checks Posted in November 2023

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	JIM McNABB INC DBA: ART OFFICE SIGNS	OVERPAYMENT PERMIT#2023-12	3.00
		MISCELLANEOUS ROLANDO RAMIREZ	ROLANDO RAMIREZ:DEPOSIT RE	200.00
		McCREARY, VESELKA, BRAGG & ALLEN PC	CC FEES OCTOBER 2023	511.29
		NATIONWIDE RETIREMENT SOLUTIONS	457B DEF COMP PLAN	2,865.00
			457B DEF COMP PLAN ROTH	175.00
			457B DEF COMP PLAN	2,865.00
			457B DEF COMP PLAN ROTH	175.00
		PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL NOV.2023	33.90
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	55,485.81
			OCTOBER 2023 CONTRIBUTIONS	7,820.52
		UNITED WAY FOR GREATER AUSTIN	UNITED WAY CONTRIBUTIONS	5.00
			UNITED WAY CONTRIBUTIONS	5.00
		UNUM LIFE INS CO OF AMERI	UNUM LIFE INS. PAYABLE	1.73
		WEX HEALTH, INC. DBA: WEX	38705 FSA	974.35
		TAYLOR PROFESSIONAL FIREFIGHTER ASSOCI	ACCT #2091015 TAYLOR FF AS	960.00
			ACCT #2091015 TAYLOR FF AS	960.00
		FREEDOM CENTER CHRISTIAN CHURCH	DEPOSIT REFUND	200.00
		INTERNATIONAL CITY MANAGEMENT ASSOC RE	PLAN ID 307325-CONTRIBUTOR	1,469.69
			PLAN ID 307325-ROTH	615.00
		LIBERTY NATIONAL LIFE INSURANCE	GLOBE LIFE OCT 2023	651.28
			GLOBE LIFE DEC 2023	651.28
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	22,034.78
			LAWLER RETIREE SPOUSE	612.42
			REGINA CARLSON/TEDC	1,334.31
			BCBS INVOICE 2023	22,034.78
			LAWLER RETIREE SPOUSE	612.42
			REGINA CARLSON/TEDC	1,334.31
		HUMANA INSURANCE COMPANY	REGINA CARLSON/EDC	9.09
			HUMANA VISION OCT. 2023	282.50
			REGINA CARLSON/EDC	55.90
			HUMANA DENTAL OCT.2023	2,473.56
			REGINA CARLSON/EDC	9.09
			HUMANA VISION NOV 2023	282.50
			REGINA CARLSON/EDC	55.90
			HUMANA DENTAL NOV 2023	<u>2,473.56</u>
			TOTAL:	130,232.97
CITY COUNCIL	GENERAL FUND	CIVIC PLUS	MUNICODE ADMIN SUPPORT FEE	367.50
		LLOYD GOSSELINK ROCHELLE & TOWNSEND, P	ONCOR FRANCHISE AGMT	1,420.00
		PNC BANK NATIONAL ASSOCIATION	COURTYARD MARRIOT CREDIT	0.05-
			COURTYARD MARRIOT CREDIT	0.05-
			COURTYARD MARRIOT CREDIT	0.05-
		VERIZON WIRELESS	CELL PHONE	251.15
		ROSS MOLINA OLIVEROS, P.C.	LEGAL SERVICES	<u>300.00</u>
			TOTAL:	2,338.50
CITY MANAGEMENT	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	EMPLOYEE APPR PLATES & CUP	287.90
			GREEN TEA	1.89
			COFFEE	4.44
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	4,932.30
		VERIZON WIRELESS	CELL PHONE	170.98
		COMMUNITY COFFEE COMPANY LLC	COFFEE & SUPPLIES	23.53
		FOCUSED ADVOCACY LLC	GOV'T & CONSULT SERVICES	5,600.00
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	1,974.36
			BCBS INVOICE 2023	1,974.36
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	14.37

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HUMANA DENTAL OCT. 2023	70.86
			HUMANA VISION NOV 2023	14.37
			HUMANA DENTAL NOV 2023	<u>70.86</u>
			TOTAL:	15,140.22
PUBLIC INFORMATION	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	PHOTO TRIPOD, CARD, MICROP	450.09
			GREEN TEA	1.89
			COFFEE	4.44
			DOCUMENT HOLDERS	69.96
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	638.08
		VERIZON WIRELESS	CELL PHONE	80.42
		DELL FINANCIAL SERVICES	DELL DOCKING STATION-PIO	217.49
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	PEG CHANNEL NOVEMBER 2023	702.68
		COMMUNITY COFFEE COMPANY LLC	COFFEE & SUPPLIES	23.53
		GRANICUS LLC	WEB STREAMING OCTOBER 2023	695.00
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	658.12
			BCBS INVOICE 2023	658.12
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	4.79
			HUMANA DENTAL OCT. 2023	23.62
			HUMANA VISION NOV 2023	4.79
			HUMANA DENTAL NOV 2023	<u>23.62</u>
			TOTAL:	4,256.64
HUMAN RESOURCES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	GREEN TEA	1.89
			COFFEE	4.44
		FRONT LINE MOBILE HEALTH, LLC	PRE-EMP PHYSICAL	1,300.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	1,770.52
		VERIZON WIRELESS	CELL PHONE	120.63
		SILVA-GONZALES, CHRISTINE	TEXAS PRIMA RISK MGMT CONF	279.03
			TEXAS PRIMA RISK MGMT CONF	42.00
		ROSS GANNAWAY, PLLC	LEGAL SERVICES THRU 11/8/2	797.50
		SHARCO TECHNOLOGIES, INC.	ACO/BRANSON CAMERA HDWR	400.00
		COMMUNITY COFFEE COMPANY LLC	COFFEE & SUPPLIES	23.53
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	1,316.24
			BCBS INVOICE 2023	1,316.24
		HUB INTERNATIONAL TEXAS, INC.	HUB CONSULTING FEE	3,150.00
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	9.58
			HUMANA DENTAL OCT. 2023	47.24
			HUMANA VISION NOV 2023	9.58
			HUMANA DENTAL NOV 2023	<u>47.24</u>
			TOTAL:	10,635.66
CITY CLERK	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	GREEN TEA	1.88
			COFFEE	4.46
		ODP BUSINESS SOLUTIONS, LLC	INDEX CARDS & BINDERS	71.06
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	985.60
		VERIZON WIRELESS	CELL PHONE	40.21
		TEXAS MUNICIPAL CLERKS ASSOCIATION, IN	D. MCLEAN/MEMBERSHIP RENEW	125.00
		COMMUNITY COFFEE COMPANY LLC	COFFEE & SUPPLIES	23.53
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	658.12
			BCBS INVOICE 2023	658.12
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	4.79
			HUMANA DENTAL OCT. 2023	23.62
			HUMANA VISION NOV 2023	4.79
			HUMANA DENTAL NOV 2023	<u>23.62</u>
			TOTAL:	2,624.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
FINANCIAL SERVICES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	PENS	19.78
			AMBER & SABRINA/CALENDAR &	155.77
			GREEN TEA	1.89
			COFFEE	4.44
		TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	S. SCHMIDT/TX CO-OP MEMBER	100.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	5,623.03
		VERIZON WIRELESS	CELL PHONE	80.42
		TEXAS PUBLIC PURCHASING ASSOCIATION	S. SCHMIDT/MEMBERSHIP RENE	95.00
		COMMUNITY COFFEE COMPANY LLC	COFFEE & SUPPLIES	23.53
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	2,632.48
			TERM L. HENKES	1,009.46-
			BCBS INVOICE 2023	2,632.48
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	28.74
			HUMANA DENTAL OCT. 2023	141.72
			HUMANA VISION NOV 2023	28.74
			HUMANA DENTAL NOV 2023	<u>141.72</u>
			TOTAL:	10,700.28
MUNICIPAL COURT	GENERAL FUND	BRINKS, INC.	BRINKS MONTHLY SERVICES	858.50
			COURT ONLINE	100.00
		TYLER TECHNOLOGIES, INC	OCTOBER 2023 CONTRIBUTIONS	1,666.63
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	NATURAL GAS-109 W 5TH ST	80.47
		ATMOS ENERGY	CELL PHONE	40.21
		VERIZON WIRELESS	OCTOBER JUDGE SERVICES	1,000.00
		WILSON, LUCAS C. DBA: ATTORNEY AT LAW	BCBS INVOICE 2023	1,974.36
			BCBS INVOICE 2023	1,974.36
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	14.37
			HUMANA DENTAL OCT. 2023	70.86
			HUMANA VISION NOV 2023	14.37
			HUMANA DENTAL NOV 2023	<u>70.86</u>
			TOTAL:	7,864.99
DEVELOPMENT SERVICES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE	61.98
			GREEN TEA	1.89
			COFFEE	4.44
			STICKY NOTES	27.96
		LEONARD, JENNY REBECCA DBA: LIONHEART	PROJ#027-004 DOWNTOWN	2,832.50
		BURKS DIGITAL REPROGRAPHICS, LTD DBA:	PLOTTER PRINTER SERVICE CA	205.00
		WATKINS, MICHAEL DEAN DBA:	369b/PZ-2023-1849/PROJECT	9,400.00
		PNC BANK NATIONAL ASSOCIATION	COURTYARD MARRIOT CREDIT	0.05-
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	7,218.02
		VERIZON WIRELESS	CELL PHONE	414.89
		YANTIS, THOMAS	APA TX ST PLANNING CONFERE	152.00
		SOUTH CENTRAL PLANNING & DEV. COMMISSI	MONTHLY FEE LIC. SCPDC	1,608.33
		EILEEN MERRIT INC. DBA ATS ENGINEERS,	MONTHLY PLAN REVIEW FEES	13,005.00
		AVAYA FINANCIAL SERVICES	ANNUAL LEASE/CITY PHONES	355.49
		COMMUNITY COFFEE COMPANY LLC	COFFEE & SUPPLIES	23.53
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	4,606.84
			BCBS INVOICE 2023	4,606.84
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	38.32
			HUMANA DENTAL OCT. 2023	165.34
			HUMANA VISION NOV 2023	38.32
			HUMANA DENTAL NOV 2023	<u>165.34</u>
			TOTAL:	44,931.98
MAIN STREET PROGRAM 00 GENERAL FUND		AMAZON.COM SALES, INC DBA: AMAZON.COM	GREEN TEA	1.89

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			COFFEE	4.44
			WEBCAM	59.70
			CALENDARS	39.38
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	1,252.90
		VERIZON WIRELESS	CELL PHONE	80.67
		HARRIS, JAN	REIMB MSAB TRAINING RETREA	115.43
			11.15.23 MSAB RETREAT MEAL	101.37
		COMMUNITY COFFEE COMPANY LLC	COFFEE & SUPPLIES	23.54
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	1,356.71
			ADD JAN HARRIS	698.59
			ADJ JAN HARRIS PPO	1,397.18-
			ADJ JAN HARRIS HMO	1,316.24
			BCBS INVOICE 2023	1,316.24
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	9.58
			HUMANA DENTAL OCT. 2023	47.24
			HUMANA VISION NOV 2023	9.58
			HUMANA DENTAL NOV 2023	47.24
		FISHER, RUBY	BREAKFAST BITES REIMBURSEM	29.46
			TOTAL:	5,113.02
CD-MOODY MUSEUM	GENERAL FUND	ATMOS ENERGY	NATURAL GAS-114 W 9TH ST	78.55
			TOTAL:	78.55
PUBLIC LIBRARY	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	KRAFT PAPER & TISSUE PAPER	67.90
		BLACKSTONE AUDIO, INC. DBA: BLACKSTONE	AUDIO BOOKS	102.80
		INGRAM BOOK COMPANY	BOOKS	193.17
			BOOKS	2,388.04
			BOOKS	404.62
		MISCELLANEOUS LIBERATED WELLNESS, LL	LIBERATED WELLNESS, LLC:PR	75.00
		LIBERATED WELLNESS, LL	LIBERATED WELLNESS, LLC:PR	75.00
		ODP BUSINESS SOLUTIONS, LLC	PAPER, GLUE STICK, PENS	193.85
			CALCULATOR	19.60
			DESK ORGANIZER	22.99
			TONER	715.67
			TONER	278.79
			TONER	68.59
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	2,759.11
		ATMOS ENERGY	NATURAL GAS-801 VANCE ST	83.39
		VERIZON WIRELESS	CELL PHONE	40.21
		MOTION PICTURE LICENSING CORPORATION	MOVIE LICENSE 1/21/24-1/20	272.76
		TRI-POINT REFRIGERATION, INC.	LIBRARY ICE MACHINE MAINT	554.03
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	3,290.60
			BCBS INVOICE 2023	3,290.60
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	19.16
			HUMANA DENTAL OCT. 2023	94.48
			HUMANA VISION NOV 2023	19.16
			HUMANA DENTAL NOV 2023	94.48
			TOTAL:	15,124.00
FIRE DEPARTMENT	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE MACHINE - STA 2	398.89
			CASTERS & BAGS	24.98
			TRASHCANS FOR COMMAND TRAI	15.78
			SUPPLIES/BATTERIES & CASE	86.56
			SUPPLIES	31.98
			TRAINING MATERIALS	59.00
			COFFEE MACHINE - STA 2	324.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TRNG SUPPLIES	64.00
		AUGUST INDUSTRIES INC.	QUARTERLY AIR TEST&	568.00
		METRO FIRE APPARATUS SPECIALISTS, INC	UPGRADE 3 THERMAL IMAGERS	15,897.00
		BOUND TREE MEDICAL LLC	MEDICAL GLOVES	601.60
		CARLTON, RYAN	OFFICER I TRAINING	80.00
		PEREZ, EDDIE DBA EDDIE'S AUTO DETAIL E	REPAIR C2 SEAT	185.00
		FED EX	FD COURIER-SETCOM	115.71
		LOCALITY MEDIA, INC.	ANNUAL RENEWAL RECORD	17,314.50
		MOSS & MOSS INC. #7000	STAT #2/RAT STICKY TRAPS	23.38
		TEXAS DEPARTMENT OF STATE HEALTH SERVI	BI-ANNUAL FRO RENEWAL	70.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	24,920.20
		ATMOS ENERGY	NATURAL GAS-705 CARLOS PAR	92.12
			NATURAL GAS-200 WASHBURN S	128.52
		VERIZON WIRELESS	CELL PHONES	261.50
			DATA CARDS	645.85
		ENGELKE, ERIC	FIRE INVESTIGATOR ACADEMY	64.00
		MUNICIPAL EMERGENCY SERVICES, INC	SCBA REPAIR	70.30
		AT&T U-VERSE	FD INTERNET	117.70
		MAIN AVENUE PRINTING	T-SHIRTS	733.00
		RESCUEGEAR, INC.	TRNG GEAR - CUFR, CULBERTS	265.00
		KRAEMER, CODY	OFFICER I TRAINING	80.00
		POKORNY, TRENTON	OFFICER I TRAINING	80.00
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	15,136.74
			BCBS INVOICE 2023	15,136.76
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	114.96
			HUMANA DENTAL OCT. 2023	566.88
			HUMANA VISION NOV 2023	114.96
			HUMANA DENTAL NOV 2023	566.88
			TOTAL:	94,955.75
POLICE DEPARTMENT	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	COFFEE CUPS&FURNITURE SLID	139.33
			PATROL TOSHIBA TV/WALL MOU	539.98
			COMPUTER CABLES	62.54
		CENTRAL TEXAS COLLEGE	BPOC TUITION-FLAKE/RAY	330.00
		TEXAS DEPARTMENT OF INFORMATION RESOUR	DISPATCH CIRCUIT BACKUP OC	413.28
		FED EX	NNO23 AWARD ENTRY PACKET M	110.53
		G T DISTRIBUTORS, INC	REPLACEMENT FLASHLIGHTS	1,115.00
			12GA SLUGS SHOTGUN ROUNDS	39.90
			FLAKE DUTY GEAR, BPV	6.50
			UNIFORMS RAY	6.50
		GLOBALSTAR, INC AND SUBSIDIARY DBA: GL	POLICE - SATELLITE PHONE	1,232.86
		ABSOLUTE SOFTWARE, INC	ADDITIONAL VPN LICENSES X6	902.95
		PITNEY BOWES GLOBAL FINANCIAL SERVICES	POSTAGE MACHINE LEASE	178.80
		GONZALES, ANDREW SCOTT DBA: 5G SERVICE	CHAPLIN BRALEY POLO SHIRT	35.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	32,508.40
		VERIZON WIRELESS	CELL PHONES	611.99
			CELL PHONES - VOCA COORDIN	40.21
			CELL PHONES - VOCA VOLUNTE	40.21
			MIFI-VOCA COORDINATOR	40.21
			DATA CARDS	607.90
		DEAN THREADGILL DBA: WRAP N SHIP	SHIPMENT FOR LIDAR REPAIR	15.80
		SECURITAS TECHNOLOGY CORPORATION	KEYSCAN MAINTENANCE DEC 20	60.79
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	PD INTERNET NOVEMBER 2023	343.44
		GOVDIRECT, INC	TOUGHBOOK DOCKS X2	878.60
		KONICA MINOLTA PREMIER FINANCE	PATROL COPIER LEASE NOV-DE	170.00
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	24,350.42

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ADD K. SCHWERTNER	658.12
			ADD LESHA WHITLOW ACTIVE E	658.12
			TERM RETIREE L. WHITLOW	658.12-
			BCBS INVOICE 2023	24,350.44
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	177.23
			HUMANA DENTAL OCT. 2023	897.56
			HUMANA VISION NOV 2023	177.23
			HUMANA DENTAL NOV 2023	<u>897.56</u>
			TOTAL:	91,939.28
ANIMAL CONTROL	GENERAL FUND	EVINS GROUP LLC DBA: OPENWORK	FY 24 TEMP ACO KENNEL	1,281.84
			FY 24 TEMP ACO KENNEL	905.89
			FY 24 TEMP ACO KENNEL	1,004.49
			FY 24 TEMP ACO KENNEL	986.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	1,390.28
		VERIZON WIRELESS	CELL PHONE	120.63
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	1,974.36
			BCBS INVOICE 2023	1,974.36
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	14.37
			HUMANA DENTAL OCT. 2023	70.86
			HUMANA VISION NOV 2023	14.37
			HUMANA DENTAL NOV 2023	<u>70.86</u>
			TOTAL:	9,808.31
STREETS & GROUND MAINT GENERAL FUND		AMAZON.COM SALES, INC DBA: AMAZON.COM	ST,GR/JACKET & HI-VIS BEAN	219.14
			ST,GR/(4) SAFETY FALL TETH	155.88
			S. ENGLAND-OFFICE SUIPLIE	41.97
			ST,GR/BROWN CLOTH WORK GLO	45.51
			CHRISTMAS BULBS-WHITE&RED	249.59
			T. YOUNG/HI VIS	65.37
			ST,GR/BLUE&BLACK PENS	39.72
			ASST PW DIR- OFFICE SUPPLI	80.61
			T. YOUNG-ZIPPER HOODIE	32.25
			GARCIA/VASQUEZ/HERNANDEZ	182.36
			MORE CHRISTMAS BULBS-C7	286.83
			S. ENGLAND-OFF SUP-SHIP RE	2.47-
			ST,GR/HI VIS SAFETY VESTS	105.24
			S. ENGLAND-OFF SUPP SHIP R	4.52-
		CENTERLINE SUPPLY, INC	VARIOUS STREETSIGN BLADES	232.20
		ERGON ASPHALT & EMULSIONS, INC	SS-1 EMULSION OIL	763.90
			SS-1 EMULSION OIL	1,608.93
		HEART OF TEXAS LANDSCAPE & IRRIGATION	BLANKET PO IRRIGATION FY	313.00
		MOSS & MOSS INC. #4000	GRAFFITI-BURKETT BRIDGE	60.23
			ELEC TAPE FOR CHRISTMAS LI	7.16
			ST,GR/FLASHLIGHT	35.09
			ASPHALT MEASURING ROD	2.51
			(3) LOCKS FOR ASPHALT ZIPP	40.47
			HEX SOCKET ADAPT-CHRISTMAS	7.18
			CABLE TIES-FOR CHRISTMAS T	21.58
			PINS FOR CHRISTMAS ORNAMEN	9.89
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	9,418.31
		ATMOS ENERGY	NATURAL GAS-1424 N MAIN ST	131.39
		VERIZON WIRELESS	CELL PHONE	352.55
			GATEWAY SIGN	37.99
		HAYDAY, INC. DBA: CTWP	1424 N MAIN-COPIER MAINT A	77.30
		COMMUNITY COFFEE COMPANY LLC	ST,GR/COFFEE SERVICES	188.97

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SANCHEZ, JAMIE DBA: JAY'S TREE SERVICE	TREE REMOVAL-FIRE DEPT	1,500.00
			TREE REMOVAL-812 BURKETT S	950.00
		UNIFIRST HOLDINGS INC	ST,GR/UNIFORM RENTAL	228.25
			ST,GR/UNIFORM RENTAL	228.25
			ST,GR/UNIFORM RENTAL	228.25
			ST,GR/UNIFORM RENTAL	244.20
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	10,529.92
			ADD MOE BADILLO	658.12
			BCBS INVOICE 2023	10,529.92
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	71.85
			HUMANA DENTAL OCT. 2023	354.30
			HUMANA VISION NOV 2023	71.85
			HUMANA DENTAL NOV 2023	<u>354.30</u>
			TOTAL:	40,755.34
PARKS & RECREATION	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	LIGHTED WANDS & BATTERIES	56.35
			ZIP TIES	8.99
			21" SPOON	10.12
			OFFICE SUPPLIES/COFFEE	97.73
			CORRECTION TAPE & USA FLAG	19.54
			HOT COCOA & CUPS FOR TREEL	125.93
			OFFICE BLINDS	43.99
			LIGHTED TRAFFIC WANDS	37.60
			CHRISTMAS TREE LIGHTING EV	17.98
			P&R OFFICE SUPPLIES	53.40
			CREDIT RETURN LIGHTED WAND	36.99-
			CHRISTMAS CRAFTS	74.90
		ALADDIN CARPET & INTERIORS	REPAIR FLOORING DICKEYGIV	1,550.00
		JIM McNABB INC DBA: ART OFFICE SIGNS	PRINTED SIGNS FOR MURPHY	225.00
		BETA TECHNOLOGY, INC	GRAFITTI REMOVER	592.31
		CONSTRUCTION RENT-A-FENCE INC	FENCERENTAL FOR CHRISTMAS	824.00
		HEART OF TEXAS LANDSCAPE & IRRIGATION	ARBOR DAY TREE IRRIGATION	2,187.00
			IRRIGATION REPAIRS P&R	9,250.00
		MISCELLANEOUS IAN DAVIS	IAN DAVIS:REIMB CENTENNIAL	151.64
		APRIL GREEN	APRIL GREEN:FITNESS CLASSE	690.00
		MOBILE MINI, INC	TRPSC MOBILE MINI/11/20-12	102.00
		MOSS & MOSS INC. #5000	UTIL PULL & SCOOP	53.96
			SPRINGS & MISC HARDWARE	10.52
			WEDGE DOOR STOP & TAPE	11.50
			HINGLE BOLT	4.49
			CLAMPS	30.88
			TAPE, BAR HOLDER, SPLIT KE	65.67
			CUT KEYS	103.78
			GLOVES & CAUTION TAPE	20.77
			CONCRETE MIX & LEVEL	8.68
			IGLOO COOLER FOR COCOA	35.99
			QUICK LINKS	11.48
		PROGRESSIVE COMMERCIAL AQUATIC, INC.	Chemiclas pool/splash pad	4,154.00
		PNC BANK NATIONAL ASSOCIATION	COURTYARD MARRIOT CREDIT	44.15-
		GONZALES, ANDREW SCOTT DBA: 5G SERVICE	EMBROIDERY FOR UNIFORM SHI	20.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	5,696.34
		TIME WARNER CABLE DBA SPECTRUM	DICKEY GIVENS INTERNET	99.99
			FIELD HOUSE INTERNET	120.08
		ATMOS ENERGY	NATURAL GAS-1418 DAVIS ST	94.34
			NATURAL GAS-1418 DAVIS ST	83.98
		VERIZON WIRELESS	CELL PHONE	201.05

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			IPAD	37.99
		ACM SERVICES LLC	HERITAGE SQ RECEPTACLE REP	650.00
		WAYNE GING PLUMBING, LLC	PONY FIELD REPAIR WATER LE	450.00
			PONY FIELD TOILET REPAIR	220.00
		MCCOY'S BUILDING SUPPLY	RUBBER BOOTS / 2 PR	58.78
			TRASH CANS	256.03
		ERIC DONNELL JACKSON	DICKEY GIVENS/REPAIR DOOR	189.50
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	TRPSC/PRINTER NOVEMBER 202	37.15
		DELL FINANCIAL SERVICES	DELL DOCKING STATION-DIREC	217.49
		TRI-POINT REFRIGERATION, INC.	TRP ICE MACHINE REPAIRS	1,401.59
			TRP ICE MACHINE REPAIRS	2,032.65
		JACKSON, DON DBA: JACKSON FENCING & WE	REPAIR RESTROOM LOCKS	250.00
		AVAYA FINANCIAL SERVICES	TRPSC/PHONE SYSTEM	121.60
		MCKAY, CHARLES ANDREW	EARLY SETUP/BAND TREE LIGH	200.00
		EZROW CLEANING LLC	DG JANITORIAL CLEANING	217.00
		NORTHWEST CASCADE INC DBA HONEY BUCKET	MEMORIAL FIELD PORTA POTTY	145.00
		MARX, RONALD W.	SOUND & STAGE LIGHTS	1,000.00
		FLORES PEREZ, JOSE LUIS	SOCCER POPUP MENTOR 11.4.2	25.00
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	5,264.96
			TERM FRANCO MOLINA	698.59-
			ADD IVAN VILCHEZ	658.12
			BCBS INVOICE 2023	5,264.96
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	43.11
			HUMANA DENTAL OCT. 2023	212.58
			HUMANA VISION NOV 2023	43.11
			HUMANA DENTAL NOV 2023	212.58
		WADLEY, RANDY DBA: WADLEY TREE FARM LL	TREES FOR ARBOR DAY	3,650.00
			TOTAL:	49,025.45
INTERNAL SERVICES/BLDG GENERAL FUND		AMAZON.COM SALES, INC DBA: AMAZON.COM	WALL CALENDAR, SHEETS, TAB	51.38
			CHAIR MATS-DISPATCH	117.98
			DOOR SIGN FOR CLEAINING	39.98
			CH/SANITARY NAPKIN HOLDERS	111.80
			GREEN TEA	1.88
			COFFEE	4.44
			ZEP ALL PURPOSE CLEANER	15.77
		BETA TECHNOLOGY, INC	ELIMINATOR FOR GENERATORS	618.31
		D.A. WARDEN COMPANY, INC.	STOCK AIR FILTERS	93.00
		GULF COAST PAPER CO. INC.	CLEANER ANDTRASH BAGS	119.60
			PD TOILET PAPER	142.98
		HOME DEPOT CREDIT SERVICES	TOOLS	16.97
			THERMOSTAT GUARD	20.97
			TOOLS	6.88
			STOCK AC FILTERS	34.97
			CITY HALL THERMOSTAT BOX	20.97
		KRUSE, KELLY D DBA KRUSE ELECTRIC SER	P&R LIGHT BULBS	31.60
		FERGUSON FACILITIES SUPPLY #61	FOAMING HAND SOAP	108.76
			HAND TOWELS	105.80
			POLICE DEPT/HAND TOWEL	105.80
		MOSS & MOSS INC. #6000	LIBRARY MISC SUPPLIES	16.18
			CH/MISC SUPPLIES	50.37
			FIRE ADMIN FLUSH FLAPPER	13.93
			LIBRARY 3WAY TOG SWITCH	4.94
			PD NEW RR FAUCET	49.49
			MOODY BATTERY	15.29
			MISC SUPPLIES	26.60

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MISC SUPPLIES/FILTERS	31.93
			MINOR TOOLS/HAMMER, BIT TI	41.37
			CH ELEC COVER AND SWITCH C	13.47
			FS#1 KEYS AND MISC HARDWAR	13.08
			TRPDR GATE AND SPRING (ADA	25.87
			MOODY BATTERY	8.99
		GONZALES, ANDREW SCOTT DBA: 5G SERVICE	TRANSFER LOGO JASON	60.00
			HEAT PRESS LOGO RICK	30.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	2,502.06
		ATMOS ENERGY	400 PORTER ST/NATURAL GAS	155.41
		VERIZON WIRELESS	CELL PHONE	224.22
		VIC'S HEAT & AIR	CH OFFICE SE/ DRAIN LINE O	185.00
			PUMP STATION OFFICE NOT CO	185.00
		ERIC DONNELL JACKSON	CITY HALL & ACO KEYS	119.20
		OMAN, NICOLE	PRIMA RISK MGMT CONFERENCE	206.33
			PRIMA RISK MGMT CONFERENCE	110.00
		SHARCO TECHNOLOGIES, INC.	AVAYA HR CHRISTINA	420.00
			CHANGED TIME AT ALL LOCATI	530.00
		COMMUNITY COFFEE COMPANY LLC	COFFEE & SUPPLIES	23.54
		NORTHWEST CASCADE INC DBA HONEY BUCKET	PORTABLE FACILITIES RENTAL	300.00
		UNIFIRST HOLDINGS INC	CITY HALL MATS	22.43
			MATS-UTILITY MAINTENANCE	3.84
			1424 N MAIN MATS	13.31
			FIRE #1 MATS	8.76
			MUNICIPAL COURT MATS	14.60
			FIRE #2 MATS	6.84
			MATS-UTILITY MAINTENANCE	3.84
			1424 N MAIN-MATS	13.31
			FIRE #1 MATS	8.76
			FIRE #2 MATS	6.84
			MATS-UTILITY MAINTENANCE	4.04
			1424 N MAIN-MATS	13.31
			FIRE #1 MATS	9.21
			PD MAT SERVICE 11.26.23	13.99
			FIRE #2 MATS	7.19
			MATS-UTILITY MAINTENANCE	4.04
			1424 N MAIN-MATS	13.31
			FIRE #1 MATS	9.21
			FIRE #2 MATS	7.19
		AMBASSADOR SERVICES, LLC.	CH/PD/LIBRARY JANITORIAL	3,122.86
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	1,974.36
			BCBS INVOICE 2023	1,974.36
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	14.37
			HUMANA DENTAL OCT. 2023	70.86
			HUMANA VISION NOV 2023	14.37
			HUMANA DENTAL NOV 2023	<u>70.86</u>
			TOTAL:	14,558.17
INTERNAL SVC/ I T DEPT GENERAL FUND		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	349.77
		VERIZON WIRELESS	MDM(167) SECURE BROWSER (1	457.50
		ON TECH, LLC DBA: IT VOICE	ANTIVIRUS SOFTWARE	624.00
			OUTSOURCE IT SERVICES/	13,787.08
		AVAYA FINANCIAL SERVICES	ANNUAL LEASE/CITY PHONES	<u>2,344.50</u>
			TOTAL:	17,562.85
NON-DEPARTMENTAL	GENERAL FUND	MOSS & MOSS INC. #7050	PORTAL PROJECT/PAINT, BRUS	70.09

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PORTAL PROJECT/PAINT PAIL	3.14
		MARX, RONALD W.	11/2023 MUSIC ON MAIN SOUN	600.00
		HEALTH CARE SERVICE CORPORATION	RETIREEES	2,632.48
			ADD RETIREE L.MORRISON	658.12
			TERM SHELLY SHELTON HMO	1,316.24-
			ADD SHELLY SHELTON PPO	1,397.18
			RETIREEES	2,672.95
			TERM BASE/ SHELTON	1,316.24-
			ADD BUY UP/SHELTON	1,397.18
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	19.16
			HUMANA VISION NOV 2023	19.16
		THE OCTOPUS PROJECT, LLC	MOM-11/23-Headliner	1,500.00
		HOBBS, DERRIC DBA: MB MUSIC, LLC	11.16.23 MUSIC ON MAIN PER	<u>250.00</u>
			TOTAL:	8,586.98
CONTRIBUTE CIVIC PROGR MAIN STREET REVENU		AMAZON.COM SALES, INC DBA: AMAZON.COM	VINYL STICKERS	98.22
		DENENA, CORY B	10.21.23 FARMERS MARKET MU	100.00
		MICHAEL C. PESCHEL	12.2.23 P.A @ CHRISTMAS PA	300.00
			2023 SPOOKTACULAR MUSIC	250.00
		MOBILE COMMUNICATIONS AMERICA INC.	12.2.23 RADIOS @ XMAS PARA	459.00
		DEVFOUNDRIES, LLC	11.11.23 FARMERS MARKET MU	100.00
		MORRIS, KARYN DBA SWEET & SOUTHERN FIN	519 N. MAIN ST FACADE GRAN	3,145.31
		SAVARD, PERRY M.	11.4.2023 MUSIC PERFORMANC	100.00
			11.18.23 FARMER'S MARKET M	100.00
		HAYS, DREW	Sound - Giddy Up Go	1,000.00
		FRANCO JR., HECTOR	2023 CAR SHOW EMCEE	200.00
		FISHER, RUBY	REIMBURSE VOLUNTEER MSCS F	202.73
			EIMB MSCS HEB REFRESHMENTS	<u>113.26</u>
			TOTAL:	6,168.52
MUNICIPAL CRT TECHNOLO MUNICIPAL CRT SPEC DELL FINANCIAL SERVICES			REPLACEMENT COMPUTERS	<u>4,333.87</u>
			TOTAL:	4,333.87
2019 GO BONDS PROJECTS GENERAL CAPITAL IM ROSS MOLINA OLIVEROS, P.C.			S.R. SCOTT FAMILY	13,430.00
		MESSER, FORT, & MCDONALD, PLLC	MORENO LITIGATION	<u>4,265.43</u>
			TOTAL:	17,695.43
DONNA CHA/MUST CR DRAI MDUS IMPROVEMENT P HDR ENGINEERING INC			BULL BRANCH/DONNA	<u>29,824.78</u>
			TOTAL:	29,824.78
DRAINAGE IMPROVEMENTS MDUS IMPROVEMENT P HDR ENGINEERING INC			TO #4 MUSTANG CREEK	<u>50,995.66</u>
			TOTAL:	50,995.66
DOWNSTREETS PROJECT 2013 COMBINATION C FAZZONE CONSTRUCTION CO., INC			CO #1 PROJ. SIGN/CIP	<u>12,525.70</u>
			TOTAL:	12,525.70
NON-DEPARTMENTAL TRANSPORTATION FUN TEXAS MUNICIPAL RETIREMENT SYSTEMS			OCTOBER 2023 CONTRIBUTIONS	470.62
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	303.09
			BCBS INVOICE 2023	303.09
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	9.58
			HUMANA DENTAL OCT.2023	68.24
			HUMANA VISION NOV 2023	9.58
			HUMANA DENTAL NOV.2023	<u>68.24</u>
			TOTAL:	1,232.44
TRANSPORTATION TRANSPORTATION FUN BRAUNTEX MATERIALS, INC.			3,723 /TONS HMCL TYPE D	14,428.06

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			3,723 /TONS HMCL TYPE D	9,547.58
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	877.36
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	1,316.24
			BCBS INVOICE 2023	1,316.24
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	9.58
			HUMANA DENTAL OCT. 2023	47.24
			HUMANA VISION NOV 2023	9.58
			HUMANA DENTAL NOV 2023	<u>47.24</u>
			TOTAL:	27,599.12
NON-DEPARTMENTAL	MUNICIPAL DRAINAGE	PRE-PAID LEGAL SERVICES, INC. DBA LEGA	PRE-PAID LEGAL NOV.2023	27.90
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	547.27
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	40.47
			BCBS INVOICE 2023	<u>40.47</u>
			TOTAL:	656.11
MUNICIPAL DRAINAGE	MUNICIPAL DRAINAGE	TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	1,020.26
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	1,316.24
			BCBS INVOICE 2023	1,316.24
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	9.58
			HUMANA DENTAL OCT. 2023	47.24
			HUMANA VISION NOV 2023	9.58
			HUMANA DENTAL NOV 2023	<u>47.24</u>
			TOTAL:	3,766.38
NON-DEPARTMENTAL	SANITATION FUND	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	SALES&USE TAX ENDING 10/31	<u>9,058.67</u>
			TOTAL:	9,058.67
NON-DEPARTMENTAL	PUBLIC UTILITIES F	NATIONWIDE RETIREMENT SOLUTIONS	457B DEF COMP PLAN	73.00
			457B DEF COMP PLAN	73.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	9,482.03
		WEX HEALTH, INC. DBA: WEX	38705 FSA	1.00
		INTERNATIONAL CITY MANAGEMENT ASSOC RE	PLAN ID 307325-CONTRIBUTOR	90.00
			PLAN ID 307325-ROTH	50.00
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	2,739.90
			BCBS INVOICE 2023	2,739.90
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	28.74
			HUMANA DENTAL OCT.2023	174.32
			HUMANA VISION NOV 2023	28.74
			HUMANA DENTAL NOV.2023	<u>174.32</u>
			TOTAL:	15,654.95
UTILITIES ADMINISTRATI	PUBLIC UTILITIES F	AMAZON.COM SALES, INC DBA: AMAZON.COM	GREEN TEA	1.88
			COFFEE	4.44
		BRINKS, INC.	BRINKS MONTHLY SERVICES	1,552.59
		TYLER TECHNOLOGIES, INC	WEBSITE MAINTENANCE	50.00
			UTILITY BILLING ONLINE	220.00
		McCREARY, VESELKA, BRAGG & ALLEN PC	BAD DEBT FEES	203.19
			BAD DEBT FEES-TASH UPTON	26.40
			BAD DEBT FEES-MOISES SOLIS	9.60
		MOSS & MOSS INC. #6000	SCREWDRIVER & POWERLOCK TA	21.58
			SOCKET ADAPTERS & SCRAPER	8.97
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	4,020.85
		VERIZON WIRELESS	CELL PHONE	120.63
			AIRCARD	37.99
		COMMUNITY COFFEE COMPANY LLC	COFFEE & SUPPLIES	23.54

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	5,264.96
			ADD V. CARRIZALES	1,543.25
			ADD JENNA WOOLF	658.12
			BCBS INVOICE 2023	5,264.96
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	38.32
			HUMANA DENTAL OCT. 2023	165.34
			HUMANA VISION NOV 2023	38.32
			HUMANA DENTAL NOV 2023	<u>165.34</u>
			TOTAL:	19,440.27
WASTEWATER TREATMENT	PUBLIC UTILITIES F	AUSTIN ARMATURE WORKS, LP	RAS PUMP VOLUTE SWAP	2,239.08
			GE ULTRA SERIES MOTORS	6,556.81
		BETA TECHNOLOGY, INC	GREASE AWAY, FREEZE OUT, I	809.91
		MOSS & MOSS INC. #3000	NIPPLES & BALL VALVE	78.75
		RISE SKYBEAM/JAB BROADBAND INC.	WWTP INTERNET	131.78
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	3,576.49
		VERIZON WIRELESS	CELL PHONE	120.63
		HD SUPPLY, INC. DBA: USABLUBOOK	BROTH AMPULES	821.27
		WASTEWATER TRANSPORT SERVICES LLC	BY-PASS 2-6" PUMP RENTAL	21,129.89
		CSA CONSTRUCTION, INC.	CO # 7 CARBON FEED SYS	105,000.00
		SCRUGGS DISTRIBUTION LLC DBA: THE SCRUGGS	ACTUATOR ON UV CHANNEL	1,700.00
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	3,290.60
			BCBS INVOICE 2023	3,290.60
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	23.95
			HUMANA DENTAL OCT. 2023	118.10
			HUMANA VISION NOV 2023	23.95
			HUMANA DENTAL NOV 2023	<u>118.10</u>
			TOTAL:	149,029.91
DISTRIBUTION/COLLECTION	PUBLIC UTILITIES F	AUSTIN ARMATURE WORKS, LP	RAS PUMP 2 TROUBLESHOOTING	720.00
		ADT SECURITY SERVICES INC	1201 N MAIN/SECURITY	18.28
		AMAZON.COM SALES, INC DBA: AMAZON.COM	RUBBER BOOTS	19.35
			TOILET PAPER	74.86
			BOOTS	224.99
			SPOONS	20.69
		B & M MATTA CONSTRUCTION, LLC	CONCRETE THRUST BLOCKS	8,861.50
		BROCKMAN, JADE	OT FOOD	114.95
		CITY OF ROUND ROCK	OCTOBER 2023 BAC-T'S	625.00
		COPELAND QUARRY INC	SANDY LOAM	399.57
		DPC INDUSTRIES, INC.	CHLORINE & LSA - BLANKET	1,523.16
		MOSS & MOSS INC. #3000	SHACKLES	44.07
			COOLER	53.99
			PLIERS & PASTE	58.64
			PICK, ROD, SPADES	142.16
			CONCRETE	10.21
			MISC HARDWARE	10.80
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	10,079.79
		VERIZON WIRELESS	CELL PHONE	333.87
			IPADS	60.99
		MCCOY'S BUILDING SUPPLY	CEMENT	102.71
		PRO-CHEM, INC.	TOUGH WIPES	317.12
		CHEM EQUIP SERVICES, LLC.	NORTH PUMP STATION LAS FEE	210.00
		UNIFIRST HOLDINGS INC	UT MAINT-UNIFORM RENTAL	176.25
			UTILITY MAINT-UNIFORM RENT	176.25
			UTILITY MAINT-UNIFORM RENT	168.58
			UT MAINT-UNIFORM RENTAL	168.58

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		BENCHMARK SUPPLY COMPANY, INC.	13 X30 FULL CIRCLE CLAMP	1,308.47
		STEVENS, JAMES DBA:RED EAGLE TEXAS HOL	4 FIRE HYDRANT METERS	2,670.00
		HAYDAY, INC. DBA: CTWP	UTIL MAINT COPIER RENTAL	294.30
		ENVIRONMENTAL OPERATING SOLUTIONS, INC	MICRO C 2000-795/GALLONS	4,141.95
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	7,897.44
			BCBS INVOICE 2023	7,897.44
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	62.27
			HUMANA DENTAL OCT. 2023	283.45
			HUMANA VISION NOV 2023	62.27
			HUMANA DENTAL NOV 2023	<u>283.45</u>
			TOTAL:	49,617.40
UTILITIES NONDEPARTMEN	PUBLIC UTILITIES F	BRAZOS RIVER AUTHORITY	EWC WTP/O&M 13867	<u>253,036.25</u>
			TOTAL:	253,036.25
NON-DEPARTMENTAL	AIRPORT FUND	TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	<u>666.37</u>
			TOTAL:	666.37
AIRPORT OPERATIONS DEP	AIRPORT FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	REPLACEMENT PIECES FOR VEN	70.47
		AVFUEL CORP.	100LL FUEL	18,328.96
			100LL FUEL	14,149.20
		MOSS & MOSS INC. #6000	REPLACE SHOWER LINE	14.37
			OUTLET REPLACEMENTS	193.11
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	1,242.30
		VERIZON WIRELESS	CELL PHONE	80.42
		SHARCO TECHNOLOGIES, INC.	AIRPORT/CAMERA HARDWARE	140.00
		AVAYA FINANCIAL SERVICES	AIRPORT SECURITY CAMERAS	187.41
		ADB SAFEGATE AMERICAS LLC	PAPI LIGHT REPAIR	346.15
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	9.58
			HUMANA VISION NOV 2023	<u>9.58</u>
			TOTAL:	34,771.55
NON-DEPARTMENTAL	CEMETERY OPERATING	TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	618.57
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	9.58
			HUMANA DENTAL OCT.2023	68.24
			HUMANA VISION NOV 2023	9.58
			HUMANA DENTAL NOV.2023	<u>68.24</u>
			TOTAL:	774.21
CEMETERY OPERATING DEP	CEMETERY OPERATING	AMAZON.COM SALES, INC DBA: AMAZON.COM	CEMETERY/UNIFORM BUY JEANS	48.65
			RETURN- CEMETERY UNIF BUY	48.65-
			CEMETERY/PHONE CHARGER	26.98
		MOSS & MOSS INC. #9000	CABLE TIES-POST VIOLATIONS	8.99
		MOSS & MOSS INC. #6000	CEM/TOILET SEAT	18.89
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	1,153.19
		VERIZON WIRELESS	CELL PHONE	40.21
			AIRCARD	37.99
		KNIPPA, DANIEL	FY24 GRAVE DIGGING	1,950.00
			FY24 GRAVE DIGGING	1,950.00
		UNIFIRST HOLDINGS INC	CEM/UNIFORM RENTAL	15.95
			CEMETERY/UNIFORM RENTAL	15.95
			CEM/UNIFORM RENTAL	15.95
			CEMETERY/UNIFORM RENTAL	15.95
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	1,316.24
			BCBS INVOICE 2023	1,316.24
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	9.58

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HUMANA DENTAL OCT. 2023	47.24
			HUMANA VISION NOV 2023	9.58
			HUMANA DENTAL NOV 2023	<u>47.24</u>
			TOTAL:	7,996.17
NON-DEPARTMENTAL	FLEET SERVICES OPE	TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	758.81
		WEX HEALTH, INC. DBA: WEX	38705 FSA	5.00
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	303.16
			BCBS INVOICE 2023	303.09
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	9.58
			HUMANA DENTAL OCT.2023	68.23
			HUMANA VISION NOV 2023	9.58
			HUMANA DENTAL NOV 2023	<u>68.23</u>
			TOTAL:	1,525.68
FLEET SERVICES SECTION	FLEET SERVICES OPE	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	BT1 OIL AND FILTER	74.96
			STOCK ADAPTER	33.26
			#531 OIL	154.93
			#620 HYD PARTS	125.41
			#515 CRCT CARD	13.46
			#531 HYD PARTS	58.13
			#735 BATTERY	98.87
			#342 OIL AND FILTER	80.79
			STOCK FILTER	9.90
			#330 OIL	70.92
			#67 HYD PARTS	15.96
			WATER DEPT PREMIX	90.00
			WATER DEPT 4 CYCLE	90.00
			STREET DEPT/OIL	218.40
			STREET DEPT/PURUS	51.84
			#543 WIPER BLADES	9.98
			#571 OIL AND FILTER	74.83
			E2 PURUS	38.88
			STOCK OIL AND WASH SOLVENT	59.58
			#543 OIL	34.26
			#732 FUSE LINK	13.68
			#569 LIGHT AND SIDE LIGHT	8.13
			#618 ANTIFREEZE	14.31-
			STOCK ANIFREEZE	14.31-
		AMAZON.COM SALES, INC DBA: AMAZON.COM	#565 MIRROR	45.99
			SHOP TOOLS	25.53
			FLEET FIRST AID KIT	103.96
		COUFAL-PRATER EQUIP LLC DBA UNITED AG	#620 MISC PARTS	19.38
			#542 HYD PARTS	546.61
		HENNA CHEVROLET INC	#342 ENGINE PARTS	348.70
			#342 GASKET	8.01
			#337 BELT	29.14
			#349 KEY REMOTE	207.30
			#350 KEY REMOTE	207.30
			#618 SENSOR/OUTLET	111.46
			#346 PUMP	42.85
			#535 EXHAUST PARTS	134.81
			#535 SEAL	24.24
		O'REILLY AUTOMOTIVE, INC.	#615 BRAKE PADS	68.23
			#575 FILTER	61.12
			#900 FILTER	61.12

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SHOP CHEMICALS	41.88
			SHOP TOOLS/AIR CHUCK	5.19
		INTERSTATE BATT. N AUSTIN	FLEET BATTERY	143.75
			#337 BATTERY	182.35
		MOSS & MOSS INC. #8000	#575 MISC PARTS	7.18
		SAFETY-KLEEN SYSTEMS, INC	SHOP SOLVENT	231.51
		EWALD KUBOTA INC	#557 MISC PARTS	283.57
		TERRY'S BODY SHOP INC	#348 BODY SHOP REPAIRS	8,503.44
			BODY SHOP REPAIRS #342	5,183.99
		TONY MORGAN DBA: TDM TIRE SERVICE	#47 TIRE	435.00
			#537 TIRE REPAIR	150.00
		TML INTERGOVERNMENTAL	2024 AUTOMOBILE LIABILITY	680.00
			2024 AUTO PHYSICAL DAMAGE	956.00
			2024 MOBILE EQUIPMENT	1,970.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2023 CONTRIBUTIONS	1,377.69
		VERIZON WIRELESS	CELL PHONE	80.42
			GPS VEHICLE TRACKING SYSTE	814.85
		SIDDONS MARTIN EMERGENCY GROUP LLC	Q1 PM & REPAIRS	1,650.00
			Q1 PM & REPAIRS	1,352.52
			Q1 PM & REPAIRS	2,810.00
			Q1 PM & REPAIRS	770.00
			Q1 PM & REPAIRS	5,708.78
			Q1 PM & REPAIRS	2,005.12
			Q1 PM & REPAIRS	577.50
			Q1 PM & REPAIRS	1,894.52
			Q1 PM & REPAIRS	425.00
			Q1 COOLANT HOSE	183.09
		CINTAS CORP DBA FIRST AID & SAFETY	FLEET MEDICAL CABINET	32.77
		T&W TIRE LLC	FIRE TRUCK T 1 TIRES	6,575.22
		WEX BANK	FLEET FUEL OCTOBER 2023	21,836.06
		UNIFIRST HOLDINGS INC	FLEET/UNIFORM RENTAL	17.16
			FLEET/UNIFORM RENTAL	17.16
			FLEET/UNIFORM RENTAL	17.16
			FLEET/UNIFORM RENTAL	17.16
		SPINUP LLC DBA:	#627 LOF	99.99
		HEALTH CARE SERVICE CORPORATION	BCBS INVOICE 2023	1,974.36
			TERM S. HESELMAYER (ACTIVE	658.12-
			ADD EMP ONLY/J. PERRY	658.12
			TERM EMP-CHILD /J. PERRY	961.21-
			ADD S. HESELMAYER /RETIREE	658.12
			ADD EMP/CHILD - IVAN VILCH	303.06
			BCBS INVOICE 2023	1,974.36
		HUMANA INSURANCE COMPANY	HUMANA VISION OCT. 2023	14.37
			HUMANA DENTAL OCT. 2023	47.24
			HUMANA VISION NOV 2023	14.37
			HUMANA DENTAL NOV 2023	47.24
			TOTAL:	74,551.24
TAX SUPPORTED CAPITAL 2022 BOND		HDR ENGINEERING INC	TO # 39 2022 ST. MAINT.	14,107.50
		FAZZONE CONSTRUCTION CO., INC	CO # 3 KENNEL BUILDING	26,279.00
		HVJ SOUTH CENTRAL TEXAS - M&J, INC.	2033 ST MAINT. PROJECT	1,378.85
		AUSTIN UNDERGROUND INCORPORATED DBA:TE	2022 ST MAINT. 2ND, 4TH,	296,994.60
			TOTAL:	338,759.95
UTILITY INFRASTRUCTUR	SAMSUNG INFRASTRUC	CSA CONSTRUCTION, INC.	NORTH PUMP STA IMPROVE,	47,500.00
		ROSS MOLINA OLIVEROS, P.C.	PROPHET CAPITAL	12,215.10

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	59,715.10
DEVELOPMENT SERVS	SAMSUNG DRRA ESCRO	VERIZON WIRELESS	CELL PHONE	40.21
			TOTAL:	40.21
DEVELOPMENT SERVS	SAMSUNG 3RD PARTY	HDR ENGINEERING INC	SAMSUNG 3RD PARTY DRRA	26,799.25
			TOTAL:	26,799.25
2022 UTILITY REV BOND	2022 UTILITY REVEN	CSA CONSTRUCTION, INC.	MUSTANG CRK WWTP	191,239.26
			CO#4 MUSTANG CRK WWTP	5,961.20
		LUPE RUBIO CONSTRUCTION CO., INC.	HIGHLIAND DR WATERLINE	19,623.28
			TOTAL:	216,823.74
UTILITY CAP IMPROVEMEN	UTILITY CAP IMPROV	LUPE RUBIO CONSTRUCTION CO., INC.	CPR #1 CONNECTION TO	23,127.23
			TOTAL:	23,127.23
NON-DEPARTMENTAL	POOLED CASH	PNC BANK NATIONAL ASSOCIATION	10/1/23-10/31/23 TRANSACTI	49,718.14
			TOTAL:	49,718.14

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

100	GENERAL FUND	576,233.74
123	MAIN STREET REVENUE FUND	6,168.52
125	MUNICIPAL CRT SPECIAL FEE	4,333.87
162	GENERAL CAPITAL IMPROVEME	17,695.43
164	MDUS IMPROVEMENT PROJECTS	80,820.44
165	2013 COMBINATION CO	12,525.70
210	TRANSPORTATION FUND	28,831.56
300	MUNICIPAL DRAINAGE UTILIT	4,422.49
320	SANITATION FUND	9,058.67
340	PUBLIC UTILITIES FUND	486,778.78
350	AIRPORT FUND	35,437.92
370	CEMETERY OPERATING FUND	8,770.38
382	FLEET SERVICES OPERATING	76,076.92
500	2022 BOND	338,759.95
501	SAMSUNG INFRASTRUCTURE	59,715.10
502	SAMSUNG DRRA ESCROW	40.21
503	SAMSUNG 3RD PARTY DRRA	26,799.25
600	2022 UTILITY REVENUE BOND	216,823.74
601	UTILITY CAP IMPROVEMENTS	23,127.23
950	POOLED CASH	49,718.14

GRAND TOTAL: 2,062,138.04

Attachment D

Balance Sheets by Funds

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

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
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100-100-100	PETTY CASH	100.00
100-100-102	CLAIM ON POOLED CASH	5,837,787.54
100-100-103	SECURITY INVESTMENTS	6,363,409.41
100-100-104	SAFEKEEPING CHECKING ACCT	982,701.59
100-100-105	MONEY MARKET @CNB #4260618	12,259.64
100-100-107	GEN OPERATING TXCLASS 0008	3,535,527.68
100-100-108	NED TRUST(MOODY)TEXSTAR	213,290.28
100-100-113	TEXPOOL 2465300015 N MOODY	22,688.56
100-120-100	PROPERTY TAXES RECEIVABLE	249,901.78
100-120-103	MISC. ACCOUNTS RECEIVABLE	45,192.59
100-120-110	ALLOWANCE UNCOLLECTED TAXES	(54,611.46)
100-120-120	SALES TAXES RECEIVABLE	3,193,269.15
100-120-121	MIXED BEV TAX RECEIVABLE	6,684.58
100-120-140	GRANTS RECEIVABLE	126,405.15
100-120-141	FRANCHISE TAX RECEIVABLE	0.00
100-120-150	LEASE RECEIVABLE KAPSCH	19,473.98
100-120-250	DUE FROM FUND 350 FOR LOAN	0.00
100-120-252	DUE FROM CIP FUND	5,325.00
100-120-255	DUE FROM OTHER FUNDS	162,531.92
100-120-302	TEDC REIMBURSE FOR MAIN ST	0.00
100-170-100	CURRENT YR RES FOR ENCUMBRANCE	(4,012,927.99)
100-170-101	PRIOR YR RES FOR ENCUMBRANCE	1,288,715.45
100-170-103	PRE-PAY HEALTH INSURANCE	0.00
100-180-101	DUE FROM SOURCES-GRANT REVENUE	<u>0.00</u>
		<u>17,997,724.85</u>

TOTAL ASSETS

17,997,724.85

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LIABILITIES

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100-200-100	ACCRUED PAYABLES	0.00
100-200-110	ENCUMBERED PAYABLE GEN.	(4,012,927.99)
100-200-111	PRIOR YEAR ENCUMBRANCE	1,288,715.45
100-200-200	FICA & MEDICARE PAYABLE	(130.98)
100-200-201	FEDERAL WITHHOLDING PAYABLE	0.00
100-200-202	TMRS PAYABLE	64,627.83
100-200-203	DEFERRED COMP PAYABLE	4,884.33
100-200-204	CIVIL SERVICE-SICK LEAVE	0.00
100-200-205	TEDC SALES TAX PAYABLE	0.00
100-200-209	CHILD SUPPORT PAYABLE	0.00
100-200-210	CHILD SUPPORT PAYABLE	(747.71)
100-200-211	GARNISHMENTS PAYABLE	2,997.82
100-200-212	LIFE INSURANCE PAYABLE	6,531.11
100-200-213	DENTAL PAYABLE	(2,387.14)
100-200-214	AFLAC PAYABLE	6,165.79
100-200-215	CLOTHES RENTAL PAYABLE	0.00
100-200-216	CINCINNATI LIFE PAYABLE	5,406.75
100-200-218	BLUE CHOICE PAYABLE	27.62
100-200-219	SCOTT & WHITE HEALTH PAYABLE	(1,028.74)

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
100-200-220	S&W PAYABLE 2001-2011	(9,793.98)
100-200-221	FLEXIBLE SPENDING (FSA) PAYABL	(2,241.81)
100-200-222	PRE-PAID LEGAL PAYABLE	(4,214.70)
100-200-228	MISC DEDUCTIONS PAYABLE	0.00
100-200-229	MET LIFE DENTAL PAYABLE	(551.91)
100-200-230	UNITED WAY PAYABLE	0.00
100-200-231	MEMBERSHIP/DUES PAYABLE	200.00
100-200-232	COURT BOND REFUND PAYABLE	(651.80)
100-200-233	OTHER A/P PENDING (AUDITOR)	(52,259.66)
100-200-234	GLOBE LIFE PAYABLE	(1,128.00)
100-200-235	VISION PLAN PAYABLE	509.92
100-200-300	RETAINAGE PAYABLE	0.00
100-200-301	COURT COLLECTIONS	3,865.63
100-200-401	WAGES PAYABLE	0.00
100-200-500	ACCOUNTS PAYABLE PENDING	319,767.22
100-200-502	DUE TO STATE/COURT FEES	49,542.88
100-200-503	DUE TO COMPT. SALES TAX	0.00
100-200-504	DUE TO TEDC-MONTHLY SALES TAX	9,978.81
100-200-505	DUE TO OMNIBASE SERVICES INC	(582.46)
100-200-507	DUE TO HEALTH/COBRA FROM OTHER	(6,851.98)
100-200-508	DUE TO TISD:HOUSING AUTH PILOT	0.00
100-200-509	DUE TO TMRS FROM TEDC	79.59
100-210-111	DUE TO I&S (TAX COLLECTIONS)	208,791.60
100-210-191	DUE TO OTHERS FROM EVIDENCE	0.00
100-220-100	TAX DISTRIBUTION	0.00
100-220-110	DEFERRED INFLOW OF RESOURCES	22,274.22
100-240-100	DEFERRED TAX REVENUE	195,290.32
100-240-101	UNCLAIMED FUNDS	14,999.34
100-240-102	DEFERRED REV-BOND PREMIUM	0.00
100-240-103	DEFERRED REVENUE	500,000.00
100-240-104	REFUNDABLE FACILITY DEPOSITS	10,852.40
100-241-110	PREPAYMNT PERMT M2E3LLC 100YRS	2,478.19
100-241-111	RESERVE CHRISTMAS DONATIONS	4.66
100-241-113	ESCROW-BONDS POSTED-DEFENDENTS	<u>6,119.45</u>
TOTAL LIABILITIES		(<u>1,371,387.93</u>)
EQUITY		
=====		
100-265-100	RESTRICTED PORTION FUND BA	0.00
100-270-100	FUND BALANCE	18,400,390.94
100-280-100	ASSIGNED FUND BALANCE	<u>32,396.29</u>
TOTAL BEGINNING EQUITY		18,432,787.23
TOTAL REVENUE		4,167,266.23
TOTAL EXPENSES		<u>3,230,940.68</u>
TOTAL INCREASE/(DECREASE) IN FUND BAL.		936,325.55
TOTAL EQUITY & FUND BALANCE		<u>19,369,112.78</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE		17,997,724.85
=====		

118-TIF #2

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
118-100-102	CLAIM ON POOLED CASH	139,059.25	
118-100-103	SECURITY INVESTMENTS	0.00	
118-100-104	SAFEKEEPING CHECKING ACCT	0.00	
118-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
118-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
118-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>0.00</u>	
			<u>139,059.25</u>
TOTAL ASSETS			139,059.25
			=====
LIABILITIES			
=====			
118-200-110	CURRENT YEAR ENCUMBRANCE	0.00	
118-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
118-200-300	RETAINAGE PAYABLE	0.00	
118-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
TOTAL LIABILITIES			<u>0.00</u>
EQUITY			
=====			
118-270-100	FUND BALANCE	<u>146,059.25</u>	
TOTAL BEGINNING EQUITY		146,059.25	
TOTAL REVENUE		0.00	
TOTAL EXPENSES		<u>7,000.00</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		(7,000.00)	
TOTAL EQUITY & FUND BALANCE		<u>139,059.25</u>	
TOTAL LIABILITIES, EQUITY & FUND BALANCE			139,059.25
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

119-TIF (TAX INCREMENT FUND)

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
119-100-102	CLAIM ON POOLED CASH	(190,905.79)	
119-100-103	SECURITY INVESTMENTS	0.00	
119-100-104	SAFEKEEPING CHECKING ACCT	0.00	
119-100-115	TEXPOOL 246530004 TIF PROP TAX	604,395.95	
119-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
119-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
119-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>0.00</u>	
			<u>413,490.16</u>
TOTAL ASSETS			413,490.16
			=====
LIABILITIES			
=====			
119-200-110	CURRENT YEAR ENCUMBRANCE	0.00	
119-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
119-200-300	RETAINAGE PAYABLE	0.00	
119-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
TOTAL LIABILITIES			<u>0.00</u>
EQUITY			
=====			
119-270-100	FUND BALANCE	<u>554,216.72</u>	
TOTAL BEGINNING EQUITY		554,216.72	
TOTAL REVENUE		5,383.44	
TOTAL EXPENSES		<u>146,110.00</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL. (			140,726.56)
TOTAL EQUITY & FUND BALANCE			<u>413,490.16</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			413,490.16
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

120-HOTEL/MOTEL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
120-100-102	CLAIM ON POOLED CASH	167,342.78	
120-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
120-170-100	CURRENT YR RES FOR ENCUMBRANCE	(28,800.00)	
120-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>0.00</u>	
			<u>138,542.78</u>
TOTAL ASSETS			138,542.78
			=====
LIABILITIES			
=====			
120-200-110	CURRENT YEAR ENCUMBRANCE	(28,800.00)	
120-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
120-200-500	ACCOUNTS PAYABLE PENDING	10,233.68	
120-200-505	DUE TO SAYDA 380 AGREEMENT	<u>0.00</u>	
TOTAL LIABILITIES			(<u>18,566.32</u>)
EQUITY			
=====			
120-270-100	FUND BALANCE	<u>106,055.89</u>	
TOTAL BEGINNING EQUITY		106,055.89	
TOTAL REVENUE		62,536.89	
TOTAL EXPENSES		<u>11,483.68</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		51,053.21	
TOTAL EQUITY & FUND BALANCE			<u>157,109.10</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			138,542.78
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

123-MAIN STREET REVENUE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
123-100-102	CLAIM ON POOLED CASH	107,993.79	
123-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
123-170-100	CURRENT YR RES FOR ENCUMBRANCE	(11,910.00)	
123-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>11,910.00</u>	
			<u>107,993.79</u>
TOTAL ASSETS			107,993.79
			=====
LIABILITIES			
=====			
123-200-110	CURRENT YEAR ENCUMBRANCE	(11,910.00)	
123-200-111	PRIOR YEAR ENCUMBRANCE	11,910.00	
123-200-500	ACCOUNTS PAYABLE PENDING	2,109.70	
123-240-100	PRE-REGISTER FESTIVAL/CARSHOW	<u>21,155.00</u>	
TOTAL LIABILITIES			<u>23,264.70</u>
EQUITY			
=====			
123-270-100	FUND BALANCE	<u>86,544.35</u>	
TOTAL BEGINNING EQUITY		86,544.35	
TOTAL REVENUE		31,802.00	
TOTAL EXPENSES		<u>33,617.26</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		(1,815.26)	
TOTAL EQUITY & FUND BALANCE			<u>84,729.09</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			107,993.79
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

125-MUNICIPAL CRT SPECIAL FEE

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
125-100-102	CLAIM ON POOLED CASH	102,572.53	
125-170-100	CURRENT YR RES FOR ENCUMBRANCE	(18,991.00)	
125-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>16,595.00</u>	
			<u>100,176.53</u>
TOTAL ASSETS			100,176.53
			=====
LIABILITIES			
=====			
125-200-110	CURRENT YEAR ENCUMBRANCE	(18,991.00)	
125-200-111	PRIOR YEAR ENCUMBRANCE	16,595.00	
125-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
TOTAL LIABILITIES			(<u>2,396.00</u>)
EQUITY			
=====			
125-270-100	FUND BALANCE	<u>105,411.00</u>	
TOTAL BEGINNING EQUITY		105,411.00	
TOTAL REVENUE		4,091.86	
TOTAL EXPENSES		<u>6,930.33</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		(2,838.47)	
TOTAL EQUITY & FUND BALANCE		<u>102,572.53</u>	
TOTAL LIABILITIES, EQUITY & FUND BALANCE			100,176.53
			=====

129-LIBRARY GRANT/DONATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
129-100-102	CLAIM ON POOLED CASH	71,998.53	
129-100-103	TEXSTAR: NOBLE TRUST - 3444	982.49	
129-100-108	NED TRUST (LIBRARY) TEXSTAR	299,635.75	
129-120-103	MISC ACCTS RECEIVABLE	1,216.25	
129-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,436.37)	
129-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>1,436.37</u>	
			<u>373,833.02</u>
TOTAL ASSETS			373,833.02
			=====
LIABILITIES			
=====			
129-200-110	CURRENT YEAR ENCUMBRANCE	(1,436.37)	
129-200-111	PRIOR YEAR ENCUMBRANCE	1,436.37	
129-200-233	OTHER A/P PENDING (AUDITOR)	(10,945.00)	
129-200-500	ACCOUNTS PAYABLE PENDING	<u>10,945.00</u>	
TOTAL LIABILITIES			<u>0.00</u>
EQUITY			
=====			
129-270-100	FUND BALANCE	<u>371,073.85</u>	
TOTAL BEGINNING EQUITY		371,073.85	
TOTAL REVENUE		2,759.17	
TOTAL EXPENSES		<u>0.00</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		2,759.17	
TOTAL EQUITY & FUND BALANCE			<u>373,833.02</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			373,833.02
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

200-ROADWAY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
200-100-102	CLAIM ON POOLED CASH	732,615.58	
200-170-100	CURRENT YR RES FOR ENCUMBRANCE	(97,999.32)	
200-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>97,999.32</u>	
			<u>732,615.58</u>
TOTAL ASSETS			732,615.58
			=====
LIABILITIES			
=====			
200-200-110	CURRENT YR ENCUMBRANCES	(97,999.32)	
200-200-111	PRIOR YR ENCUMBRANCES	97,999.32	
200-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
TOTAL LIABILITIES			<u>0.00</u>
EQUITY			
=====			
200-270-100	FUND BALANCE	<u>724,055.22</u>	
TOTAL BEGINNING EQUITY		724,055.22	
TOTAL REVENUE		8,560.36	
TOTAL EXPENSES		<u>0.00</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		8,560.36	
TOTAL EQUITY & FUND BALANCE		<u>732,615.58</u>	
TOTAL LIABILITIES, EQUITY & FUND BALANCE			732,615.58
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

210-TRANSPORTATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
210-100-101	2019 CO BOND FUNDS TEXSTAR	0.00	
210-100-102	CLAIM ON POOLED CASH	1,633,848.51	
210-100-103	SECURITY INVESTMENTS	0.00	
210-100-104	SAFEKEEPING CHECKING ACCT	0.00	
210-120-130	ACCTS RECEIVABLE TRANSPORTATIO	71,095.59	
210-120-131	ALLOWANCE-TRANSPORTATION	(19,352.76)	
210-170-100	CURRENT YR RES FOR ENCUMBRANCE	(494,352.93)	
210-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>6,676.71</u>	
			<u>1,197,915.12</u>
TOTAL ASSETS			1,197,915.12
			=====
LIABILITIES			
=====			
210-200-100	ACCRUED PAYABLES	0.00	
210-200-110	CURRENT YR ENCUMBRANCES	(494,352.93)	
210-200-111	PRIOR YR ENCUMBRANCES	6,676.71	
210-200-200	FICA & MEDICARE PAYABLE	0.00	
210-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
210-200-202	TMRS PAYABLE	(2,226.59)	
210-200-209	CHILD SUPPORT PAYABLE	0.00	
210-200-212	LIFE INSURANCE PAYABLE	(42.03)	
210-200-213	DENTAL PAYABLE	250.62	
210-200-219	SCOTT & WHITE HEALTH PAYABLE	1,455.69	
210-200-221	FLEXIBLE SPENDING (FSA) PAYABL	0.00	
210-200-222	PRE-PAID LEGAL PAYABLE	0.00	
210-200-235	VISION PLAN PAYABLE	30.71	
210-200-401	WAGES PAYABLE	0.00	
210-200-500	ACCOUNTS PAYABLE PENDING	0.00	
210-240-101	UNCLAIMED FUNDS	<u>0.00</u>	
TOTAL LIABILITIES			(<u>488,207.82</u>)
EQUITY			
=====			
210-270-100	FUND BALANCE	<u>1,675,705.08</u>	
TOTAL BEGINNING EQUITY		1,675,705.08	
TOTAL REVENUE		101,619.19	
TOTAL EXPENSES		<u>91,201.33</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		10,417.86	
TOTAL EQUITY & FUND BALANCE			<u>1,686,122.94</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,197,915.12
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

300-MUNICIPAL DRAINAGE UTILIT

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
300-100-102	CLAIM ON POOLED CASH	457,600.55	
300-120-100	DRAINAGE RECEIVABLE	30,197.16	
300-120-130	ALLOWANCE FOR DOUBTFUL ACCTS	(15,047.88)	
300-160-206	FIXED ASSET-WORK IN PROGRESS	0.00	
300-170-100	CURRENT YR RES FOR ENCUMBRANCE	(12,139.20)	
300-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
300-190-103	ACCUMULATED DEPRECIATION	<u>0.00</u>	
			<u>460,610.63</u>
TOTAL ASSETS			460,610.63
			=====
LIABILITIES			
=====			
300-200-104	ACCRUED INTEREST PAYABLE	0.00	
300-200-110	CURRENT YEAR ENCUMBRANCES	(12,139.20)	
300-200-111	PRIOR YEAR ENCUMBRANCES	0.00	
300-200-200	FICA & MEDICARE PAYABLE	0.00	
300-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
300-200-202	TMRS PAYABLE	444.45	
300-200-203	DEFERRED COMP PAYABLE	(5.01)	
300-200-208	ACCRUED VACATION	0.00	
300-200-209	CHILD SUPPORT PAYABLE	0.00	
300-200-212	LIFE INSURANCE PAYABLE	10.86	
300-200-219	SCOTT & WHITE HEALTH PAYABLE	(28.01)	
300-200-221	FLEXIBLE SPENDING (FSA) PAYABL	18.52	
300-200-222	PRE-PAID LEGAL PAYABLE	(195.30)	
300-200-233	OTHER A/P PENDING (AUDITOR)	0.00	
300-200-240	BOND PAYABLE - CURRENT	0.00	
300-200-300	RETAINAGE PAYABLE	0.00	
300-200-401	WAGES PAYABLE	0.00	
300-200-500	ACCOUNTS PAYABLE PENDING	<u>6,744.00</u>	
TOTAL LIABILITIES			(<u>5,149.69</u>)
EQUITY			
=====			
300-250-100	CONTRIBUTED CAPITAL-DRAINAGE	0.00	
300-270-100	FUND BALANCE	<u>437,594.08</u>	
TOTAL BEGINNING EQUITY		437,594.08	
TOTAL REVENUE		75,308.24	
TOTAL EXPENSES		<u>47,142.00</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		28,166.24	
TOTAL EQUITY & FUND BALANCE			<u>465,760.32</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			460,610.63
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

320-SANITATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
320-100-102	CLAIM ON POOLED CASH	622,347.62	
320-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
320-120-130	ACCTS RECEIVABLE GARBAGE	150,346.05	
320-120-131	ALLOWANCE-GARBAGE	(17,301.91)	
320-120-141	FRANCHISE TAX RECEIVABLE	0.00	
320-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00	
320-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>0.00</u>	
			<u>755,391.76</u>
TOTAL ASSETS			755,391.76
			=====
LIABILITIES			
=====			
320-200-100	ACCRUED PAYABLES	0.00	
320-200-110	CURRENT YR ENCUMBRANCES	0.00	
320-200-111	PRIOR YR ENCUMBRANCES	0.00	
320-200-500	ACCOUNTS PAYABLE PENDING	171,253.90	
320-200-503	DUE TO STATE COMPT SALES TAX	20,161.24	
320-240-101	UNCLAIMED FUNDS	<u>0.00</u>	
TOTAL LIABILITIES			<u>191,415.14</u>
EQUITY			
=====			
320-270-100	FUND BALANCE	<u>725,324.43</u>	
TOTAL BEGINNING EQUITY		725,324.43	
TOTAL REVENUE		213,375.93	
TOTAL EXPENSES		<u>374,723.74</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		(161,347.81)	
TOTAL EQUITY & FUND BALANCE			<u>563,976.62</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE			755,391.76
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
340-100-100	PETTY CASH	1,600.00
340-100-101	2019 CO BOND FUNDS TEXSTAR	85,417.12
340-100-102	CLAIM ON POOLED CASH	3,660,788.52
340-100-103	SECURITY INVESTMENTS	0.00
340-100-104	SAFEKEEPING CHECKING ACCT	0.00
340-100-107	TEXPOOL 2465300012 TOWER RENT	307,154.17
340-100-110	TEXPOOL 2465300001 UTILITY FD	53,697.77
340-100-116	UTILITY OPERATING-TXCLASS 0007	1,091,272.99
340-100-118	TEXPOOL RATE STABILIZATION 18	168,387.59
340-100-119	TEXPOOL CAPITAL OUTLAY-ASSETS	332,085.71
340-100-120	TEXPOOL WORKING CAPITAL-CIP	490,809.34
340-100-121	TEXPOOL 2017 WWTP IMPROVMNTS	0.00
340-100-122	RESTRICTED CASH-ESCROW	(150,000.00)
340-120-100	ACCOUNTS RECEIVABLE	802,497.48
340-120-101	CURRENT REFUND PAYABLE	17,118.92
340-120-102	UNAPPLIED CREDITS	(54,598.42)
340-120-103	MISC. ACCOUNTS RECEIVABLE	66,790.36
340-120-104	AR - AUDIT ACCRUALS	0.00
340-120-130	ALLOWANCE-ACCTS. RECEIVABLE	(106,237.86)
340-120-150	LEASE RECEIVABLE VERIZON	31,168.63
340-120-151	LEASE RECEIVABLE ATT	65,882.60
340-140-100	INVENTORY	155,232.00
340-150-100	BOND ISSUANCE COSTS	0.00
340-150-105	DEFERRED AMT ON REFUNDING	0.00
340-160-100	LAND	457,201.00
340-160-200	BUILDINGS	6,363,714.34
340-160-206	FIXED ASSETS: WORK IN PROGRESS	2,477,932.91
340-160-225	PLANT DISTRIBUTION/COLLECTION	53,927,344.11
340-160-235	EQUIPMENT	1,108,990.57
340-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,118,027.33)
340-170-101	PRIOR YR RES FOR ENCUMBRANCE	434,336.40
340-170-103	PRE-PAY HEALTH INSURANCE	0.00
340-190-103	ACCUMULATED DEPRECIATION	(<u>27,563,949.42</u>)
		<u>43,106,609.50</u>
TOTAL ASSETS		43,106,609.50
=====		
LIABILITIES		
=====		
340-200-104	ACCRUED INTEREST PAYABLE	133,957.37
340-200-110	CURRENT YEAR ENCUMBRANCES	(1,118,027.33)
340-200-111	PRIOR YEAR ENCUMBRANCE	434,336.40
340-200-200	FICA AND MEDICARE PAYABLE	(526.13)
340-200-201	FEDERAL WITHHOLDING PAYABLE	(1,073.32)
340-200-202	TMRS PAYABLE	7,081.89
340-200-203	DEFERRED COMP PAYABLE	(245.71)
340-200-204	DEFERRED CHARGES	0.00
340-200-205	Pension Liability	275,428.98
340-200-208	ACCRUED VACATION	31,437.53

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
340-200-209	CHILD SUPPORT PAYABLE	0.00
340-200-210	CHILD SUPPORT PAYABLE	0.00
340-200-211	OPEB-SDBF LIABILITY	86,117.71
340-200-212	LIFE INSURANCE PAYABLE	1,223.75
340-200-213	DENTAL PAYABLE	133.53
340-200-214	AFLAC PAYABLE	776.13
340-200-215	CLOTHES RENTAL PAYABLE	0.00
340-200-216	CINCINNATI LIFE PAYABLE	390.42
340-200-218	BLUE CHOICE PAYABLE	175.48
340-200-219	SCOTT & WHITE HEALTH PAYABLE	(4,027.96)
340-200-221	FLEXIBLE SPENDING (FSA) PAYABLE	0.00
340-200-222	PRE-PAID LEGAL PAYABLE	(212.30)
340-200-228	MISC. DEDUCTIONS PAYABLE	0.00
340-200-229	MET LIFE DENTAL PAYABLE	(135.78)
340-200-230	UNITED WAY PAYABLE	(1.00)
340-200-233	OTHER A/P PENDING (AUDITOR)	(15,805.47)
340-200-235	VISION PLAN PAYABLE	42.51
340-200-240	BONDS PAYABLE-CURRENT	0.00
340-200-300	RETAINAGE PAYABLE	0.00
340-200-401	WAGES PAYABLE	0.00
340-200-500	ACCOUNTS PAYABLE PENDING	481,427.79
340-200-505	DUE TO OTHER FUNDS	0.00
340-200-999	UNRECONCILED DIFFERENCES	0.00
340-210-100	UNAMORT. BOND DISCOUNT	0.00
340-210-101	BOND PREMIUMS	1,680,457.48
340-210-102	DEFERRED AMT ON REFUNDING	(363,449.74)
340-210-110	DEFERRED OUTFLOW RESOURCES TMRS	(128,856.27)
340-210-111	SDBF-DEF OUTFLOW OF RE CONTR	(1,320.04)
340-210-113	SDBF DEF INFLOW ACT EX VS ASS	3,925.93
340-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(13,179.58)
340-210-115	DEFERRED OUTFLOW INVST TMRS	277,951.02
340-210-118	DEFERRED INFLOW-ACTUAL VS ASSM	(4,380.77)
340-210-119	DEFERRED OUTFLOW-CHNG IN ASSUM	(5,310.00)
340-220-110	DEFERRED INFLOW OF RESOURCES	101,311.95
340-230-109	CAPITAL LEASE BANC ONE NEMI	0.00
340-230-114	4.5M CO SERIES 2003 (65%)	0.00
340-230-115	4.2M COMB CO 2006 (4M)	1,940,000.00
340-230-116	10M COMB SERIES 2007 (7M)	3,165,000.00
340-230-117	9.615M COMB SERIES 08 (6.615M)	0.00
340-230-118	8.995 GO REFUNDING 2009	0.00
340-230-119	2.625 GO REF 2010	0.00
340-230-120	5.450M GO REF 2012 (1.460M)	0.00
340-230-121	4.595M 2015 GO REF (1.695M)	655,000.00
340-230-122	8.010M 2016 GO REF (5.065M)	5,065,000.00
340-230-123	5.34M COMB SERIES 2017 (2.250M)	2,170,000.00
340-230-124	3.02M GO REF 2017 (1.585M)	1,150,000.00
340-230-125	12.590 M 2019 COs (4.425M)	4,025,000.00
340-230-126	4.035M 2021 GO Ref	0.00
340-230-127	22.91M 2022 CO (10.575M)	10,350,000.00
340-240-100	METER DEPOSITS	589,258.00
340-240-101	UNCLAIMED FUNDS	5,611.58

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
340-240-120	ALLOWANCE FOR BAD DEBT	<u>0.00</u>	
	TOTAL LIABILITIES		<u>30,974,494.05</u>
EQUITY			
=====			
340-250-100	CONTRIBUTED CAPITAL-WATER OPER	454,779.30	
340-250-101	CONTRIBUTED CAPITAL SEWER OPER	60,475.00	
340-270-100	FUND BALANCE	<u>12,868,201.22</u>	
	TOTAL BEGINNING EQUITY	13,383,455.52	
	TOTAL REVENUE	1,682,744.91	
	TOTAL EXPENSES	<u>2,934,084.98</u>	
	TOTAL INCREASE/(DECREASE) IN FUND BAL. (1,251,340.07)		
	TOTAL EQUITY & FUND BALANCE	<u>12,132,115.45</u>	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		43,106,609.50
			=====

345-UTILITY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
345-100-102	CLAIM ON POOLED CASH	3,528,725.82	
345-100-103	SECURITY INVESTMENTS	0.00	
345-100-104	SAFEKEEPING CHECKING ACCT	0.00	
345-160-206	WORK IN PROGRESS	0.00	
345-160-225	PLANT DISTRIBUTION	143,311.29	
345-170-100	CURRENT YR RES FOR ENCUMBRANCE	(182,295.00)	
345-170-101	PRIOR YR RES FOR ENCUMBRANCE	<u>139,045.00</u>	
		<u>3,628,787.11</u>	
TOTAL ASSETS			3,628,787.11
			=====
LIABILITIES			
=====			
345-200-110	CURRENT YEAR ENCUMBRANCE	(182,295.00)	
345-200-111	PRIOR YEAR ENCUMBRANCE	139,045.00	
345-200-233	OTHER A/P PENDING (AUDITOR)	0.00	
345-200-500	ACCOUNTS PAYABLE PENDING	<u>0.00</u>	
TOTAL LIABILITIES		(<u>43,250.00</u>)	
EQUITY			
=====			
345-270-100	FUND BALANCE	<u>3,614,767.11</u>	
TOTAL BEGINNING EQUITY		3,614,767.11	
TOTAL REVENUE		57,270.00	
TOTAL EXPENSES		<u>0.00</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		57,270.00	
TOTAL EQUITY & FUND BALANCE		<u>3,672,037.11</u>	
TOTAL LIABILITIES, EQUITY & FUND BALANCE			3,628,787.11
			=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
350-100-102	CLAIM ON POOLED CASH	(35,900.99)
350-100-106	TEXPOOL 2017 AIRPORT CONST	997,416.29
350-120-100	AIRPORT RECEIVABLES	15,761.24
350-120-101	REFUND CHECKS PAYABLE	0.00
350-120-103	MISC. ACCOUNTS RECEIVABLE	(385.00)
350-120-140	GRANTS RECEIVABLE	0.00
350-120-250	DUE FROM OTHER FUNDS (AUDITOR)	0.00
350-150-100	BOND ISSUANCE COSTS	0.00
350-150-105	DEFERRED AMT ON REFUNDING	0.00
350-160-100	LAND	859,833.00
350-160-200	T-HANGERS (BUILDINGS)	4,344,298.10
350-160-206	FIXED ASSETS:WORK IN PROGRESS	12,880.00
350-160-210	EQUIPMENT	118,846.06
350-160-300	RUNWAY	2,238,415.96
350-160-335	FIELD EQUIPMENT	0.00
350-170-100	CURRENT YR RES FOR ENCUMBRANCE	(57,722.65)
350-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00
350-170-103	PRE-PAY HEALTH INSURANCE	0.00
350-190-103	ACCUMULATED DEPRECIATION	(<u>2,210,965.34</u>)
		<u>6,282,476.67</u>
TOTAL ASSETS		6,282,476.67
		=====
LIABILITIES		
=====		
350-200-100	ACCRUED ACCOUNTS PAYABLE	0.00
350-200-110	CURRENT YEAR ENCUMBRANCE	(57,722.65)
350-200-111	PRIOR YEAR ENCUMBRANCE	0.00
350-200-200	FICA AND MEDICARE PAYABLE	0.00
350-200-201	FEDERAL WITHHOLDING PAYABLE	0.00
350-200-202	TMRS PAYABLE	544.44
350-200-210	NET PENSION LIABILITY	10,060.63
350-200-211	NEW OPED-SDBF LIABILITY	3,145.63
350-200-212	LIFE INSURANCE PAYABLE	31.15
350-200-213	DENTAL PAYABLE	42.71
350-200-214	AFLAC PAYABLE	0.00
350-200-219	SCOTT & WHITE PAYABLE	(13.58)
350-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	47.22
350-200-222	PRE-PAID LEGAL	0.00
350-200-228	MISC. DEDUCTIONS PAYABLE	0.00
350-200-233	OTHER A/P PENDING (AUDITOR)	(617.76)
350-200-235	VISION PLAN PAYABLE	4.37
350-200-240	BONDS PAYABLE-CURRENT	0.00
350-200-401	WAGES PAYABLE	0.00
350-200-500	ACCOUNTS PAYABLE PENDING	13,110.03
350-200-501	DUE TO FUND 100 (LOAN ADVANCE)	0.00
350-200-502	DUE TO FUND 100	0.00
350-200-505	DUE TO OTHER FUNDS	0.00
350-200-999	UNRECONCILED DIFFERENCE	(271.67)

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
350-210-100	UNAMORT. BOND DISCOUNT	0.00	
350-210-101	BOND PREMIUMS	16,385.76	
350-210-110	DEFERRED OUTFLOW TMRS CONT	(4,706.75)	
350-210-111	SDBF DEF OUTFLOW RE CONTRIB	(48.22)	
350-210-113	SDBF DEF INFLOW ACT EXP VS ASS	143.40	
350-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(481.41)	
350-210-115	DEFERRED OUTFLOW INVST TMRS	10,152.76	
350-210-118	DEFERRED INFLOW ACT VS ASSMPT	(160.02)	
350-210-119	DEFERRED OUTFLOW CNCS IN ASSUM	(193.96)	
350-230-101	LONG TERM DEBT	0.00	
350-230-102	BOND PAYABLE-\$290K REF 2010	0.00	
350-230-103	5.34M COMB SERIES 2017(1.445M)	1,200,000.00	
350-240-101	ACCRUED INTEREST PAYABLE	<u>4,521.80</u>	
	TOTAL LIABILITIES		<u>1,193,973.88</u>
EQUITY			
=====			
350-250-100	CONTRIBUTED CAPITAL GRANT	4,274,320.92	
350-250-101	CONTRIBUTED CAPITAL CITY	75,265.82	
350-280-100	RETAINED EARNINGS	302,085.34	
350-281-100	PRIOR PERIOD ADJUSTMENTS	<u>442,482.09</u>	
	TOTAL BEGINNING EQUITY	5,094,154.17	
	TOTAL REVENUE	101,808.30	
	TOTAL EXPENSES	<u>107,459.68</u>	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(5,651.38)	
	TOTAL EQUITY & FUND BALANCE		<u>5,088,502.79</u>
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		6,282,476.67
=====			

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
370-100-102	CLAIM ON POOLED CASH	153,071.03	
370-100-103	SECURITY INVESTMENTS	54,000.00	
370-100-104	SAFEKEEPING CHECKING ACCCT	0.00	
370-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
370-160-206	FIXED ASSETS-WORK IN PROGRESS	0.00	
370-160-225	INFRASTRUCTURE	10,032.80	
370-170-100	CURRENT YR RES FOR ENCUMBRANCE	(105,119.83)	
370-170-101	PRIOR YR RES FOR ENCUMBRANCE	13,919.83	
370-170-103	PRE-PAY HEALTH INSURANCE	0.00	
370-190-103	ACCUMULATED DEPRECIATION	(<u>4,013.12</u>)	
			<u>121,890.71</u>
TOTAL ASSETS			121,890.71
=====			
LIABILITIES			
=====			
370-200-110	CURRENT YR ENCUMBRANCE	(105,119.83)	
370-200-111	PRIOR YEAR ENCUMBRANCE	13,919.83	
370-200-200	FICA & MEDICARE PAYABLE	0.00	
370-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
370-200-202	TMRS PAYABLE	651.80	
370-200-208	ACCRUED VACATION	4,139.43	
370-200-210	NET PENSION LIABILITY	14,714.65	
370-200-211	NEW OPEB-SDBF LIABILITY	4,600.79	
370-200-212	LIFE INSURANCE PAYABLE	60.34	
370-200-213	ASSURANT DENTAL PAYABLE	90.82	
370-200-214	AFLAC PAYABLE	0.00	
370-200-219	SCOTT & WHITE HEALTH PAYABLE	283.28	
370-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
370-200-222	PRE-PAID LEGAL	0.00	
370-200-228	MISC DEDUCTIONS PAYABLE	0.00	
370-200-233	OTHER A/P PENDING (AUDITOR)	(1,342.29)	
370-200-235	VISION PLAN PAYABLE	14.57	
370-200-401	WAGES PAYABLE	0.00	
370-200-500	ACCOUNTS PAYABLE PENDING	1,700.32	
370-210-100	DUE TO CEMETERY LAND PURCHASE	0.00	
370-210-110	DEFERRED OUTFLOW CONT TMRS	(6,884.08)	
370-210-111	SDBF DEF OUTFLOW RES CONTRIB	(70.52)	
370-210-113	SDBF DEF INFLOW ACT EX VS ASSU	209.74	
370-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(704.11)	
370-210-115	DEFERRED OUTFLOW INVST TMRS	14,849.38	
370-210-118	DEFERRED INFLOW ACTUAL VS ASSM	(234.04)	
370-210-119	DEFERRED OUTFLOW-CHG ASSUMP	(<u>283.68</u>)	
TOTAL LIABILITIES			(<u>59,403.60</u>)

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
EQUITY		
=====		
370-270-100	FUND BALANCE	<u>189,841.65</u>
	TOTAL BEGINNING EQUITY	189,841.65
	TOTAL REVENUE	26,398.45
	TOTAL EXPENSES	<u>34,945.79</u>
	TOTAL INCREASE/(DECREASE) IN FUND BAL. (	8,547.34)
	TOTAL EQUITY & FUND BALANCE	<u>181,294.31</u>
	TOTAL LIABILITIES, EQUITY & FUND BALANCE	121,890.71
		=====

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
382-100-102	CLAIM ON POOLED CASH	206,459.24	
382-100-104	SAFEKEEPING CHECKING ACCT	0.00	
382-120-250	DUE FROM OTHER FUNDS	0.00	
382-160-206	ESCROW FOR EQUIPMENT PURCHASES	0.00	
382-160-301	VEHICLES	0.00	
382-160-303	OFFICE EQUIPMENT	0.00	
382-160-305	FIELD EQUIPMENT	0.00	
382-160-306	HEAVY EQUIPMENT	0.00	
382-160-320	EQUIPMENT	0.00	
382-170-100	CURRENT YR RES FOR ENCUMBRANCE	(91,944.07)	
382-170-101	PRIOR YR RES FOR ENCUMBRANCE	74,881.95	
382-170-103	PRE-PAY HEALTH INSURANCE	0.00	
382-190-103	ACCUMULATED DEPRECIATION	<u>0.00</u>	
		<u>189,397.12</u>	
TOTAL ASSETS			189,397.12
			=====
LIABILITIES			
=====			
382-200-110	CURRENT YEAR ENCUMBRANCE	(91,944.07)	
382-200-111	PRIOR YEAR ENCUMBRANCE	74,881.95	
382-200-200	FICA AND MEDICARE PAYABLE	0.00	
382-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
382-200-202	TMRS PAYABLE	647.90	
382-200-203	DEFERRED COMP PAYABLE	0.00	
382-200-208	ACCRUED VACATION	4,944.81	
382-200-210	NET PENSION LIABILITY	33,749.69	
382-200-211	NEW OPEB-SDBF LIABILITY	11,079.86	
382-200-212	LIFE INSURANCE PAYABLE	(335.66)	
382-200-213	DENTAL PAYABLE	(158.07)	
382-200-214	AFLAC PAYABLE	264.90	
382-200-215	CLOTHES RENTAL PAYABLE	0.00	
382-200-216	CINCINNATI LIFE PAYABLE	261.10	
382-200-218	BLUE CHOICE PAYABLE	0.00	
382-200-219	SCOTT & WHITE HEALTH PAYABLE	(645.65)	
382-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
382-200-222	PRE-PAID LEGAL PAYABLE	(626.20)	
382-200-228	MISC DEDUCTIONS PAYABLE	0.00	
382-200-229	MET LIFE DENTAL PAYABLE	0.00	
382-200-233	OTHER A/P PENDING (AUDITOR)	(2,723.96)	
382-200-235	VISION PLAN PAYABLE	(22.60)	
382-200-401	WAGES PAYABLE	0.00	
382-200-500	ACCOUNTS PAYABLE PENDING	24,885.64	
382-210-110	DEFERRED OUTFLOW CONTB TMRS	(15,789.40)	
382-210-111	SDBF DEF OUTFLOW RES CONTRI	(161.75)	
382-210-113	SDBF DEF INFLOW ACT EXP VS ASS	481.06	
382-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	(1,614.96)	
382-210-115	DEFERRED OUTFLOW INVST TMRS	31,135.86	
382-210-118	DEFERRED INFLOW ACTUAL VS ASSM	2,386.07	

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
382-210-119	DEFERRED OUTLOW-CHNG IN ASSUMP	(650.66)	
382-240-101	UNCLAIMED FUNDS	<u>78.32</u>	
	TOTAL LIABILITIES		<u>70,124.18</u>
EQUITY			
=====			
382-260-121	RESERVE:FUTURE EQUIP PURCHASES	0.00	
382-270-100	FUND BALANCE	(<u>43,554.85</u>)	
	TOTAL BEGINNING EQUITY	(43,554.85)	
	TOTAL REVENUE	329,181.74	
	TOTAL EXPENSES	<u>166,353.95</u>	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	162,827.79	
	TOTAL EQUITY & FUND BALANCE		<u>119,272.94</u>
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		189,397.12
=====			

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2023

384-FLEET REPLACEMENT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
384-100-102	CLAIM ON POOLED CASH	609,267.52
384-100-104	CAPITAL EQUIP ACCT 2139517	0.00
384-100-105	SIGNATURE BANK EQUIP (ESCROW)	0.00
384-100-106	FROST LEASING ESCROW 010597724	0.00
384-100-107	UMB BANK CLAYTON HOLDINGS	0.00
384-100-108	2018 FLEET/EQUIP TEXSTAR 20180	231,663.55
384-100-109	GOVERNMENT CAPITAL CORP	0.00
384-100-110	US BANCORP GOVERNMENT LEAS	0.00
384-100-111	US BANCORP GOV ESCROW	0.00
384-120-103	MISC ACCOUNTS RECEIVABLE	0.00
384-140-100	PREPAID CAP LEASE	0.00
384-150-100	BOND ISSUANCE COSTS	0.00
384-160-206	FIXED ASSETS-WORK IN PROGRESS	0.00
384-160-320	MACHINERY & EQUIPMENT	8,286,744.68
384-170-100	CURRENT YR RES FOR ENCUMBRANCE	(4,394,484.46)
384-170-101	PRIOR YR RES FOR ENCUMBRANCE	3,865,694.83
384-190-103	ACCUMULATED DEPRECIATION	(6,274,950.69)
		<u>2,323,935.43</u>
TOTAL ASSETS		2,323,935.43
=====		
LIABILITIES		
=====		
384-200-104	ACCRUED INTEREST PAYALBE	0.00
384-200-110	CURRENT YEAR ENCUMBRANCE	(4,340,080.46)
384-200-111	PRIOR YEAR ENCUMBRANCE	3,811,290.83
384-200-500	ACCOUNTS PAYABLE PENDING	2,634.42
384-200-505	DUE TO OTHER FUNDS	0.00
384-210-101	UNAMORT BOND PREMIUM	35,113.49
384-230-103	5.44M COMB SERIES 2015(2.66M)	1,125,000.00
384-230-115	CAPITAL LEASE PAYABLE-CURRENT	0.00
384-230-120	CAP LEASE PAYABLE-NONCURRENT	(131,052.11)
384-230-125	NOTES PAYABLE	1,036,909.12
384-240-101	ACCRUED INTEREST PAYABLE	<u>23,525.58</u>
TOTAL LIABILITIES		<u>1,563,340.87</u>
EQUITY		
=====		
384-270-100	FUND BALANCE	<u>780,673.63</u>
TOTAL BEGINNING EQUITY		780,673.63
TOTAL REVENUE		79,194.51
TOTAL EXPENSES		<u>99,273.58</u>
TOTAL INCREASE/(DECREASE) IN FUND BAL.		(20,079.07)
TOTAL EQUITY & FUND BALANCE		<u>760,594.56</u>
TOTAL LIABILITIES, EQUITY & FUND BALANCE		2,323,935.43
=====		

Attachment E
Sales Tax Tracking Report

Sales Tax Tracking (Total Amount) FY 2023-24

	2020-21	2021-22	2022-23	2023-24	2023-24 Estimated Amount	\$ Difference from Actual to Est. Amt	% from Actual	\$ Difference from Prior Year Amount	% from Pr. Yr. Actual
	Actual	Actual	Actual	Actual					
October	393,127	468,966	1,023,003	1,764,706	2,748,592	(983,886)	-35.8%	741,703	72.5%
November	482,805	581,787	1,242,415	1,428,563	2,866,008	(1,437,445)	-50.2%	186,148	15.0%
December	404,316	475,711	1,743,702		2,535,731				
January	403,476	421,763	1,660,588		2,287,161				
February	552,026	678,554	2,494,516		2,305,614				
March	393,003	503,163	1,900,982		1,857,987				
April	391,521	453,235	688,276		1,732,730				
May	577,092	710,906	3,804,360		1,818,751				
June	493,430	612,055	2,176,802		1,608,504				
July	442,382	849,121	1,964,244		1,435,929				
August	549,608	703,460	2,438,379		1,293,359				
Sept.	468,276	867,785	2,749,238		1,112,833				
	\$ 5,551,064	\$ 7,326,507	\$ 23,886,505	\$ 3,193,269	\$ 23,603,200			\$ 927,852	
	1,387,766	1,831,627	5,971,626						

Sales Tax Tracking (Taylor EDC Portion) FY 2023-24

	2020-21 Actual	2021-22 Actual	2022-23 Actual	2023-24 Actual
October	\$ 98,282	\$ 117,242	\$ 255,751	\$ 441,177
November	\$ 120,701	\$ 145,447	\$ 310,604	\$ 357,141
December	\$ 101,079	\$ 118,928	\$ 435,926	\$ -
January	\$ 100,869	\$ 105,441	\$ 415,147	\$ -
February	\$ 138,007	\$ 169,639	\$ 623,629	\$ -
March	\$ 98,251	\$ 125,791	\$ 475,245	\$ -
April	\$ 97,880	\$ 113,309	\$ 172,069	\$ -
May	\$ 144,273	\$ 177,727	\$ 951,090	\$ -
June	\$ 123,358	\$ 153,014	\$ 544,201	\$ -
July	\$ 110,595	\$ 212,280	\$ 491,061	\$ -
August	\$ 137,402	\$ 175,865	\$ 609,595	\$ -
Sept.	\$ 117,069	\$ 216,946	\$ 687,310	\$ -
	1,387,766	1,831,627	5,971,626	798,317

Sales Tax Tracking (City's Portion) FY 2023-24

	2020-21	2021-22	2022-23	2023-24	2023-24 Estimated Amount	\$ Difference from Actual to Est. Amt	% from Actual	\$ Difference from Prior Year Amount	% from Pr. Yr. Actual
	Actual	Actual	Actual	Actual					
October	294,845	351,725	767,252	1,323,530	2,061,444	(737,914)	-35.8%	556,278	72.5%
November	362,104	436,341	931,811	1,071,422	2,149,506	(1,078,084)	-50.2%	139,611	15.0%
December	303,237	356,784	1,307,777	-	1,901,798				
January	302,607	316,322	1,245,441	-	1,715,371				
February	414,020	508,916	1,870,887	-	1,729,211				
March	294,752	377,372	1,425,736	-	1,393,490				
April	293,641	339,926	516,207	-	1,299,548				
May	432,819	533,180	2,853,270	-	1,364,063				
June	370,073	459,041	1,632,602	-	1,206,378				
July	331,786	636,841	1,473,183	-	1,076,947				
August	412,206	527,595	1,828,784	-	970,019				
Sept.	351,207	650,839	2,061,929	-	834,625				

Cumulative Year -to- Date (City's Portion) FY 2023-24

	2020-21	2021-22	2022-23	2023-24	2023-24 Estimated Amount	\$ Difference from Actual to Est. Amt	% from Actual	\$ Difference from Prior Year Amount	% from Pr. Yr. Actual
	Actual	Actual	Actual	Actual					
October	294,845	351,725	767,252	1,323,530	2,061,444	(737,914)	-35.8%	556,278	72.5%
November	656,949	788,065	1,699,063	2,394,952	4,210,950	(1,815,998)	-43.1%	695,889	41.0%
December	960,186	1,144,849	3,006,840		6,112,749				
January	1,262,794	1,461,171	4,252,281		7,828,119				
February	1,676,813	1,970,087	6,123,168		9,557,330				
March	1,971,566	2,347,459	7,548,905		10,950,820				
April	2,265,207	2,687,385	8,065,111		12,250,368				
May	2,698,026	3,220,565	10,918,381		13,614,431				
June	3,068,099	3,679,606	12,550,983		14,820,809				
July	3,399,885	4,316,447	14,024,166		15,897,756				
August	3,812,091	4,844,041	15,852,950		16,867,776				
Sept.	4,163,298	5,494,880	17,914,879		17,702,400				
% Y-T-D Increase over prior year	12.0%	32.0%	226.0%						

Attachment F
Monthly Investment Report



MONTHLY INVESTMENT REPORT

City of Taylor

NOVEMBER 30, 2023



MEEDER

PUBLIC FUNDS

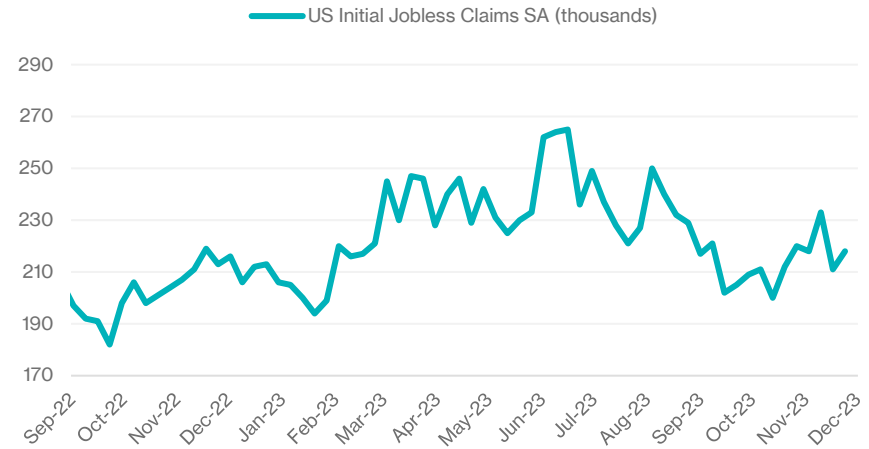
A Fed Pause Turn Into a Fed Pivot?

In November, the Federal Open Market Committee unanimously voted to leave rates unchanged for the second consecutive meeting, leaving the target range for the federal funds rate at 5.25% - 5.50%. Chairman Jerome Powell messaged throughout the month that it is too early to declare an end to rate hikes, much less to speculate when rate cuts will happen. Powell cautioned that “It would be premature to conclude with confidence that we have achieved a sufficiently restrictive stance, or to speculate on when policy might ease”. However, markets still expect rate cuts in 2024 as yields moved lower during the month.

The labor market continues to soften, leading markets to believe we are at the end of the rate hiking cycle. The October US Employment report was softer than expected, showing that the US economy added 150,000 jobs during the month compared to 336,000 in the prior month. Year-over-year wage increases continue to slow, now down to 4.1%, the lowest reading since July 2021. Even though the labor force continues to grow, average hours worked have stalled and are back to pre-pandemic levels. Jobless claims continue to grind higher, and the unemployment rate ticked up to 3.9% from 3.8% previously.

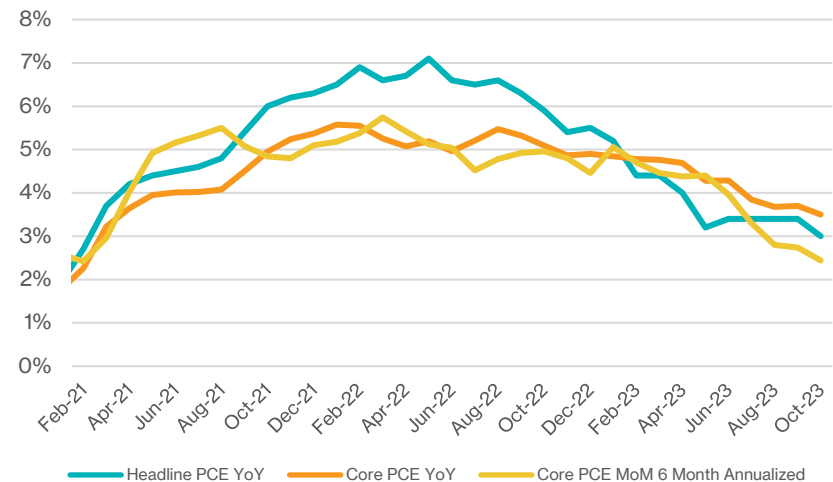
Inflation data continues to weaken as well. The core Personal Consumption Expenditures (PCE) Index, the Federal Reserve’s preferred measure of price inflation, continues to moderate. Data from October showed that inflation slowed to an annual pace of 3.5%, the lowest level since August 2021. Month-over-month, the index increased by just 0.16%, and annualizing the last 6 monthly increases shows consumer prices are increasing at a rate of 2.44%, within striking distance of the Federal Reserve’s target.

Jobless Claims Increasing



SOURCE: BLOOMBERG

Inflation Trending Lower



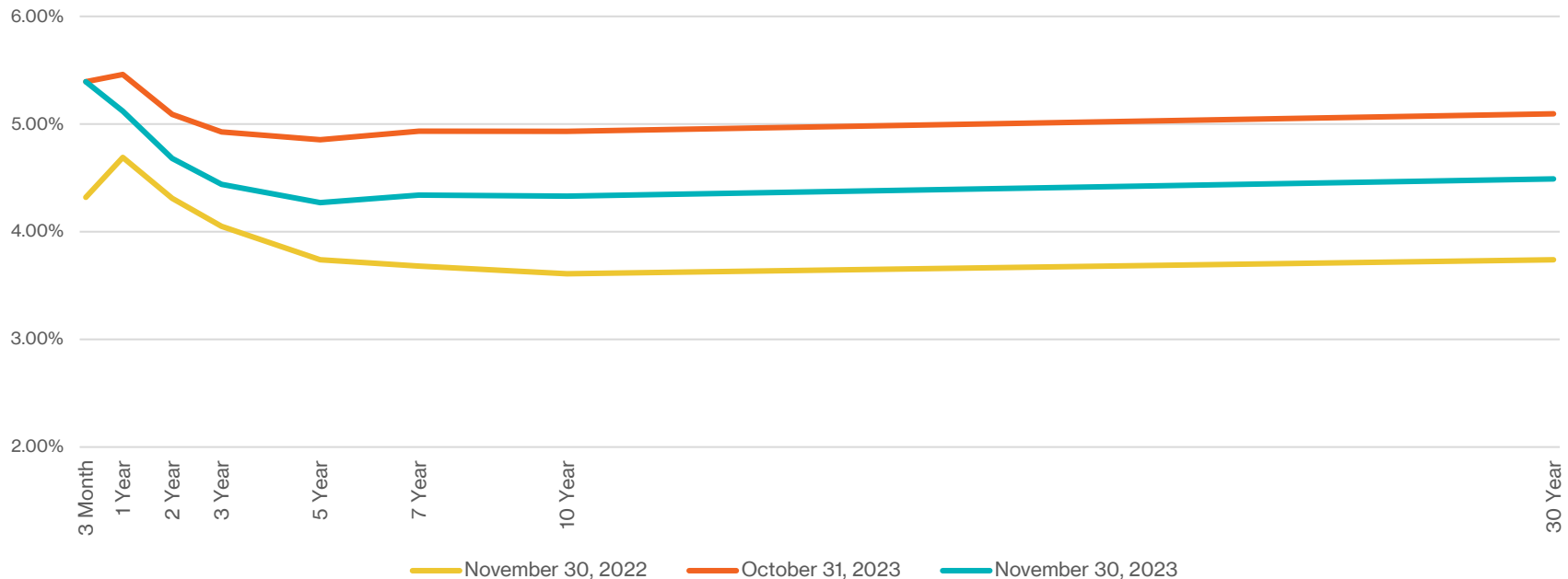
SOURCE: BLOOMBERG

Rates Retreat from October Highs

We are getting closer to the end of the Federal Reserve's historic rate hiking cycle, and markets continue to price in a more aggressive pace of rate cuts. At the end of October, markets were pricing in nearly three rate cuts in 2024. By the end of November, markets had priced in another two rate cuts for a total of five by the end of 2024. This shift in market expectations for monetary policy prompted the 2-year treasury yield to decline by 0.41% to 4.68%. Likewise, long-term bond yields also decreased, as the 10-year treasury declined by 0.60% to 4.33%. The spread between the 2-year and 10-year treasury yield decreased by 0.20% to -0.36%, keeping the curve inverted and signaling lower policy rates ahead.

We will continue to look to add value by picking up incremental yield on high-quality bonds. Rates are still near historic levels not seen since 2007, making this a very attractive time to buy longer maturities and lock in yields.

US Treasury Yield Curve



Your Portfolio

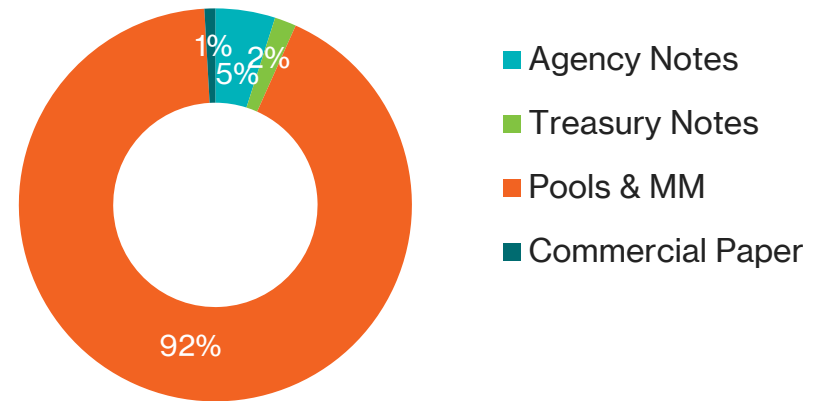
As of November 30, 2023

Your Portfolio Statistics

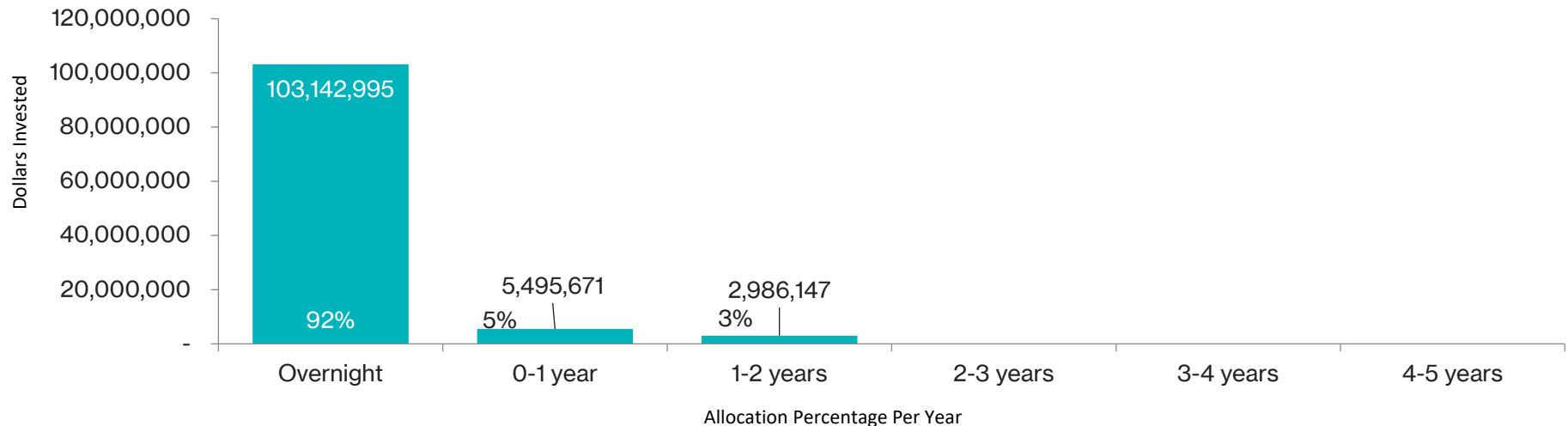
Weighted Average Maturity 0.06 years

Weighted Average Yield (All Funds) 5.39%

Your Asset Allocation



Your Maturity Distribution





City of Taylor, Texas
Portfolio Management
Portfolio Summary
November 30, 2023

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Commercial Paper Disc. -Amortizing	1,000,000.00	999,262.00	999,417.78	0.90	266	4	5.596
Federal Agency Coupon Securities	5,500,000.00	5,425,325.55	5,491,495.77	4.92	757	374	3.560
Treasury Coupon Securities	2,000,000.00	1,963,281.24	1,990,905.32	1.78	768	197	2.704
Texpool	20,251,573.96	20,251,573.96	20,251,573.96	18.14	1	1	5.372
TexStar	2,430,661.67	2,430,661.67	2,430,661.67	2.18	1	1	5.331
Texas Class	80,448,499.58	80,448,499.58	80,448,499.58	72.07	1	1	5.586
Money Market	12,259.64	12,259.64	12,259.64	0.01	1	1	0.400
	111,642,994.85	111,530,863.64	111,624,813.72	100.00%	54	23	5.390
Investments							

Cash and Accrued Interest							
Accrued Interest at Purchase		2,513.20	2,513.20				
Subtotal		2,513.20	2,513.20				
Total Cash and Investments	111,642,994.85	111,533,376.84	111,627,326.92		54	23	5.390

Total Earnings	November 30 Month Ending	Fiscal Year To Date
Current Year	495,305.98	1,005,502.41

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

Jeffrey Wood, Finance Director

Reporting period 11/01/2023-11/30/2023
Data Updated: SET_TAYL: 12/13/2023 16:10
Run Date: 12/13/2023 - 16:10

Portfolio TAYL
AP
PM (PRF_PM1) 7.3.0
Report Ver. 7.3.6.1



M E E D E R
PUBLIC FUNDS

City of Taylor, Texas
Summary by Type
November 30, 2023
Grouped by Fund

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: 2019 Bond Fund						
TexStar	1	1,087,247.50	1,087,247.50	0.97	5.331	1
Subtotal	1	1,087,247.50	1,087,247.50	0.97	5.331	1
Fund: 2022 Debt Non-Tax Supported						
Texas Class	1	6,901,810.04	6,901,810.04	6.18	5.586	1
Subtotal	1	6,901,810.04	6,901,810.04	6.18	5.586	1
Fund: 2022 Debt Tax Supported						
Texas Class	1	9,533,471.10	9,533,471.10	8.54	5.586	1
Subtotal	1	9,533,471.10	9,533,471.10	8.54	5.586	1
Fund: 2022 Tax Supported Limited Tax						
Texas Class	1	5,540,148.25	5,540,148.25	4.96	5.586	1
Subtotal	1	5,540,148.25	5,540,148.25	4.96	5.586	1
Fund: 2023A Tax & Revenue Co						
Texas Class	1	53,845,343.81	53,845,343.81	48.24	5.586	1
Subtotal	1	53,845,343.81	53,845,343.81	48.24	5.586	1
Fund: Airport Fund						
Texpool	1	997,416.29	997,416.29	0.89	5.372	1
Subtotal	1	997,416.29	997,416.29	0.89	5.372	1
Fund: Cemetery Permanent Fund						
Federal Agency Coupon Securities	1	1,000,000.00	1,000,000.00	0.90	0.500	271
Texas Class	1	925.71	925.71	0.00	5.586	1
Texpool	1	384.02	384.02	0.00	5.372	1
TexStar	1	59,989.53	59,989.53	0.05	5.331	1
Subtotal	4	1,061,299.26	1,061,299.26	0.95	0.779	255

City of Taylor, Texas
Summary by Type
November 30, 2023
Grouped by Fund

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: Fleet Replacement Fund						
TexStar	1	231,663.55	231,663.55	0.21	5.331	1
Subtotal	1	231,663.55	231,663.55	0.21	5.331	1
Fund: General Fund						
Money Market	1	12,259.64	12,259.64	0.01	0.400	1
Commercial Paper Disc. -Amortizing	1	1,000,000.00	999,417.78	0.90	5.596	4
Federal Agency Coupon Securities	5	4,500,000.00	4,491,495.77	4.02	4.241	397
Treasury Coupon Securities	2	2,000,000.00	1,990,905.32	1.78	2.704	197
Texas Class	1	3,535,527.68	3,535,527.68	3.17	5.586	1
Texpool	1	17,297,243.12	17,297,243.12	15.50	5.372	1
TexStar	1	1,051,761.09	1,051,761.09	0.94	5.331	1
Subtotal	12	29,396,791.53	29,378,610.40	26.32	5.048	75
Fund: General Capital Fund						
TexStar	1	0.00	0.00	0.00	0.000	0
Subtotal	1	0.00	0.00	0.00	0.000	0
Fund: Special Rev-Tax Increment Fund						
Texpool	1	604,395.95	604,395.95	0.54	5.372	1
Subtotal	1	604,395.95	604,395.95	0.54	5.372	1
Fund: Utility Fund						
Texas Class	1	1,091,272.99	1,091,272.99	0.98	5.586	1
Texpool	1	1,352,134.58	1,352,134.58	1.21	5.372	1
Subtotal	2	2,443,407.57	2,443,407.57	2.19	5.468	1
Total and Average	27	111,642,994.85	111,624,813.72	100.00	5.390	23



City of Taylor, Texas
Fund 19BOND - 2019 Bond Fund
Investments by Fund
November 30, 2023

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20190	10044	TexStar	04/24/2019	1,087,247.50	1,087,247.50	1,087,247.50	5.331	5.257	5.330	1
Subtotal and Average				1,087,247.50	1,087,247.50	1,087,247.50		5.258	5.331	1
Total Investments and Average				1,087,247.50	1,087,247.50	1,087,247.50		5.258	5.331	1

**Fund 22DNTS - 2022 Debt Non-Tax Supported
Investments by Fund
November 30, 2023**

Page 2

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texas Class										
70010	10063	Texas Class	03/29/2022	6,901,810.04	6,901,810.04	6,901,810.04	5.586	5.509	5.585	1
Subtotal and Average				6,901,810.04	6,901,810.04	6,901,810.04		5.509	5.586	1
Total Investments and Average				6,901,810.04	6,901,810.04	6,901,810.04		5.509	5.586	1

**Fund 22DTS - 2022 Debt Tax Supported
Investments by Fund
November 30, 2023**

Page 3

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texas Class										
70009	10062	Texas Class	03/29/2022	9,533,471.10	9,533,471.10	9,533,471.10	5.586	5.509	5.585	1
Subtotal and Average				9,533,471.10	9,533,471.10	9,533,471.10		5.509	5.586	1
Total Investments and Average				9,533,471.10	9,533,471.10	9,533,471.10		5.509	5.586	1

**Fund 22TAX - 2022 Tax Supported Limited Tax
Investments by Fund
November 30, 2023**

Page 4

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texas Class										
70011	10069	Texas Class	09/01/2022	5,540,148.25	5,540,148.25	5,540,148.25	5.586	5.509	5.585	1
Subtotal and Average				5,540,148.25	5,540,148.25	5,540,148.25		5.509	5.586	1
Total Investments and Average				5,540,148.25	5,540,148.25	5,540,148.25		5.509	5.586	1

Fund 23ATAX - 2023A Tax & Revenue Co
Investments by Fund
November 30, 2023

Page 5

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texas Class										
70012	10075	Texas Class	08/17/2023	53,845,343.81	53,845,343.81	53,845,343.81	5.586	5.509	5.585	1
Subtotal and Average				53,845,343.81	53,845,343.81	53,845,343.81		5.509	5.586	1
Total Investments and Average				53,845,343.81	53,845,343.81	53,845,343.81		5.509	5.586	1

**Fund AIR - Airport Fund
Investments by Fund
November 30, 2023**

Page 6

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300019	10007	Texpool	11/01/2017	997,416.29	997,416.29	997,416.29	5.372	5.298	5.372	1
Subtotal and Average				997,416.29	997,416.29	997,416.29		5.299	5.372	1
Total Investments and Average				997,416.29	997,416.29	997,416.29		5.299	5.372	1

Fund CEM - Cemetery Permanent Fund
Investments by Fund
November 30, 2023

Page 7

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Federal Agency Coupon Securities										
3130ANNS5	10058	FHLB Call Note	08/30/2021	1,000,000.00	1,000,000.00	965,003.16	0.500	0.493	0.500	08/28/2024 271
Subtotal and Average				1,000,000.00	1,000,000.00	965,003.16		0.493	0.500	271
Texpool										
300007	10008	Texpool	11/01/2017	384.02	384.02	384.02	5.372	5.298	5.372	1
Subtotal and Average				384.02	384.02	384.02		5.299	5.372	1
TexStar										
22880	10003	TexStar	11/01/2017	59,989.53	59,989.53	59,989.53	5.331	5.257	5.330	1
Subtotal and Average				59,989.53	59,989.53	59,989.53		5.258	5.331	1
Texas Class										
70006	10001	Texas Class	11/01/2017	925.71	925.71	925.71	5.586	5.509	5.585	1
Subtotal and Average				925.71	925.71	925.71		5.509	5.586	1
Total Investments and Average				1,061,299.26	1,061,299.26	1,026,302.42		0.769	0.779	255

Fund FLEET - Fleet Replacement Fund
Investments by Fund
November 30, 2023

Page 8

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
TexStar										
20180	10030	TexStar	08/08/2018	231,663.55	231,663.55	231,663.55	5.331	5.257	5.330	1
Subtotal and Average				231,663.55	231,663.55	231,663.55		5.258	5.331	1
Total Investments and Average				231,663.55	231,663.55	231,663.55		5.258	5.331	1

**Fund GEN - General Fund
Investments by Fund
November 30, 2023**

Page 9

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Commercial Paper Disc. -Amortizing											
22533UZ55	10070	Credit Agricole CP	03/14/2023	999,417.78	1,000,000.00	999,262.00		5.519	5.595	12/05/2023	4
Subtotal and Average				999,417.78	1,000,000.00	999,262.00		5.519	5.596		4
Federal Agency Coupon Securities											
3130AUZC1	10071	FHLB Note	03/14/2023	997,235.64	1,000,000.00	994,206.22	4.625	4.782	4.848	03/14/2025	469
3130AVB84	10072	FHLB Note	03/31/2023	1,005,348.28	1,000,000.00	999,668.56	5.250	4.471	4.533	09/13/2024	287
3130AVYU0	10073	FHLB Note	06/05/2023	993,865.65	1,000,000.00	986,229.80	3.950	4.320	4.380	06/02/2025	549
3130ATUR6	10074	FHLB Note	06/30/2023	995,046.20	1,000,000.00	994,020.82	4.625	5.056	5.126	12/13/2024	378
3130AMT85	10056	FHLB Call Note	06/28/2021	500,000.00	500,000.00	486,196.99	0.400	0.394	0.400	06/28/2024	210
Subtotal and Average				4,491,495.77	4,500,000.00	4,460,322.39		4.183	4.241		396
Treasury Coupon Securities											
912828XT2	10061	T Note	03/28/2022	998,873.23	1,000,000.00	983,515.62	2.000	2.201	2.232	05/31/2024	182
9128286Z8	10066	T Note	06/21/2022	992,032.09	1,000,000.00	979,765.62	1.750	3.135	3.178	06/30/2024	212
Subtotal and Average				1,990,905.32	2,000,000.00	1,963,281.24		2.667	2.704		196
Texpool											
300003	10004	Texpool	11/01/2017	17,297,243.12	17,297,243.12	17,297,243.12	5.372	5.298	5.372		1
Subtotal and Average				17,297,243.12	17,297,243.12	17,297,243.12		5.299	5.372		1
TexStar											
34440	10002	TexStar	11/01/2017	1,051,761.09	1,051,761.09	1,051,761.09	5.331	5.257	5.330		1
Subtotal and Average				1,051,761.09	1,051,761.09	1,051,761.09		5.258	5.331		1
Texas Class											
70008	10048	Texas Class	01/22/2020	3,535,527.68	3,535,527.68	3,535,527.68	5.586	5.509	5.585		1
Subtotal and Average				3,535,527.68	3,535,527.68	3,535,527.68		5.509	5.586		1
Money Market											
60618	10000	Citizens Nat'l Bank MM-Public	11/01/2017	12,259.64	12,259.64	12,259.64	0.400	0.394	0.400		1
Subtotal and Average				12,259.64	12,259.64	12,259.64		0.395	0.400		1
Total Investments and Average				29,378,610.40	29,396,791.53	29,319,657.16		4.979	5.048		74

Fund GENCAP - General Capital Fund
Investments by Fund
November 30, 2023

Page 10

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

Fund SPECREV - Special Rev-Tax Increment Fund
Investments by Fund
November 30, 2023

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300004	10005	Texpool	11/01/2017	604,395.95	604,395.95	604,395.95	5.372	5.298	5.372	1
Subtotal and Average				604,395.95	604,395.95	604,395.95		5.299	5.372	1
Total Investments and Average				604,395.95	604,395.95	604,395.95		5.299	5.372	1

**Fund UTIL - Utility Fund
Investments by Fund
November 30, 2023**

Page 12

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool										
300001	10006	Texpool	11/01/2017	1,352,134.58	1,352,134.58	1,352,134.58	5.372	5.298	5.372	1
Subtotal and Average				1,352,134.58	1,352,134.58	1,352,134.58		5.299	5.372	1
Texas Class										
70007	10047	Texas Class	01/22/2020	1,091,272.99	1,091,272.99	1,091,272.99	5.586	5.509	5.585	1
Subtotal and Average				1,091,272.99	1,091,272.99	1,091,272.99		5.509	5.586	1
Total Investments and Average				2,443,407.57	2,443,407.57	2,443,407.57		5.393	5.468	1



City of Taylor, Texas
Cash Reconciliation Report
For the Period November 1, 2023 - November 30, 2023

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

Trans. Date	Investment #	Fund	Trans. Type	Security ID	Par Value	Security Description	Maturity Date	Purchases	Interest	Redemptions	Cash
11/30/2023	10061	GEN	Interest	912828XT2	1,000,000.00	TNOTE 1.0M 2.00% Mat. 05/31/2024	05/31/2024	0.00	10,000.00	0.00	10,000.00
Subtotal								0.00	10,000.00	0.00	10,000.00
Total								0.00	10,000.00	0.00	10,000.00



City of Taylor, Texas
Interest Earnings
Sorted by Fund - Fund
November 1, 2023 - November 30, 2023
Yield on Beginning Book Value

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Adjusted Interest Earnings			
									Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: 2019 Bond Fund												
20190	10044	19BOND	RR2	1,087,247.50	1,082,504.65	1,087,247.50		5.331	5.331	4,742.85	0.00	4,742.85
			Subtotal	1,087,247.50	1,082,504.65	1,087,247.50			5.331	4,742.85	0.00	4,742.85
Fund: 2022 Debt Non-Tax Supported												
70010	10063	22DNTS	RR3	6,901,810.04	6,870,198.62	6,901,810.04		5.586	5.598	31,611.42	0.00	31,611.42
			Subtotal	6,901,810.04	6,870,198.62	6,901,810.04			5.598	31,611.42	0.00	31,611.42
Fund: 2022 Debt Tax Supported												
70009	10062	22DTS	RR3	9,533,471.10	9,489,806.28	9,533,471.10		5.586	5.598	43,664.82	0.00	43,664.82
			Subtotal	9,533,471.10	9,489,806.28	9,533,471.10			5.598	43,664.82	0.00	43,664.82
Fund: 2022 Tax Supported Limited Tax												
70011	10069	22TAX	RR3	5,540,148.25	5,514,773.49	5,540,148.25		5.586	5.598	25,374.76	0.00	25,374.76
			Subtotal	5,540,148.25	5,514,773.49	5,540,148.25			5.598	25,374.76	0.00	25,374.76
Fund: 2023A Tax & Revenue Co												
70012	10075	23ATAX	RR3	53,845,343.81	53,598,723.47	53,845,343.81		5.586	5.598	246,620.34	0.00	246,620.34
			Subtotal	53,845,343.81	53,598,723.47	53,845,343.81			5.598	246,620.34	0.00	246,620.34
Fund: Airport Fund												
300019	10007	AIR	RRP	997,416.29	993,031.39	997,416.29		5.372	5.372	4,384.90	0.00	4,384.90
			Subtotal	997,416.29	993,031.39	997,416.29			5.372	4,384.90	0.00	4,384.90
Fund: Cemetery Permanent Fund												
300007	10008	CEM	RRP	384.02	382.22	384.02		5.372	5.730	1.80	0.00	1.80
70006	10001	CEM	RR3	925.71	921.51	925.71		5.586	5.545	4.20	0.00	4.20
22880	10003	CEM	RR2	59,989.53	59,727.83	59,989.53		5.331	5.331	261.70	0.00	261.70
3130ANNS5	10058	CEM	FAC	1,000,000.00	1,000,000.00	1,000,000.00	08/28/2024	0.500	0.507	416.67	0.00	416.67

City of Taylor, Texas
Interest Earnings
November 1, 2023 - November 30, 2023

Page 2

											Adjusted Interest Earnings		
CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
Subtotal				1,061,299.26	1,061,031.56	1,061,299.26				0.785	684.37	0.00	684.37
Fund: Fleet Replacement Fund													
20180	10030	FLEET	RR2	231,663.55	230,652.96	231,663.55		5.331	5.331	1,010.59	0.00	1,010.59	
Subtotal				231,663.55	230,652.96	231,663.55				5.331	1,010.59	0.00	1,010.59
Fund: General Fund													
3130AUZC1	10071	GEN	FAC	1,000,000.00	997,056.52	997,235.64	03/14/2025	4.625	4.922	3,854.17	179.12	4,033.29	
3130AVB84	10072	GEN	FAC	1,000,000.00	1,005,917.24	1,005,348.28	09/13/2024	5.250	4.603	4,375.00	-568.96	3,806.04	
3130AVYU0	10073	GEN	FAC	1,000,000.00	993,525.48	993,865.65	06/02/2025	3.950	4.448	3,291.67	340.17	3,631.84	
3130ATUR6	10074	GEN	FAC	1,000,000.00	994,646.70	995,046.20	12/13/2024	4.625	5.203	3,854.16	399.50	4,253.66	
9128286Z8	10066	GEN	TRC	1,000,000.00	990,904.56	992,032.09	06/30/2024	1.750	3.136	1,426.63	1,127.53	2,554.16	
912828XT2	10061	GEN	TRC	1,000,000.00	998,687.50	998,873.23	05/31/2024	2.000	2.223	1,639.34	185.73	1,825.07	
300003	10004	GEN	RRP	17,297,243.12	17,810,641.14	17,297,243.12		5.372	5.341	78,189.52	0.00	78,189.52	
70008	10048	GEN	RR3	3,535,527.68	3,519,334.40	3,535,527.68		5.586	5.598	16,193.28	0.00	16,193.28	
60618	10000	GEN	RR4	12,259.64	12,255.61	12,259.64		0.400	0.400	4.03	0.00	4.03	
34440	10002	GEN	RR2	1,051,761.09	1,047,173.05	1,051,761.09		5.331	5.331	4,588.04	0.00	4,588.04	
3130AMT85	10056	GEN	FAC	500,000.00	500,000.00	500,000.00	06/28/2024	0.400	0.406	166.67	0.00	166.67	
22533UZ55	10070	GEN	ACP	1,000,000.00	995,051.11	999,417.78	12/05/2023		5.339	0.00	4,366.67	4,366.67	
Subtotal				29,396,791.53	29,865,193.31	29,378,610.40				5.036	117,582.51	6,029.76	123,612.27
Fund: Special Rev-Tax Increment Fund													
300004	10005	SPECREV	RRP	604,395.95	601,738.86	604,395.95		5.372	5.372	2,657.09	0.00	2,657.09	
Subtotal				604,395.95	601,738.86	604,395.95				5.372	2,657.09	0.00	2,657.09
Fund: Utility Fund													
300001	10006	UTIL	RRP	1,352,134.58	1,346,190.23	1,352,134.58		5.372	5.372	5,944.35	0.00	5,944.35	
70007	10047	UTIL	RR3	1,091,272.99	1,086,274.77	1,091,272.99		5.586	5.598	4,998.22	0.00	4,998.22	
Subtotal				2,443,407.57	2,432,465.00	2,443,407.57				5.473	10,942.57	0.00	10,942.57
Total				111,642,994.85	111,740,119.59	111,624,813.72				5.393	489,276.22	6,029.76	495,305.98



City of Taylor, Texas
Amortization Schedule
November 1, 2023 - November 30, 2023
Sorted By Fund - Fund

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
 -

Investment #		Maturity Date	Beginning Par Value				Amounts Amortized			
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 11/01/2023	Amount Amortized This Period	Amt Amortized Through 11/30/2023	Amount Unamortized Through 11/30/2023
General Fund										
10070 Credit Agricole CP	GEN	12/05/2023	1,000,000.00	961,282.22	-38,717.78	999,417.78	33,768.89 -4,948.89	4,366.67	38,135.56	-582.22
10071 FHLB Note	GEN	03/14/2025	1,000,000.00 4.625	995,701.21	-4,298.79	997,235.64	1,355.31 -2,943.48	179.12	1,534.43	-2,764.36
10072 FHLB Note	GEN	09/13/2024	1,000,000.00 5.250	1,009,900.00	9,900.00	1,005,348.28	-3,982.76 5,917.24	-568.96	-4,551.72	5,348.28
10073 FHLB Note	GEN	06/02/2025	1,000,000.00 3.950	991,870.00	-8,130.00	993,865.65	1,655.48 -6,474.52	340.17	1,995.65	-6,134.35
10074 FHLB Note	GEN	12/13/2024	1,000,000.00 4.625	993,035.38	-6,964.62	995,046.20	1,611.32 -5,353.30	399.50	2,010.82	-4,953.80
10061 T Note	GEN	05/31/2024	1,000,000.00 2.000	995,078.13	-4,921.87	998,873.23	3,609.37 -1,312.50	185.73	3,795.10	-1,126.77
10066 T Note	GEN	06/30/2024	1,000,000.00 1.750	972,187.50	-27,812.50	992,032.09	18,717.06 -9,095.44	1,127.53	19,844.59	-7,967.91
Subtotal				6,919,054.44	-80,945.56	6,981,818.87	56,734.67 -24,210.89	6,029.76	62,764.43	-18,181.13
Total				6,919,054.44	-80,945.56	6,981,818.87	56,734.67 -24,210.89	6,029.76	62,764.43	-18,181.13



City of Taylor, Texas
Projected Cashflow Report
Sorted by Monthly
For the Period December 1, 2023 - June 30, 2024

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
December 2023										
12/02/2023	10073	GEN	3130AVYU0	Interest	FHLB Note	0.00	0.00	0.00	19,750.00	19,750.00
12/05/2023	10070	GEN	22533UZ55	Maturity	Credit Agricole CP	1,000,000.00	961,282.22	1,000,000.00	0.00	1,000,000.00
12/13/2023	10074	GEN	3130ATUR6	Interest	FHLB Note	0.00	0.00	0.00	23,125.00	23,125.00
12/28/2023	10056	GEN	3130AMT85	Interest	FHLB Call Note	0.00	0.00	0.00	1,000.00	1,000.00
12/28/2023	10056	GEN	3130AMT85	Call	FHLB Call Note	500,000.00	500,000.00	500,000.00	0.00	500,000.00
12/31/2023	10066	GEN	9128286Z8	Interest	T Note	0.00	0.00	0.00	8,750.00	8,750.00
Total for December 2023						1,500,000.00	1,461,282.22	1,500,000.00	52,625.00	1,552,625.00
February 2024										
02/28/2024	10058	CEM	3130ANNS5	Interest	FHLB Call Note	0.00	0.00	0.00	2,500.00	2,500.00
02/28/2024	10058	CEM	3130ANNS5	Call	FHLB Call Note	1,000,000.00	1,000,000.00	1,000,000.00	0.00	1,000,000.00
Total for February 2024						1,000,000.00	1,000,000.00	1,000,000.00	2,500.00	1,002,500.00
March 2024										
03/13/2024	10072	GEN	3130AVB84	Interest	FHLB Note	0.00	0.00	0.00	26,250.00	26,250.00
03/14/2024	10071	GEN	3130AUZC1	Interest	FHLB Note	0.00	0.00	0.00	23,125.00	23,125.00
Total for March 2024						0.00	0.00	0.00	49,375.00	49,375.00
May 2024										
05/31/2024	10061	GEN	912828XT2	Maturity	T Note	1,000,000.00	995,078.13	1,000,000.00	10,000.00	1,010,000.00
Total for May 2024						1,000,000.00	995,078.13	1,000,000.00	10,000.00	1,010,000.00
June 2024										
06/02/2024	10073	GEN	3130AVYU0	Interest	FHLB Note	0.00	0.00	0.00	19,750.00	19,750.00
06/13/2024	10074	GEN	3130ATUR6	Interest	FHLB Note	0.00	0.00	0.00	23,125.00	23,125.00
06/28/2024	10056	GEN	3130AMT85	Maturity	FHLB Call Note	500,000.00	500,000.00	500,000.00	1,000.00	501,000.00
06/30/2024	10066	GEN	9128286Z8	Maturity	T Note	1,000,000.00	972,187.50	1,000,000.00	8,750.00	1,008,750.00
Total for June 2024						1,500,000.00	1,472,187.50	1,500,000.00	52,625.00	1,552,625.00
GRAND TOTALS:						5,000,000.00	4,928,547.85	5,000,000.00	167,125.00	5,167,125.00

Disclosures



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Meeder Public Funds

Barton Oaks Plaza I
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Austin, Texas
78746

866.633.3371



City Council Meeting January 11, 2024 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 3
Agenda Title: Consider approving Resolution R24-04 approving the City Investment Policy and Investment Strategy

Council Action to be taken: Approve Resolution R24-04

Department Submitted: Finance Department

Staff Contact: Jeffrey Wood, Chief Financial Officer

1. PURPOSE/DESCRIPTION

The purpose of Resolution R24-04 is to have the Council review and approve the City's Investment Policy and Strategy.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Chapter 2256 of the Government Code requires that Municipal Governments annually review and adopt an Investment Policy and Strategy.

The City's current Investment Policy and Strategy was initially presented to City Council by our investment advisor Linda Patterson and approved by Council on January 11, 2018 and amended to change the maximum maturity of commercial paper on January 9, 2020. The policy and strategy is reviewed and approved annually as part of the consent agenda, often with no changes.

At this time, staff and our investment advisor are recommending one change to the Investment Policy and Strategy. This change is:

- Updated the list of approved broker/dealers in Attachment A of the Investment Policy.

Approval of Resolution R24-04 will satisfy the annual review and approval requirements set forth in the Government Code.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Policy clearly defines the investment and strategy guidelines in order to achieve the City's goals of safety, liquidity, diversification and yield • This investment policy satisfies the statutory requirements of the Public Funds Investment Act (Chapter 2256, Texas Government Code)	

4. RECOMMENDATION

Staff has reviewed the current Investment Policy and Strategy and are recommending Council approve the policy with the change indicated.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

3a [Resolution R24-04](#)

RESOLUTION NO. R24-04

A RESOLUTION REVIEWING AND ADOPTING REVISIONS TO THE INVESTMENT POLICY REGARDING FUNDS FOR THE CITY OF TAYLOR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the Public Funds Investment Act, Chapter 2256, Texas Government Code, the City Council of the City of Taylor, Texas by resolution adopted an investment policy; and

WHEREAS, Section 2256.005, Tex. Gov't Code requires the City Council to review the investment policies and investment strategies not less than annually and to adopt a resolution stating the review has been completed and recording any changes made to either the investment policies or investment strategies.

WHEREAS, the previous Investment Policy and Strategy was last reviewed and approved by the City Council pursuant to Resolution R23-01 on January 12, 2023.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

SECTION 1.0 That the City of Taylor Investment Policy and Strategy attached hereto as Exhibit "A" is hereby adopted and shall govern the investment policies and investment strategies for the City.

SECTION 2.0 That the City Council has adopted the following changes in the Investment Policy:

- Attachment A of the Investment Policy has been updated to reflect the current list of approved broker/dealers as recommended by our investment advisor.

SECTION 3.0 The Chief Financial Officer of the City is hereby authorized and directed to carry out the provisions of such Investment Policy as the Investment Officer.

INTRODUCED, PASSED AND APPROVED by the City Council on the 11th day of January, 2024.

Brandt Rydell, Mayor

ATTEST

Dianna McLean, City Clerk

R24-04 Exhibit A



INVESTMENT POLICY AND STRATEGY

CITY OF TAYLOR TEXAS

January 11, 2024

I. PURPOSE

A. Purpose

This investment policy satisfies the statutory requirements of the Public Funds investment Act (Chapter 2256, Texas Government Code) and shall be reviewed and adopted by the City Council at least annually. This Policy sets forth the investment and strategy guidelines in order to achieve the City's goals of safety, liquidity, diversification and yield, and preserve the public trust. It sets forth policy and procedures to enhance opportunities for prudent investment.

It is the policy of the City that the administration of its funds and the investment of those funds shall be handled as its highest public trust. Investments shall be made in a manner which provides the maximum security of principal through risk management and diversification while meeting the daily cash flow needs of the City and conforming to all applicable state and City statutes. The receipt of a market rate of return will be secondary to the requirements for safety and liquidity. The earnings from investment will be used in a manner that best serves the interests of the City.

B. Scope

This Investment Policy applies to all investment activities of the City and to all assets of all funds of the City of Taylor at the present time and any funds received in the future, *excluding the Employee Retirement Trust and the deferred compensation plan*. Any funds held in custody by the City of Taylor shall be administered in accordance with the provisions of these policies unless expressly prohibited by law. This Policy establishes guidelines for Council designated investment officers who invest City funds and establishes controls, reporting and review requirements. Bond funds (as defined by the Internal Revenue Service) shall be managed under this policy and in accordance with their governing resolution and all applicable State and Federal law.

II. INVESTMENT OBJECTIVES

A. Safety of Principal

The primary objective of all investment activity is the preservation of capital and the safety of principal in the overall portfolio. Each investment transaction shall seek to ensure first that capital losses are avoided, whether they are from securities defaults or erosion of market value.

B. Maintenance of Adequate Liquidity

The investment portfolio will remain sufficiently liquid to meet the cash flow requirements that might be reasonably anticipated. Liquidity shall be achieved by matching investment maturities with forecasted cash flow requirements, investing in securities with active secondary markets, and maintaining appropriate portfolio diversification. A reasonable liquidity buffer for unanticipated expenses will be maintained.

C. Diversification

The policy of the City of Taylor will be to diversify its portfolio. This will be done to spread the risk of loss resulting from any concentration of assets in a specific maturity, a specific issuer or a specific market sector of investments. Investments of the City shall always be selected for stability of income and reasonable liquidity through active secondary markets.

D. Yield

Consistent with federal and state law, it will be the objective of the Investment Officer(s) to earn a reasonable market yield within the constraints of safety and liquidity. Benchmarks of the one-year Treasury Bills are established to measure risk and yield.

E. Maturity

Portfolio maturities will be staggered, if market conditions are favorable, in a way to achieve the best available yield and interest while providing the necessary liquidity to meet the City's cash needs. The maximum allowable stated final maturity of any individual investment owned by the City will be five years and the maximum dollar weighted average maturity will be two years.

1. Sale of Securities before Maturity

The City Investment Officer(s) may sell securities before maturity if:

- a. market conditions present an opportunity for the City to benefit from sale;
- b. funds are urgently needed to meet unforeseen expenses, even if there is a loss of interest and/or principal due to the sale;
- c. a security has lost its minimum required credit rating as an authorized investment.
[Sec. 2256.02], or
- d. a brokered certificate of deposit security loses its FDIC insurance.

F. Quality and Capability of Investment Management

It is the City's policy to provide the training required by the Public Funds Investment Act, Sec. 2256.008 for the Investment Officer(s) through courses and seminars offered by professional organizations and associations in order to insure the quality and capability of the City's Investment Officer(s) in making investment decisions. The Council will approve the authorized training sources.

The City may contract with a non-discretionary, SEC registered investment adviser to assist in management of the portfolio(s) and such investment adviser may act as an Investment Officer of the City, if so designated.

III. INVESTMENT STRATEGY

A. General Strategies

In conjunction with the annual policy review, the City Council shall review the investment strategy for each of the City's fund types. The investment strategy must describe the investment objectives for each fund type according to the following priorities:

1. investment suitability,
2. preservation and safety of principal,
3. liquidity,
4. marketability prior to maturity of each investment,
5. diversification, and
6. yield

In order to minimize risk of loss due to interest rate fluctuations, investment maturities will not exceed the anticipated cash flow requirements of the funds except recognized long-term or reserve funds.

The City may commingle the funds from various portfolios for investment purposes. If commingled, the unique needs of all the funds will be considered and met. The total portfolio shall have a maximum weighted average maturity of two years and a maximum maturity of five years.

B. Investment Strategies by Fund Type

Investment strategies by general fund-type follow. Sub-portfolios are created which reflect these fund types.

1. General Operating Funds

General operating funds are controlled by monthly liability needs and require short-term liquidity to meet upcoming liabilities. Diversified investment maturities shall match anticipated monthly cash flow based on the anticipated needs of the City. Short-term investment pools, money market mutual funds or bank deposits shall provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments. A small liquidity buffer can be used to meet unanticipated needs. Marketable securities with active and efficient secondary markets and high credit quality are used in the event of an unanticipated cash requirement.

The dollar weighted average days to maturity for the operating fund portfolio shall equal to or less than two years and the maximum allowable maturity shall be five years. The Investment Officers will monitor and manage the average days to maturity.

2. Bond Proceeds

Bond proceeds used for construction programs have reasonably predictable draw down schedules, therefore investment maturities shall generally follow anticipated cash flow requirements. Because of the potential for variance from the anticipated draw down schedule and actual expenditures most investment securities shall have active and efficient secondary markets. Investment pools and money market mutual funds shall provide readily available funds generally equal to one month's anticipated cash flow needs or as a competitive yield alternative for short term fixed maturity investments. A singular 'flex' repurchase agreement may be utilized with disbursements allowed as necessary to satisfy any expenditure request.

Market conditions and the arbitrage regulations may influence choices for investments. Generally, the City will attempt to meet or exceed the applicable arbitrage yield for the bond issue. If the arbitrage yield cannot be exceeded, then concurrent market conditions will determine the investments. At no time shall the anticipated expenditure schedule be exceeded in an attempt to bolster yield.

3. Repair and Replacement Funds

The investment maturity of repair and replacement funds shall generally be limited to the anticipated cash flow requirement of the budgeted project schedule. Market conditions and the anticipated spending schedule shall determine the investment strategy. Investment securities shall be diversified and sufficiently liquid to cover the unpredictability of emergency repairs.

4. Debt Service Funds

Debt service funds shall be invested to ensure adequate funding for each consecutive debt service payment. The Investment Officer shall invest in such a manner as not to exceed an "un-funded" debt service date. The predictability of each payment guides the investment.

5. Bond Reserve Funds

Bond reserve funds have no anticipated expenditures. The funds are deposited to provide annual debt service payment protection to the City's bondholders. The funds are "returned" to the City at the final debt service payment. Maturities shall generally not exceed the call provisions of the bond issue to reduce the investment's market risk if the City calls the bonds with a need for the reserve fund to be liquidated. No investment maturity shall exceed five years or the final maturity of the bond issue.

Bond resolution constraints and insurance company restrictions create issue-specific considerations in addition to the Investment Policy. Specific maturity and average life limitations will guide investments.

6. Operating Reserve Funds

The operating reserve funds are essentially City savings. Reductions are generally not anticipated. Therefore, the predictability of the cash requirements of other City funds will govern the appropriate maturity mix. Market conditions, City financial condition and risk/return analysis may adjust the strategy.

7. Fiduciary Funds

Fiduciary Funds are used to report assets held in a trustee or agency capacity for others. The funds principal therefore cannot be used to support the City's programs. Since the purpose of these funds is for investment only, market conditions and risk/return analysis may adjust the strategy to the maximum maturity of five years.

IV. AUTHORIZED INVESTMENTS

A. Authorized Investments

City funds, governed by this Policy, shall be invested only in investments authorized by this Policy. Investments described below are authorized and further described by the Public Funds Investment Act (Chapter 2256, Texas Government Code). All securities shall be purchased on a competitive basis.

1. Obligations of the United States, its agencies and instrumentalities, excluding all mortgage-backed securities, with a stated final maturity not to exceed five years.
2. Other obligations, the principal and interest on which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities.
3. Obligations of any US states, agencies, counties, cities, and other political subdivisions of any state having been rated not less than "A" or equivalent by a nationally recognized investment rating firm and a maximum stated maturity of five years.
4. Fully collateralized repurchase agreements having a defined termination date, placed through a primary government securities dealer, as defined by the Federal Reserve, or a bank domiciled in Texas, and secured in accordance with this Policy. The term includes direct security repurchase agreements and reverse repurchase agreements under a master repurchase agreement.
5. Fully insured or collateralized depository certificates of deposit issued by State and national banks domiciled in Texas and collateralized in accordance with this Policy and governed.
6. AAA-rated, SEC registered money market mutual funds in compliance with SEC Rule 2a-7 which strive to maintain a \$1 stable net asset value.
7. Local government investment pools which strive to maintain a \$1 net asset value as further defined in Section 2256.016 of the Texas Government Code.
8. A1/P1 or equivalent rated commercial paper with a stated maturity of 270 days or fewer from the date of purchase
9. FDIC insured brokered certificates of deposit securities from a bank in any US state, delivered versus payment to the City's safekeeping agent, not to exceed one year to maturity. Before purchase, the Investment Officer or Adviser must verify the FDIC status of the bank on www.fdic.gov to assure that the bank is FDIC insured.
10. Fully insured or collateralized interest-bearing depository accounts in any bank doing business in Texas.

V. INTERNAL CONTROLS

The City shall seek to control the risk of loss due to the failure of a security issuer or grantor. Such risk shall be controlled by investing only in the safest types of securities as defined in the Policy; by qualifying the broker, dealer, and financial institution with whom the City will transact, by collateralization as required by law; and through portfolio diversification by maturity and type.

A. Delivery versus Payment (DVP)

The purchase of all securities shall be executed "delivery versus payment" (DVP) through the City's depository or safekeeping agent. By so doing, City funds are not released until the City has received, through the safekeeping agent, the securities purchased. To perfect DVP, the city's depository or safekeeping agent as a broker/dealer.

B. Loss of Required Credit Rating

The Investment Officer or Investment Adviser shall monitor, on no less than a weekly basis, the credit rating on all authorized investments in the portfolio requiring ratings, based upon independent information from a nationally recognized rating agency. If any security falls below the minimum rating required by Policy, the Investment Officer or Adviser shall notify the City Manager of the loss of rating, conditions affecting the rating and possible loss of principal with liquidation options available, within a reasonable time after the loss of the required rating. Liquidation shall be made on a prudent basis.

C. Monitoring FDIC Insurance

The Investment Officer or Investment Adviser shall monitor, on no less than a weekly basis, the status and ownership of all banks issuing brokered CDs owned by the City based upon information from the FDIC. If any bank has been acquired or merged with another bank in which brokered CDs are owned, the Investment Officer or Adviser shall immediately liquidate any brokered CD which places the City above the FDIC insurance level.

D. Diversification by Investment Type

The City's Portfolio shall be diversified to eliminate the risk of loss resulting from the concentration of assets in a specific maturity, a specific issuer, or a specific class of investments. Investments of the City shall always be selected that provide for stability of income and reasonable liquidity.

Bond proceeds may be invested in a single flex repurchase agreement or SLUG if the Investment Officer determines that such an investment is reasonable or is necessary to comply with Federal arbitrage restrictions.

E. Diversification by Investment Maturity

To minimize risk of loss due to interest rate fluctuations, investment maturities will not exceed the anticipated cash flow requirements of the funds. Portfolios will be laddered to address known monthly liabilities.

F. Ensuring Liquidity

Liquidity shall be achieved by anticipating cash flow requirements, by investing in securities with active secondary markets and by investing in eligible money market mutual funds, local government investment pools and interest-bearing bank accounts.

A security may be liquidated to meet unanticipated cash requirements, to re-deploy cash into other investments expected to outperform current holdings, or otherwise to adjust the portfolio.

VI. COLLATERALIZATION

Consistent with the requirements of State law, the City requires all time and demand deposits to be in Texas banks and to be federally insured or collateralized with eligible securities. Financial institutions serving as City Depositories will be required to sign a Depository Agreement with the City and the custodian of pledged securities. The Agreement will be executed in compliance with FIRREA. The portion of the Agreement shall define the City's rights to the collateral in the event of default, bankruptcy, or regulatory closing and shall establish a perfected security interest in compliance with the FIRREA regulations:

1. Agreement must be in writing;
2. Agreement has to be executed by the Depository and the City contemporaneously with the acquisition of the asset;
3. Agreement must be approved by resolution of the Bank Board of Directors or the bank loan committee and a copy of the meeting minutes must be delivered to the City;
4. Agreement must be part of the Depository's "official record" continuously since its execution.

Repurchase agreements must also be secured in accordance with State law. Each counter party to a repurchase transaction is required to sign a copy of the Public Securities Association Master Repurchase Agreement as approved by the City. An executed copy of this Agreement must be on file before the City will enter into any transactions with a counter party. All Master Repurchase Agreements must be approved by the Administrative Policy Committee.

All securities pledged to the City for these deposits shall be held by an independent third-party institution outside the holding company of the pledging bank.

In order to anticipate market changes and provide a level of additional security for all funds, the market value of the collateral will be maintained at 102% of total principal and accrued interest. The depository will be responsible for monitoring and maintaining the collateral and margins daily. The custodian or pledging bank will provide monthly reports to the City detailing the collateral and including current market values.

A. Allowable Collateral

Acceptable collateral for deposits and repurchase agreements shall include only:

1. obligations of the U.S. Government, its agencies and instrumentalities, including mortgage-backed securities and CMO passing the bank test,
2. US state and local obligations rated A or better,
3. Irrevocable letters of credit from FHLB Banks (for time and demand deposits only).

Preference will be given to pledged securities.

B. Collateral Levels

1. Time and Demand Deposits

The market value of the principal portion of collateral pledged for time and demand deposits must, at all times, be equal to or greater than 102% of the total deposit, less the applicable level of FDIC insurance.

2. Repurchase Agreements

The market value of the principal portion of collateral owned under the repurchase agreement must, at all times, be equal to or greater than 102% of the total outstanding repurchase agreement amount.

C. Monitoring Collateral Adequacy

1. Time and Demand Deposits

The City shall require monthly reports with market values of pledged securities from all financial institutions/custodians holding City time and demand deposits. . The Investment Officers will monitor adequacy of collateralization levels to verify market values and total collateral positions.

2. Repurchase Agreements

Daily monitoring by the provider and Investment Officers of market values of all underlying securities purchased for City repurchase transactions is required.

D. Additional Collateral and Securities

1. Time and Demand Deposits

If the collateral pledged falls below the total value of the deposit less FDIC insurance, the institution will take action or will be notified by the Investment Officers and be required to pledge additional securities no later than the end of the next succeeding business day.

2. Repurchase Agreements

If the value of the securities underlying a repurchase agreement falls below the margin maintenance levels specified above, the provider will immediately provide additional securities.

E. Safekeeping of City Owned Securities

1. Safekeeping Agreement

The City shall contract with its depository or another bank for the safekeeping of securities owned by the City.

2. Safekeeping of Time and Demand Deposit Collateral

All collateral securing time and demand deposits shall be held by a third-party banking institution acceptable to the City.

3. Safekeeping of Repurchase Agreement Securities

The securities purchased under repurchase agreements must be delivered to a third-party custodian approved by the City.

VII. INVESTMENT ADVISORS AND BROKER/DEALERS

Investment selection for all funds shall be based on legality, appropriateness, liquidity, and risk/return considerations. All City investment portfolios shall be pro-actively managed to enhance interest income.

Non-discretionary Investment Advisors shall adhere to the spirit, philosophy and specific term of this Policy and shall invest within the same "Standard of Care." Investment broker/dealers shall adhere to the spirit, philosophy and specific term of this Policy and shall avoid recommending or suggesting transactions outside that "Standard of Care."

Selection of brokers/dealers must be registered with the Texas State Securities Commission, the Securities Exchange Commission, and the Financial Industry Regulatory Association (FINRA) or their successors.

Selection of Investment Advisors and broker/dealers will be performed by the Investment Officer. The Investment Officer will establish criteria to evaluate Investment Advisors and broker/dealers, including:

1. Adherence to the City's policies and strategies;
2. Investment performance and transaction pricing within accepted risk constraints;
3. Responsiveness to the City's request for services, information and open communication;
4. Understanding of the inherent fiduciary responsibility of investing public funds;
5. Similarity in philosophy and strategy with the City's objectives

The City Council will adopt the list of authorized broker/dealers proposed by the Investment Officer at least annually. The list is attached as Attachment A to the Investment Policy.

Broker/dealers shall provide timely transaction confirmations and monthly portfolio reports. Investment Advisors shall provide complete monthly and quarterly reports. Both will receive a copy of the City Investment Policy whenever material changes are made.

Local government pools in which the City participates shall be presented a written copy of this Investment Policy. The pool shall execute a written instrument substantially to the effect that the pool has received and reviewed this Investment Policy and acknowledged that the pool has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities with the City.

VIII. INVESTMENT OFFICERS RESPONSIBILITY AND CONTROLS

A. Authority to Invest

The Chief Financial Officer shall be designated by City Council resolution as the "Investment Officer" of the City. The Investment Officer is authorized to create investment accounts, deposit, withdraw, invest, transfer, execute documentation, and otherwise invest City funds according to this Policy. In his/her absence, the Deputy Chief Financial Officer and/or Senior Accountant may serve as Investment Officer and are subject to the same training requirements and must adhere to the requirements set forth in this Policy. The Investment Officer may invest through the non-discretionary Investment Adviser.

The Investment Officer shall attend at least one training session within twelve months of assuming these duties that addresses investment controls, security risks, strategy risk, market risks, and compliance with the Public Funds Investment Act.

B. Investment Officer Required Training

All designated Investment Officers shall:

1. Attend ten (10) hours of training within 12 months after designation as Investment Officer from an independent source approved by the City Council. Instruction will include the Investment Officer's legal responsibilities; and
2. Attend eight (8) hours of investment training session not less than once in a two fiscal year period relating to investment responsibilities from an independent source approved by the City Council.

C. Standard of Care

The standard of care shall be the "prudent person rule" and shall be applied in the context of managing the overall portfolio within the applicable City and legal constraints. The Prudent Person Rule states:

Investments shall be made with judgment and care, under circumstances then prevailing, that a person of prudence, discretion and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.

In determining whether an investment officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

1. The investment of all funds over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and
2. Whether the investment decision was consistent with the written investment policy of the City

D. Liability of City Investment Officer

The City Investment Officer is not responsible for any loss of City funds through the failure or negligence of a depository. An Investment Officer who acts as a prudent person as defined in Section VIII. C, and in good faith and in accordance with the provisions of this Investment Policy shall not be personally liable for any loss of City funds. The Investment Officer is not released from responsibility for a loss resulting from the official misconduct or gross negligence of the Investment Officer, including misappropriation of funds.

E. Personnel Authorized to Transact Investment Transactions

All investment transactions and directions concerning collateral levels and substitutions shall be made by the designated Investment Officer(s) and documented fully. Complete monthly reports shall be provided to the City Manager and City Council reporting all transactions.

F. Standards of Ethics

The designated Investment Officer shall adhere to City's Code of Conduct. Additionally, the Investment Officer shall file with the Texas Ethics Commission and the City Council a statement disclosing any personal business relationship as defined in the Public Funds Investment Act (2256.005(i)) with any entity seeking to sell investments to the City with which relationships exist within the second degree by affinity or consanguinity to the Investment Officer.

G. Establishment of Internal Controls

The Chief Financial Officer will oversee the maintenance of a system of internal controls over the investment activities of the city in accordance with this Policy.

IX. REPORTING

A. Monthly and Quarterly Reports

Investment performance will be monitored and evaluated by the Investment Officer(s). The Investment Officer(s) will provide monthly and quarterly comprehensive reports in accordance with the Public Funds Investment Act. The Investment Officer(s) shall sign each quarterly report with a statement of compliance. At a minimum the investment reports shall:

1. Describe in detail all the investment positions of the City,
2. State the reporting period beginning market value; additions or changes to the market value during the period and ending market value for the period of each portfolio or sub-portfolio,
3. State the maturity date of each investment security,
4. State the fund for which each investment security was purchased, and
5. Detail earnings for the period and summarize allocations.

Market prices will be obtained from independent sources.

B. Annual Report and Audit

The City, in conjunction with its annual financial audit, shall perform a compliance audit of management controls on investments and adherence to the City's Investment Policy and Strategies.

X. REVIEW AND AMENDMENT

The City of Taylor City Council shall review its investments policy and investment strategies on no less than an annual basis. It shall be the duty of the Investment Officer to notify the City Council of any significant changes proposed in investment methods or procedures prior to their implementation. The resolution adopting the Policy and Strategies of the City shall note all changes made to the Policy and Strategies.

ATTACHMENT A

APPROVED BROKER/DEALER LIST

CITY OF TAYLOR

January 11, 2024

The following firms are in compliance with the City's Investment Policy requirements and are in good standing with the Securities and Exchange Commission and State of Texas.

Academy Securities ²	MarketAxess Corporation
Bank of America/Merrill Lynch ¹	Mizuho Securities ¹
Barclays Capital Inc. ¹	Moreton Capital Markets
Blaylock Van, LLC ²	Morgan Stanley ¹
BMO Capital Markets ¹	Multi-Bank Securities ²
BNY Capital Markets	Oppenheimer
BOK Financial	Piper Sandler & Co
Brean Capital	PNC Capital Markets LLC
Cantor Fitzgerald & Co. ¹	Raymond James
CastleOak Securities ²	RBC Securities ¹
D.A. Davidson	Rice Financial
Daiwa Capital Markets ¹	Robert W. Baird
FHN Financial	Santander US Capital Markets ¹
Goldman Sachs & Co. ¹	Siebert Williams Shank ²
Great Pacific ²	Stephens Inc
Hilltop Securities	Stifel Nicolaus
Huntington Bank	StoneX Group Inc.
InspereX (formerly InCapital)	TD Securities ¹
Jefferies ¹	TRUIST Securities Inc. (formally Suntrust)
JPMorgan Securities ¹	UBS Financial ¹
Keybanc Capital Markets	UMB Financial Services
Loop Capital Markets	Wells Fargo ¹

Note: Direct issuers of CP and CDs are considered to be approved counterparties if approved as an issuer.

¹ Primary Government Securities Dealer

² Minority, Woman owned, or Service Disabled-Veteran owned Enterprise



City Council Meeting January 11, 2024 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 4

Agenda Title: Consider Resolution R24-01, authorized Signatories who will be authorized to execute contractual documents and request for payment forms requesting funds approved in the CDBG-MIT Resilient Communities Program through the General Land Office.

Council Action to be taken: Approve the Resolution.

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Deputy City Manager

1. PURPOSE/DESCRIPTION

The purpose of this will be to authorize signers for contractual documents and request for payment forms in connection with the CDBG-MIT Resilient Community Program grant.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City of Taylor applied for CDBG-MIT Resilient Communities Program (RCP) through the General Land Office (GLO) back in the first quarter of 2023. Council approved the submission of the application at the February 9, 2023 meeting.

The RCP grant will provide an estimated \$300k to the City of Taylor. The funds will be used to help fund a sidewalk & trails master plan along with an ADA transition plan. There is no required match for this grant.

The City of Taylor was selected for funding through this program. Now the Council must pass this resolution to provide for who will sign documents for this grant. Per the resolution for contractual documents, the Mayor, City Manager and Deputy City Manager would be authorized to execute contractual documents. The Mayor, City Manager, Deputy City Manager and Chief Financial Officer will be authorized to execute the request for payment form documents required to request funds through the General Land Office.

This is the first step to getting started with this project. There are some additional startup documents with the General Land Office that will need to be completed prior to starting the plan.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Starts the process to allow for us to receive \$300k from GLO • Pays for sidewalk and trails plans. • No match requirements	• Additional paperwork and plan requirements we will need to meet to receive the funding

4. RECOMMENDATION

Approve the Resolution.

5. FUNDING SOURCE

Funding from grant. No match requirement.

6. TIMELINE

January 2024 Finish up paperwork with GLO

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

4a. [Resolution R24-01](#)

4b. [Signatory sheet](#)

RESOLUTION NO. R24-01

A RESOLUTION BY THE CITY OF TAYLOR, TEXAS CITY COUNCIL, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS PERTAINING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT MITIGATION (CDBG-MIT) RESILIENT COMMUNITIES PROGRAM THROUGH THE GENERAL LAND OFFICE

WHEREAS, Taylor, Texas has received a CDBG-MIT Resilient Communities Program grant award from the General Land Office for an updated Comprehensive Plan for the City of Taylor; and

WHEREAS, it is necessary to appoint persons to execute contractual documents for requesting funds from the General Land Office; and

WHEREAS, an original signed copy of the *Depository/Authorized Signatories Designation Form* is to be submitted with a copy of this Resolution; and

WHEREAS, Taylor, Texas acknowledges that in the event that an authorized signatory of the City changes (elections, illness, resignations, etc.), the City must provide the General Land Office with the following:

- a resolution stating who the new authorized signatory is (not required if this original resolution names only the title and not the name of the signatory); and
- a revised *Depository/Authorized Signatories Designation Form*.

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

The Mayor, City Manager, and the Deputy City Manager will be authorized to execute contractual documents for the CDBG-MIT Resilient Communities Program through the General Land Office.

The Mayor, City Manager, Deputy City Manager and Chief Financial Officer will be authorized to execute the Request for Payment Form documents required for requesting funds approved in the CDBG-MIT Resilient Communities Program through the General Land Office.

PASSED AND APPROVED this _____ day of _____ 2024.

Brandt Rydell
Mayor

ATTEST:

Dianna McLean
City Clerk



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Depository/Authorized Signatories Designation Form

Subrecipient:	City of Taylor	Contract Number:	23-160-002-E137
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The individuals below are designated by resolution as authorized signatories for contractual documents. At least two signatories required.

Name	Name
Title	Title
Signature	Signature
Name	Name
Title	Title
Signature	Signature

The financial lending institution listed here will serve as the depository for the Texas General Land Office-Disaster Recovery Program Community Development Block Grant (CDBG) funds:

Name of Lending Institution	
Address	
City, State, Zip Code	
Fund Account Number:	

The individuals below are designated by resolution as authorized signatories for financial documents. At least two signatories required.

Name	Name
Title	Title
Signature	Signature



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Depository/Authorized Signatories Designation Form

Name	Name
Title	Title
Signature	Signature

NOTE: A copy of a Resolution passed by the city council or county commissioner's court authorizing the signatories must be submitted along with this form.

Disclaimer: The Texas General Land Office has made every effort to ensure the information contained on this form is accurate and in compliance with the most up-to-date CDBG-DR and/or CDBG-MIT federal rules and regulations, as applicable. It should be noted that the Texas General Land Office assumes no liability or responsibility for any error or omission on this form that may result from the interim period between the publication of amended and/or revised federal rules and regulations and the Texas General Land Office's standard review and update schedule.



City Council Meeting

January 11, 2024

Transmittal Letter

Agenda Item #:

5

Agenda Title:

Hold a public hearing and introduce Ordinance 2024-01, PZ-2022-1920, regarding a request to approve a New Neighborhood and Employment Center Plan of approximately 99.99 acres of land generally located northwest of Backwood Pass referred to as the Davis Tract Phase II.

STRATEGIC PILLAR

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

Council Action to be taken: Hold Public Hearing and Introduce Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

The applicant has partaken in a charrette process with the City's urban design consultant and have brought together a product that aligns with the Envision Taylor Comprehensive Plan for a total of approximately 378 units of mixed residential units and an approximate total of 218,000 square feet of commercial and office use.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In summary, the applicant's request to approve the New Neighborhood and Employment Center Plan, that incorporates a mix of residential, commercial and office uses in a variety of building types is consistent with the Comprehensive Plan in the proposed location. The results of the New Neighborhood and Employment Center Plan will create a walkable, human-scaled environment that aligns with the city's goals to keep Taylor developed within a grid-like pattern and incorporate a variety of housing types.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
- Consistent with the Comprehensive Plan for a Regional Employment Center. - Good transition from Industrial to New Neighborhood	N/A

4. RECOMMENDATION

At their December 12, 2023, meeting the Planning and Zoning Commission recommended approval to the City Council for the proposed zoning amendment.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – December 12, 2023

City Council public hearing and ordinance introduction – January 11, 2023

City Council consideration of ordinance approval – January 25, 2023

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 5a. [Staff Report](#)
- 5b. [Letter of Intent from the Applicant](#)
- 5c. [Location Map](#)
- 5d. [Existing Zoning Map, Growth Sector Map, FLUM](#)
- 5e. [Notification Map](#)
- 5f. [Ordinance 2024-01](#)
 - 5f.a Survey/Field Notes – [Exhibit A](#)
 - 5f.b Master Plan and Standards – [Exhibit B](#)
- 5g. [PowerPoint presentation](#)

City of Taylor
PZ-2022-1920
New Neighborhood and Employment Center Plan
Staff Report

Item Details

Subject Property:	Davis Tract Phase II
Total Acreage:	Approximately 118 acres
Legal Description:	Part of and out of the James C. Eaves Survey, and the George M. Reese Survey, City of Taylor Extra Territorial Jurisdiction, Williamson County, Texas.
Applicant:	Luke Caraway, Viewpoint Engineering
Property Owner(s):	Dharma Rajah, Epitome Development
Request:	A request to approve a New Neighborhood and Employment Center Plan on approximately 118 acres of land that is pending annexation known as the Davis Tract Phase II, generally located west of Backwood Pass, more particularly described by the Williamson Central Appraisal District Parcels R019951, R019181, and R019651, part of and out of the James C Eaves Survey, George M. Reese Survey, Taylor Extra-Territorial Jurisdiction, Williamson County, Texas.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property consists of approximately 118 acres. All of Davis Tract Phase II lies within the Extraterritorial Jurisdiction of the City of Taylor and will be voluntarily brought into the city limits in conjunction with this new plan request.

The applicant participated in a charrette process with the City's urban design consultant and has completed a plan that aligns with the Envision Taylor Comprehensive Plan and the New Land Development Code for a total of 378 mixed residential units, 68,000 square feet of mixed-use commercial and 149,800 square feet of mixed-use office and a proposed elementary school site.

The Residential Planned Development for Davis Tract Phase I (PZ-2022-1594) was approved by the City Council in October 2023.

Location:

The subject property Phase II is located in southwest Taylor outside the Carlos Parker loop across the street from Taylor High School, west of the Castlewood neighborhood and immediately west of Backwood Pass.

Physical and Natural Features:

The subject property consists of approximately 118 acres of land that is relatively flat surrounded by agricultural land on the north, south and west with single family homes to the east.

Growth Sector Designations:

The current Growth Sector is Controlled Growth Sector Tier II. Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion.

Future Land Use and Zoning Designations:

The subject property was assigned the Future Land Use designation of Employment Center: Special Zone and Neighborhood Greenfield. Employment Centers are areas within the community that are intended to provide locations for major employment and industrial development. As such, these areas may not be able to meet the development standards or character of the other neighborhood development patterns. Employment Centers should still be developed in a manner that is consistent with the City's overall master plans, street network, and adjacent neighborhoods, but may require modifications to block dimensions, civic space locations, building types and sizes, etc. The Neighborhood Greenfield land use designation is intended to provide areas for new communities that contain a wide mix of residential uses and neighborhood services and should be an extension of the existing urban fabric of Taylor.

The property is currently within the extraterritorial jurisdiction and therefore zoning will become effective upon annexation.

The surrounding properties are:

Direction	Place Type Zoning	Growth Sector	Future Land Use	Existing Land Use
North	ETJ/ R-1: RPD	Controlled Growth Sector (G-2.2)	EC: Special Zone	Vacant Agricultural Land
South	R2.5: Large Lot	Infill Neighborhood Sector (G-4)	Neighborhood Greenfield	Infrastructure for residential subdivison is under construction
East	P3: Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Residential Development-Single Family and TH
West	ETJ (No Zoning)	Controlled Growth Sector (G-2.2)	EC: Special Zone	Vacant Agricultural Land

Transportation

The subject property gains access from the streets within the adjacent Castlewood development from W. Wesley Miller Ln., and Backwood Pass. Preliminary neighborhood designs within the New Plan standards have identified an internal thoroughfare network consisting of a variety of thoroughfare types that describe a set of typical vehicular and pedestrian thoroughfare assemblies permitted.

Utilities

The subject property is located within the City of Taylor water CCN. There is an eight (8) inch water line on Pebblestream Pass and Backwood Pass. There is a six (6) inch wastewater line on Backwood Pass and Pebblestream Pass.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Eleven (12) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, December 1, 2023.

Staff Analysis

Upon analyzing the request, the proposed mix of land uses are consistent with the Comprehensive Plan. The uses are consistent with the following policies in the Comprehensive Plan:

- **LU1** – New Development should resemble the form and scale of traditional development patterns.
 - The development provides internal street connectivity and follows the traditional small block pattern of Taylor.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
 - Developing in an area with existing infrastructure and allows the subject property to easily connect to utilities and provide a denser development while keeping with the desires of the Comprehensive Plan.
- **H4** – Infill missing middle housing and accessory dwelling units should be prioritized over new, large lot single family development.
 - The applicant has proposed a variety of residential housing types with varying lot sizes.
- **LU3** - New mixed-use centers should complement the existing Downtown and accommodate additional growth within a compact urban fabric that includes walkable streets, mixed-use buildings, and high-quality public spaces.
- **LU8** - A jobs-housing balance that supports people living and working in Taylor should be encouraged.

In summary, the applicant's request to approve the New Neighborhood and Employment Center Plans incorporates a variety of residential housing types and mixed-use is consistent with the Comprehensive Plan in the proposed location. The applicant's use of the urban design consultant has allowed for collaboration between the applicant and the city. The results of the New Plan will create a walkable, human-scaled environment that aligns with the city's goals to keep Taylor developed within a small block, grid street network, remain within an area with existing utilities, and incorporate a variety of housing types and mixed use.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends approval of the New Neighborhood and Employment Center Plan.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for New Neighborhood and Employment Center Plans and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a New Neighborhood and Employment Center Plan, the Planning and Zoning Commission members consider the following factors:

Is the plan consistent with the Comprehensive Plan?

- The proposed plan is consistent with the Comprehensive Plan.

Is the plan compatible with the surrounding area?

- The proposed plan is compatible with the surrounding area.

Does the plan promote the public health, safety, or general welfare?

- Staff analysis determined that the plan will promote public health, safety, and general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are available in the immediate area through the development southeast of the property. The developer will be responsible for extending utilities through the proposed new neighborhood and employment center.

Do current conditions indicate that a plan is necessary?

- In order for this property to develop, a New Neighborhood and Employment Center Plan is required. The New Plan allows the subject property to consist of a more walkable community with varying lot sizes, mixed-use, mixed-retail, and civic spaces throughout the property.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sector Map
5. Future Land Use Map
6. Notification Map
7. Draft Ordinance
 - a. Exhibit A – Survey
 - b. Exhibit B – Planned Development Master Plan & Standards



8512 Bestride Bend
Austin, TX 78744
Phone: 512-779-9464
Viewpointengineering.com

RE: Planned Development Application Letter of Intent

Mr Yantis,

It is my sincere pleasure to present a planned development zoning submittal for a 100 acre tract currently primarily located within the City of Taylor ETJ. This area was integrated into the City of Taylor Comprehensive Plan as amended by City Council on May 12, 2022. The future land use map located within the aforementioned comprehensive plan identifies the tract under two general use categories: Neighborhood Greenfield and Special Employment District.

A portion of the tract is located within the Neighborhood Greenfield District. The comprehensive plan states the following pertaining to anticipated development located with this designation, "The greenfield areas should include a mix of residential building types and neighborhoods serving retail and services". My team is proposing a mixture of 40' and 45' lots in this area. Roughly 73% of the lots shown in our existing concept plan are park facing and alley loaded product, allowing for basically 3 different housing approaches within the area. We sincerely believe this approach to design will provide enhanced character to the development with cleaner looking street yards and that this puts a specific emphasis on the pedestrian experience by providing clear separation between spaces designed for vehicular traffic and spaces design for pedestrian connectivity. This area of the development also containing lot fronting open space is interconnected to different parts of the development, including tract 2, which is designated for education, higher density residential, and business district uses. We are excited about the experience this creates for residents of the community where they will have the ability to walk out the door and bike/walk to a local commercial spot in a traffic free, planted environment. Our team can use landscaping requirements for the open space fronting residences and instead plant those trees in the adjacent open space to create a shaded vegetated path for the end user.

Another portion of the tract is being proposed as a roughly 60 acre mixed use tract contemplating 5 acres of business district, 13.5 acres of multi-family, a 12 acre elementary school site, and 15 acres medium density single-family for rent. The single-family for rent would incorporate transitional medium-density residential options such as cottage housing or townhomes. The area will be well connected by the proposed neighborhood avenue (80' ROW) and collector boulevard (100' ROW). These streets were incorporated into the existing plan shown in the application package as exhibit a and they are referenced in the the City of Taylor's master thoroughfare plan

Please note although we are providing review staff with a conceptual exhibit we are simply doing so to provide the City's third party planning staff with our vision of the property. It is our intention to pursue option 2, collaborative design, as discussed in my previous email correspondence with Mr. Yantis and Ms Shelton dated July 26.

Also included in this Submittal page package are the following requires items:

- Applications with signature
- ALTA survey w Metes and Bounds and legal description

We sincerely look forward to working with staff to continue to optimize this conceptual plan into something the City of Taylor and the developer can be proud of. Please feel free to contact me directly at 512-779-9464.

Warm Regards,

A handwritten signature in black ink that reads "Luke Caraway". The signature is fluid and cursive, with the first name "Luke" and last name "Caraway" clearly distinguishable.

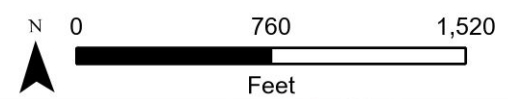
Luke Caraway, P.E.
President
Lcaraway@viewpointengineering.com

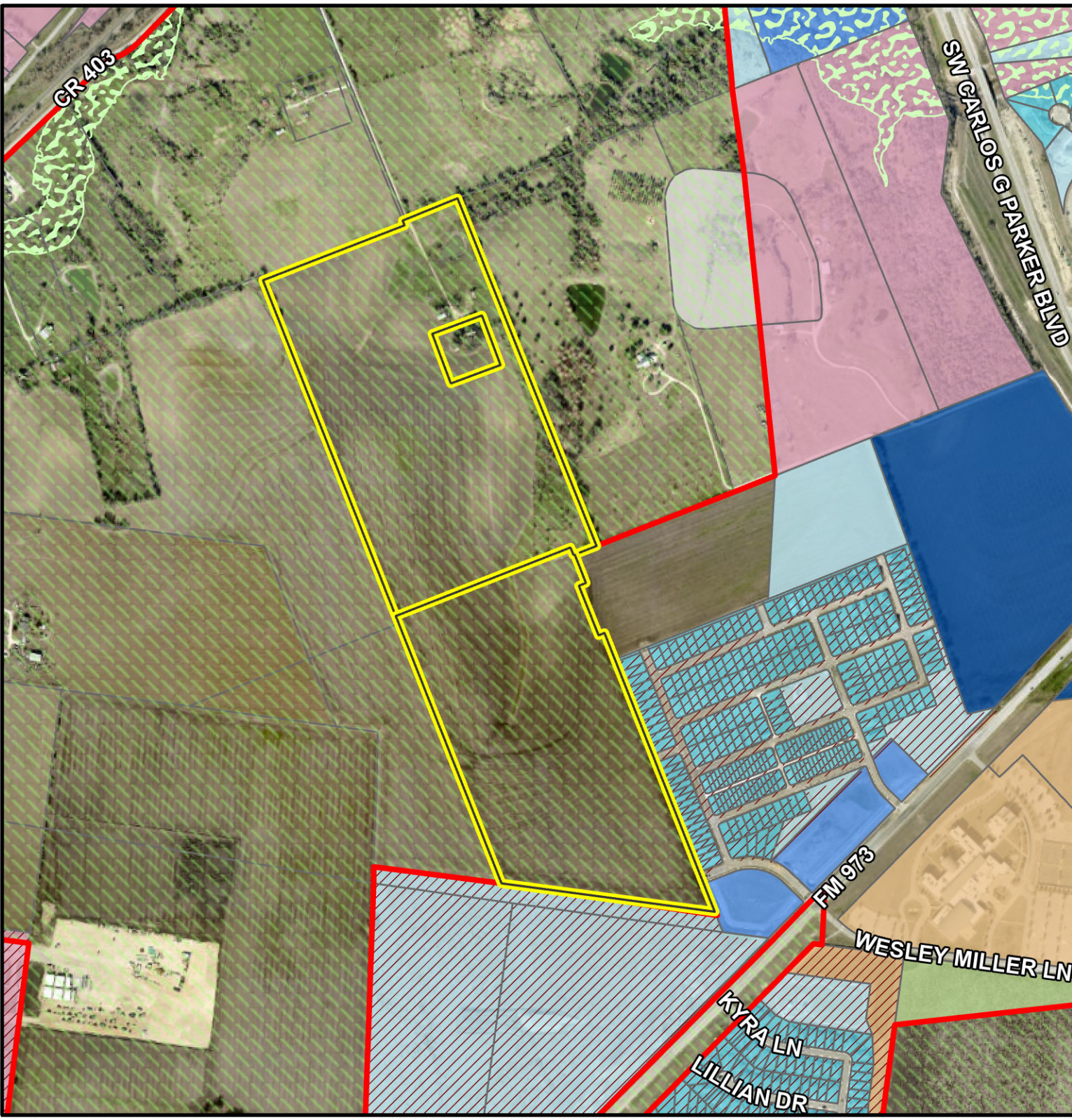


PZ-2023-1920

Generally located west of
Backwood Pass
Rezoning & Annexation
Location Map
Approximately 117 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

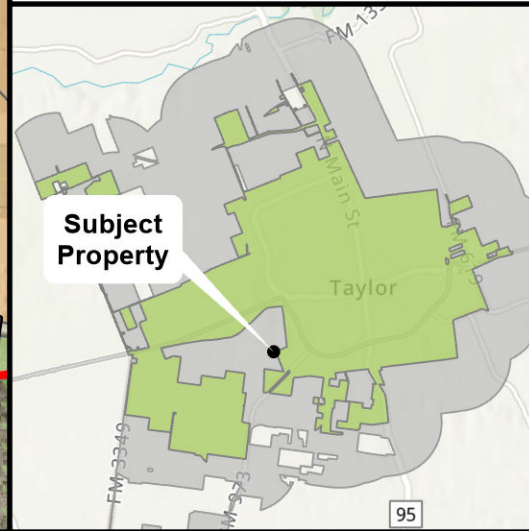
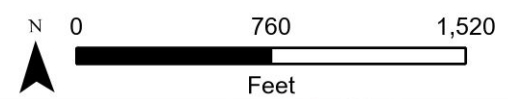




PZ-2023-1920

Generally located west of
Backwood Pass
Rezoning & Annexation
Current Zoning Map
Approximately 117 acres

- | | |
|-----------------------------|--------------------------|
| City Limits | Place Type Zoning |
| ETJ Boundary | P2: Rural |
| Subject Property | R2.5: Large Lot |
| Parcels | P3: Neighborhood |
| Overlay Zoning | P4: Mix |
| Planned Development Overlay | P5: Urban Center |
| P1: Nature | EC: Employment Center |
| | CS: Civic Space |
| | Unknown |

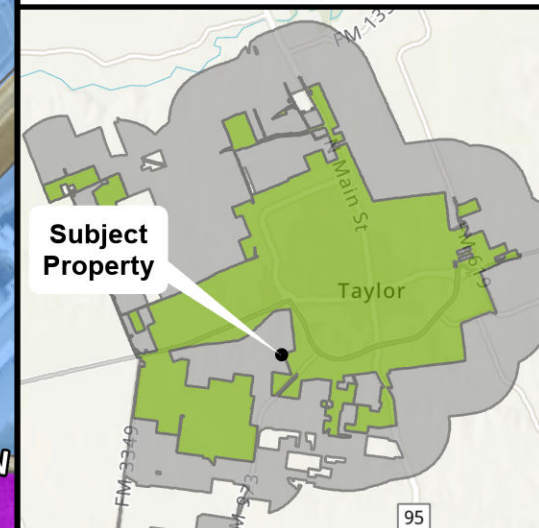
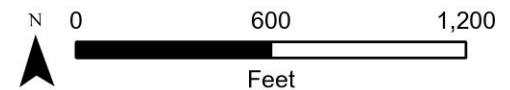


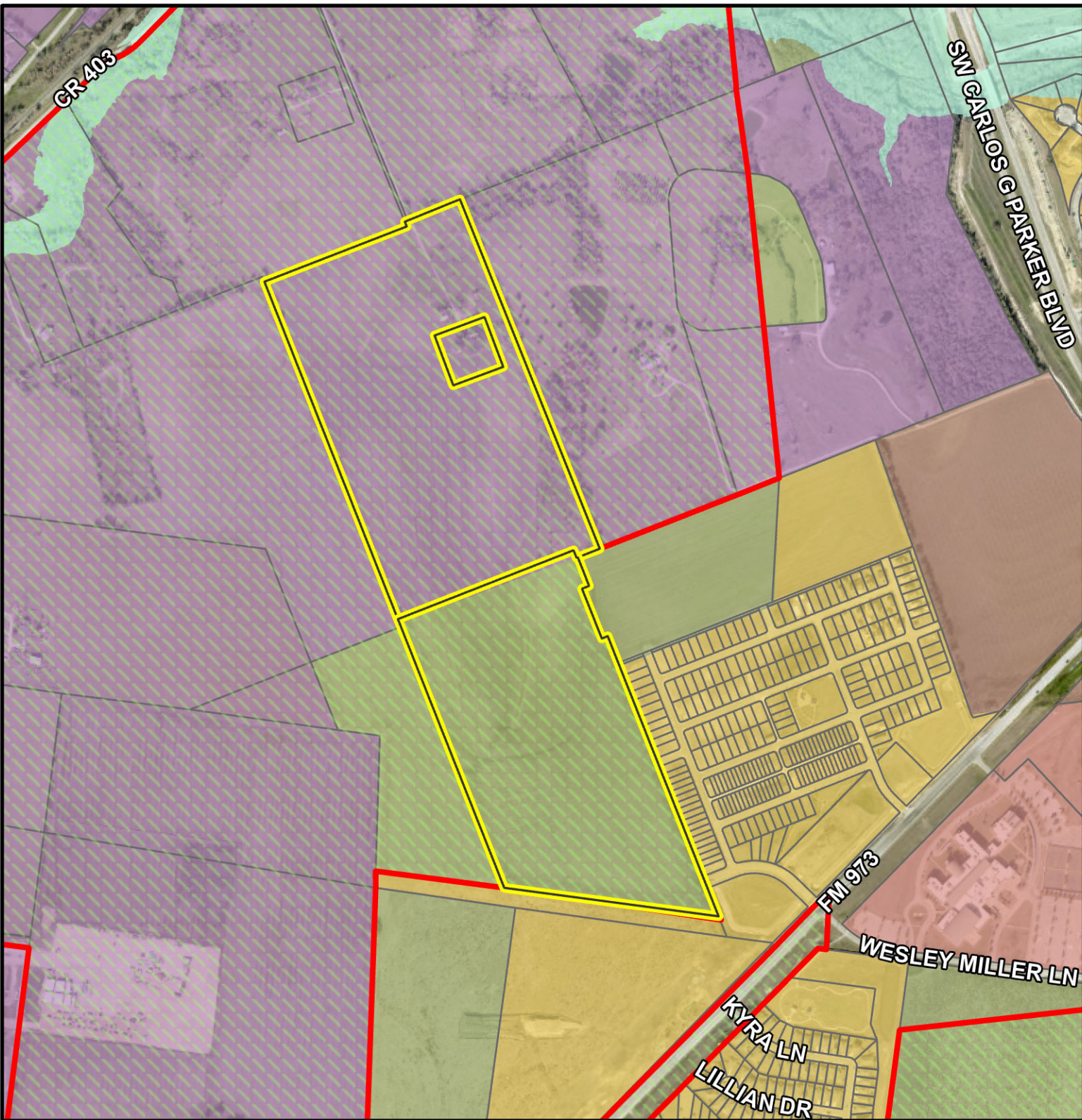


PZ-2023-1920

Generally located west of
Backwood Pass
Rezoning & Annexation
Growth Sector Map
Approximately 117 acres

- City Limits
 - ETJ Boundary
 - Subject Property
 - Parcels
- Growth Sector**
- Reserved Open Sector (O-2)
 - Future Growth Sector (G-1)
 - Controlled Growth Sector Tier II (G-2.2)
 - Intended Growth Sector (G-3)
 - Infill Neighborhood Sector (G-4)

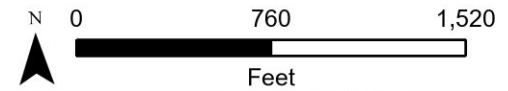




PZ-2023-1920

Generally located west of
Backwood Pass
Rezoning & Annexation
Future Land Use Map
Approximately 117 acres

- | | |
|-------------------------|--------------------------|
| City Limits | Civic: Community |
| ETJ Boundary | Employment: Community |
| Subject Property | Employment: Special Zone |
| Parcels | Market: Community |
| Future Land Use | |
| Neighborhood Greenfield | Open Space |
| Neighborhood Infill | |

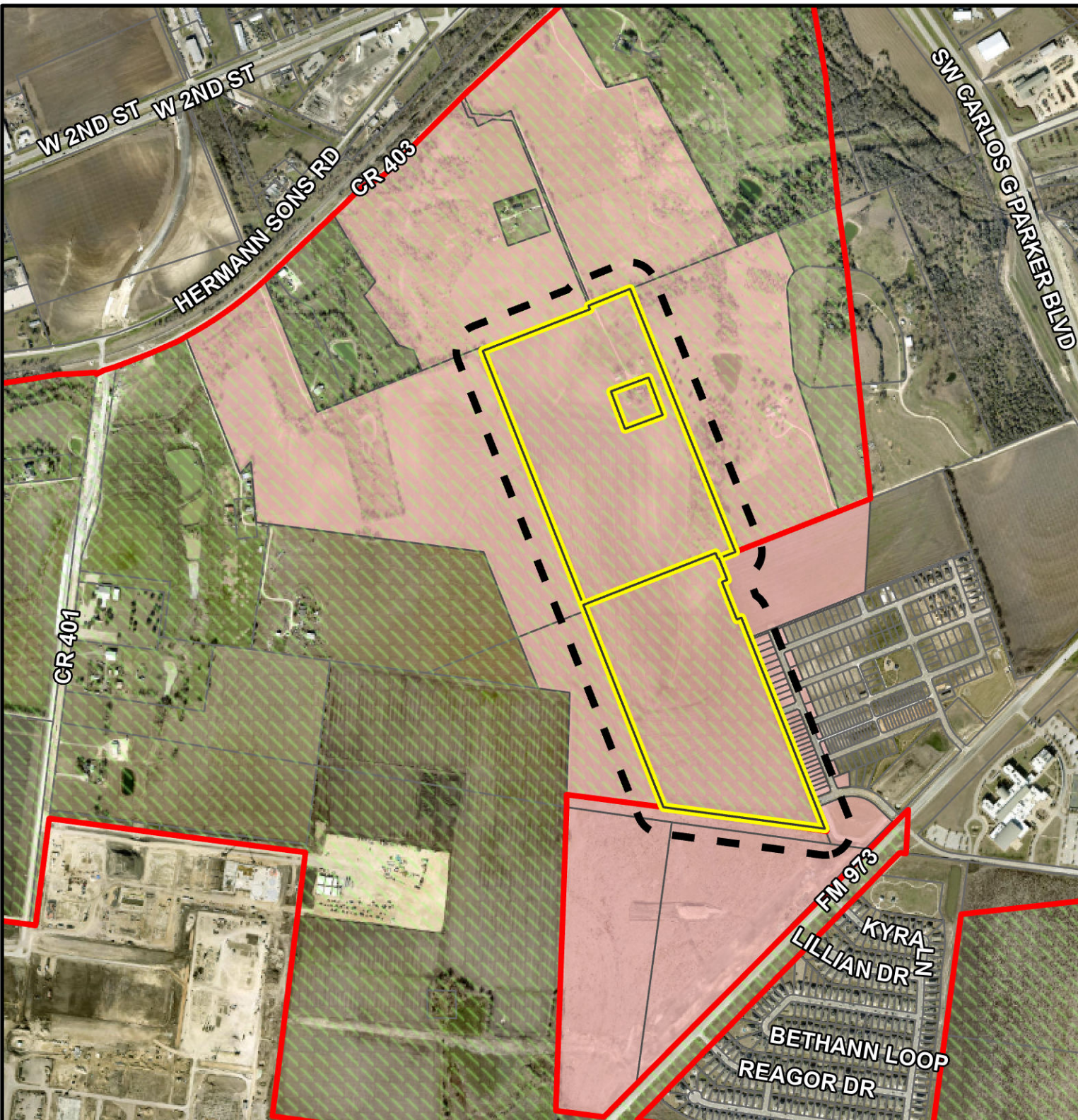
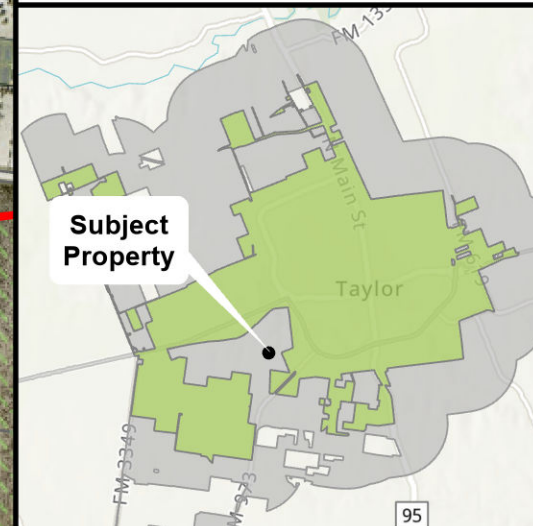
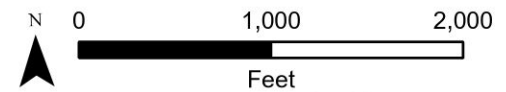




PZ-2023-1920

Generally located west of
Backwood Pass
Rezoning & Annexation
Notification Map
Approximately 117 acres

- City Limits
- ETJ Boundary
- Subject Property
- 200-ft Buffer
- Notified Properties
- Parcels



ORDINANCE NO. 2024-01

AN ORDINANCE CHANGING THE ZONING OF A PROPERTY DESCRIBED AS THE DAVIS TRACT PHASE II FROM THE EXTRA-TERRITORIAL JURISDICTION TO A NEW NEIGHBORHOOD PLAN AND EMPLOYMENT CENTER PLAN ON APPROXIMATELY 99.99 ACRES OF LAND PENDING ANNEXATION LOCATED WEST OF BACKWOOD PASS, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT AS PARCELS R019951, R019181, AND R019651, PART OF AND OUT OF THE JAMES C. EAVES SURVEY, AND THE GEORGE M. REESE SURVEY, CITY OF TAYLOR, AND CITY OF TAYLOR EXTRATERRITORIAL JURISDICTION, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on January 11, 2023, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning of approximately 99.99 acres) from the Extra-Territorial Jurisdiction to a New Neighborhood Plan and Employment Center Plan, referred to as the Davis Tract Phase II; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on December 12, 2023, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

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

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

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

SECTION 2. The zoning district of the Property is changed for the approximate 99.99 acres from the zoning upon annexation from the Extra-Territorial Jurisdiction to a New Neighborhood Plan and Employment Center Plan referred to as the Davis Tract Phase II.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed for the approximate 99.99 acres New Neighborhood and Employment Center Plan as shown in Exhibit “B” attached hereto for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2024-01 was introduced before the Taylor City Council on the 11th day of January 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2024-01, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, 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 _____ 2024.

Dianna McLean
City Clerk

EXHIBIT A

(Legal Description/Survey)

EXHIBIT B

(Standards & Master Plan)



ASH & ASSOCIATES

SURVEYING - MAPPING - PLANNING

"Serving the Community of Texas"

142 Jackson Lane
San Marcos, Texas 78666
Phone: 512-392-1719
ashandassociates.net

**STATE OF TEXAS
COUNTY OF WILLIAMSON**

**REM. (-) S&E ANNEXATION TRACT
99.990 ACRES
GM REESE & JC EAVES SURVEYS**

BEING A 99.990 ACRE TRACT OF LAND SITUATED IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533 AND THE JAMES C. EAVES SURVEY ABSTRACT NO. 214, WILLIAMSON COUNTY, TEXAS, THE SAME BEING ALL THAT CERTAIN 54.911 ACRE TRACT OF LAND CALLED TRACT 1 AND A PORTION OF THAT CERTAIN 70.644 ACRE TRACT OF LAND CALLED TRACT 2, AS CONVEYED BY DEED DATED DECEMBER 9, 2021 TO TAYLOR 973, LLC, RECORDED IN DOCUMENT NO. 2021188725, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3 inch buried metal fence post found at the south corner of said Taylor 973, LLC, called 70.644 acre Tract 2, for the south corner of the herein described tract of land, same being at the common east corner of that certain called 90.65 acre tract of land conveyed to T.W. Ford, LP, by deed dated June 1, 2017, recorded in Document No. 2017050597, Official Public Records, Williamson County, Texas, and being in the north line of that certain called 69.993 acre tract of land conveyed to Castlewood South, LLC, by deed dated June 4, 2021, recorded in Document No. 2021084226, Official Public Records, Williamson County, Texas;

THENCE North $21^{\circ}34'49''$ West ($N21^{\circ}34'35''$ W Record), with the northeast line of said Ford called 90.65 acre tract and the common southwest line of said Taylor 973, LLC, called 70.644 acre Tract 2, at an approximate distance of 1556 feet passing the northwest line of said George M. Reese Survey and the common southeast line of said James C. Eaves Survey, at a distance of 1597.78 feet passing the west corner of said Taylor 973, LLC, called 70.644 acre Tract 2 and the common south corner of said Taylor 973, LLC, called 54.911 acre Tract 1, and continuing on with the northeast line of said Ford called 90.65 acre tract and the common southwest line of said called 54.911 acre Tract 1, a total distance of **3610.80 feet** (3611.39' Record) to a 1/2" iron rod found at the west corner of said called 54.911 acre Tract 1, for the west corner of the herein described tract of land, same being at a south corner of that certain called 52.501 acre tract of land conveyed to Taylor 53 Business, LLC, by deed dated October 29, 2021, recorded in Document No. 2021166275, Official Public Records, Williamson County, Texas;

THENCE North 68°46'43" East (N68°46'54"E Record) with the northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1 and the common southeast line of said Taylor 53 Business, LLC, called 52.501 acre tract, along the meander of a wire fence, at a distance of 852.54 feet (852.58' Record) passing a 1" iron pipe found, and continuing on for a total distance of **864.85 feet** (864.99' Record) to a 1/2" iron rod with cap "Chaparral" found at the east corner of said Taylor 53 Business, LLC, called 52.501 acre tract and a common interior corner of said Taylor 973, LLC, called 54.911 acre Tract 1, for an interior corner of the herein described tract of land, and from which a 1" bent iron pipe found bears North 68°55'04" East, a distance of 17.93 feet;

THENCE North 22°28'28" West (N22°20'19"W Record) with a northeast line of said Taylor 53 Business, LLC, called 52.501 acre tract and a common southwest line of said Taylor 973, LLC, called 54.911 acre Tract 1, a distance of **35.94 feet** (36.05' Record) to a 1/2" iron rod with cap "RPLS 2547" found at the northerly west corner of said 54.911 acre Tract 1, for a northerly west corner of the tract of land herein described, same being at the common south corner of that certain 0.873 acre tract of land called Tract 3, as conveyed by deed dated December 9, 2021 to Taylor 973, LLC, recorded in Document No. 2021188725, Official Public Records, Williamson County, Texas, and being in the northwest line of the said James C. Eaves Survey and the common southeast line of the H.G. Johnson Survey, Abstract No. 348;

THENCE North 68°47'56" East (N68°43'57"E Record), with the J.C. Eaves/H.G. Johnson Survey line and a northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1, a distance of **17.99 feet** (18.02' Record) to a 1/2" iron pipe found at an east corner of said Taylor 973, LLC, called 0.873 acre Tract 3 and a common corner of said Taylor 973, LLC, called 54.911 acre Tract 1, for a corner of the herein described tract of land, same being at the south corner of that certain called 142.37 acre tract of land conveyed to John Bohls by deed dated January 19, 1907, recorded in Volume 123, Page 191, Deed Records, Williamson County, Texas;

THENCE North 68°46'34" East (N68°46'48"E Record), with the southeast line of said Bohls called 142.37 acre tract, the common northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1 and said J.C. Eaves/H.G. Johnson Survey line, along the meanders of a wire fence, a distance of **298.64 feet** (298.69' Record) to 1/2" iron rod found at the north corner of said called 54.911 acre Tract 1, for the north corner of the herein described tract of land, same being at the common west corner of that certain called 45.83 acre tract of land, conveyed to J. Patrick and Beverly K. Quinn by deed dated September 25, 1996, recorded in Document No. 1996052460, Official Public Records, Williamson County, Texas;

THENCE South 21°33'08" East (S21°33'03"E Record), with the northeast line of said Taylor 973, LLC, called 54.911 acre Tract 1 and the common southwest line of said J. Patrick and Beverly K. Quinn called 45.83 acre tract, along the meanders of a wire fence, a distance of **2086.64 feet** (2087.00' Record) to a 1/2" iron rod found at the east corner of said called 54.911 acre Tract 1 and the common south corner of said Quinn called 45.83 acre tract, for an east corner of the herein described tract of land, same being in the northwest line of the aforesaid Taylor 973, LLC, called 70.644 acre Tract 2, and the afore-mentioned Eaves/Reese Survey line;

THENCE South 68°35'33" West (S68°34'59"W Record), with the southeast line of said Taylor 973, LLC, called 54.911 acre Tract 1, the common northwest line of said called 70.644 acre Tract 2, and the said Eaves/Reese Survey line, a distance of 125.33 feet to a corner of the herein described tract of land, and from which a common corner of said tracts 1 and 2, bears South 68°35'33" West (S68°34'59" W Record), a distance of 8.04 feet;

THENCE through and severing said Taylor 973, LLC, called 70.644 acre Tract 2, the following courses and distances numbered (1) through (5):

1) South 20°51'11" East, a distance of 170.39 feet to corner;

2) South 68°35'08" West, a distance of 40.89 feet to corner;

3) South 21°26'02" East, a distance of 295.44 feet to corner;

4) North 68°24'19" East, a distance of 34.93 feet to corner;

5) South 21°54'48" East, a distance of 160.00 feet to a 1/2" iron rod found at an interior corner of said Taylor 973, LLC. called 70.644 acre Tract 2, and the common west corner of Castlewood Subdivision Phase 2, an addition to Williamson County, Texas, according to the map thereof recorded in Document No. 2022074792, Official Public Records, Williamson County, Texas;

THENCE with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common southwest line of said Castlewood Subdivision Phase 2, the following courses and distances numbered (1) and (2):

1) South 21°38'06" East (S21°35'30"E Record), a distance of 514.60 feet (514.66' Record) to a 6 inch steel pipe post found for corner;

2) South 21°34'27" East (S21°35'30"E Record), at a distance of 80.4 feet passing the centerline of Blaze Trail, a 50 foot public right-of-way, and continuing on for a total distance of 759.37 feet to a 1/2" iron rod found for corner at a south corner of said Castlewood Subdivision Phase 2 and a common west corner of Wesley Miller Lane, a 70 foot public right-of-way, as shown by plat of Castlewood Subdivision Phase 1, an addition to Williamson County, Texas, according to the map thereof recorded in Document No. 2021152781, Official Public Records, Williamson County, Texas;

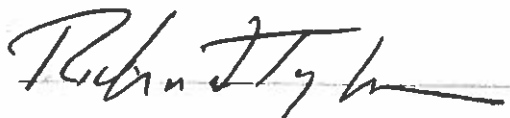
THENCE South 21°26'07" East (S21°35'25"E Record), continuing with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2, a distance of 70.01 feet (70.00' Record) to a 1/2" iron rod found for corner at a south corner of said Castlewood Subdivision Phase 1, a south corner of said Wesley Miller Lane, and a common west corner of Castlewood Subdivision Phase 3, an addition to Williamson County, Texas, according to the afore-mentioned map thereof recorded in Document No. 2022074792, Official Public Records, Williamson County, Texas;

THENCE South 21°38'36" East (S21°35'30"E Record), continuing with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common southwest line of said Castlewood Subdivision Phase 3, a distance of **162.78 feet** to a 1/2" iron rod with cap "Chaparral" found at the east corner of said called 70.644 acre Tract 2, for an east corner of the herein described tract of land, same being at an east corner of the of the afore-mentioned called 69.993 acre tract of land conveyed to Castlewood South, LLC, by deed dated June 4, 2021, recorded in Document No. 2021084226, Official Public Records, Williamson County, Texas, and from which a 1/2" iron rod with cap "Haynie Consulting" found in the south line of said George M. Reese Survey and the common north line of the HT&B RR. CO. Survey, Section 6, Abstract No. 211, a corner of said Castlewood Subdivision Phase 3 and a common interior corner of said called 69.993 acre tract, bears South 21°31'48" East (S21°35'30"E Record), a distance of 127.72 feet (127.58' Record);

THENCE North 82°37'18" West (N82°38'12"W Record), with the southeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common north line of said Castlewood South, LLC, called 69.993 acre tract a distance of **1196.62 feet** (1196.79' Record) to the **POINT OF BEGINNING** and **CONTAINING 99.990 ACRES OF LAND.**

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS CENTRAL ZONE) & NAD83 (HORIZONTAL).

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during May 17, 2022, and is true and correct to the best of my knowledge and belief.



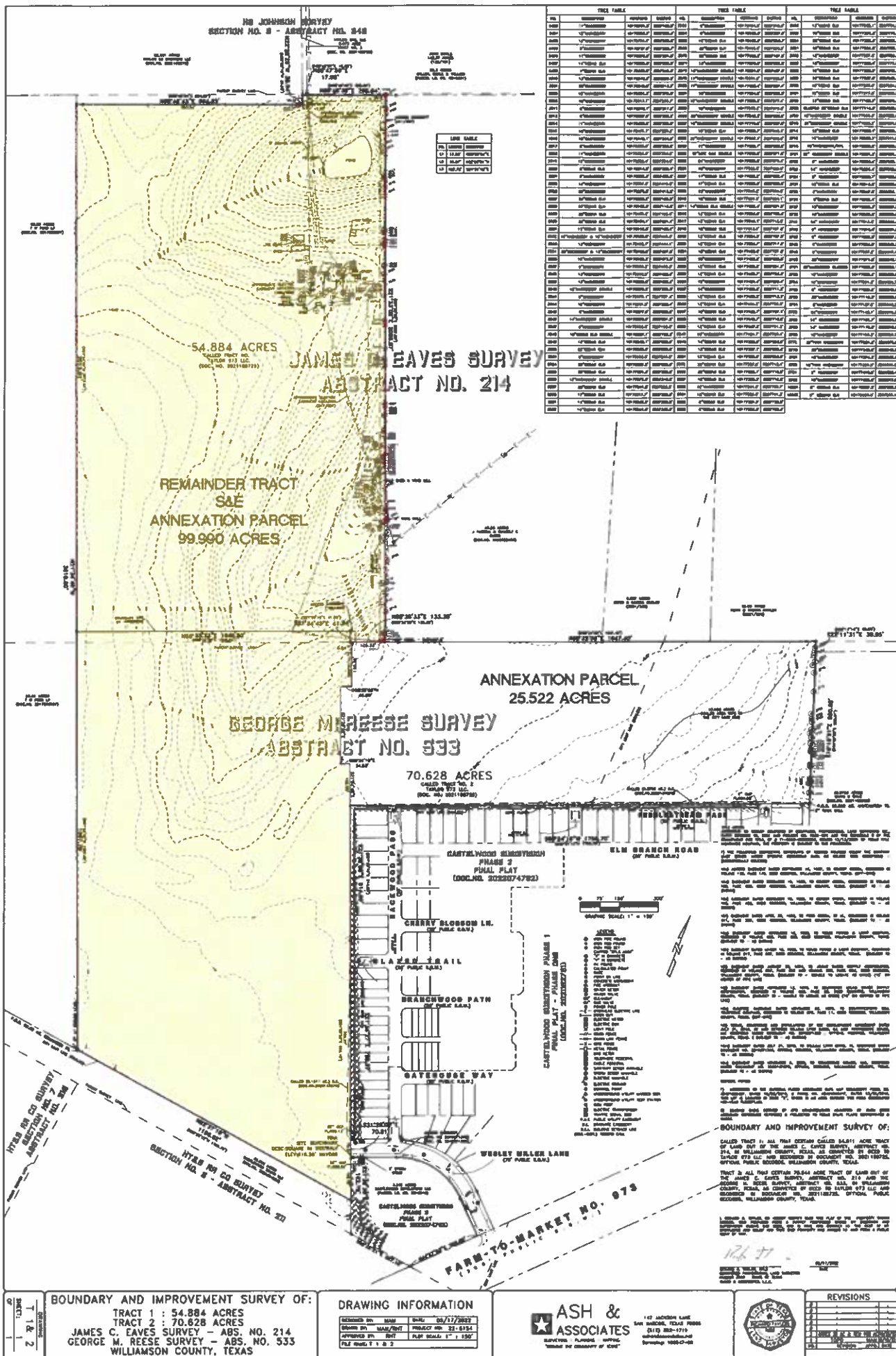
Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas

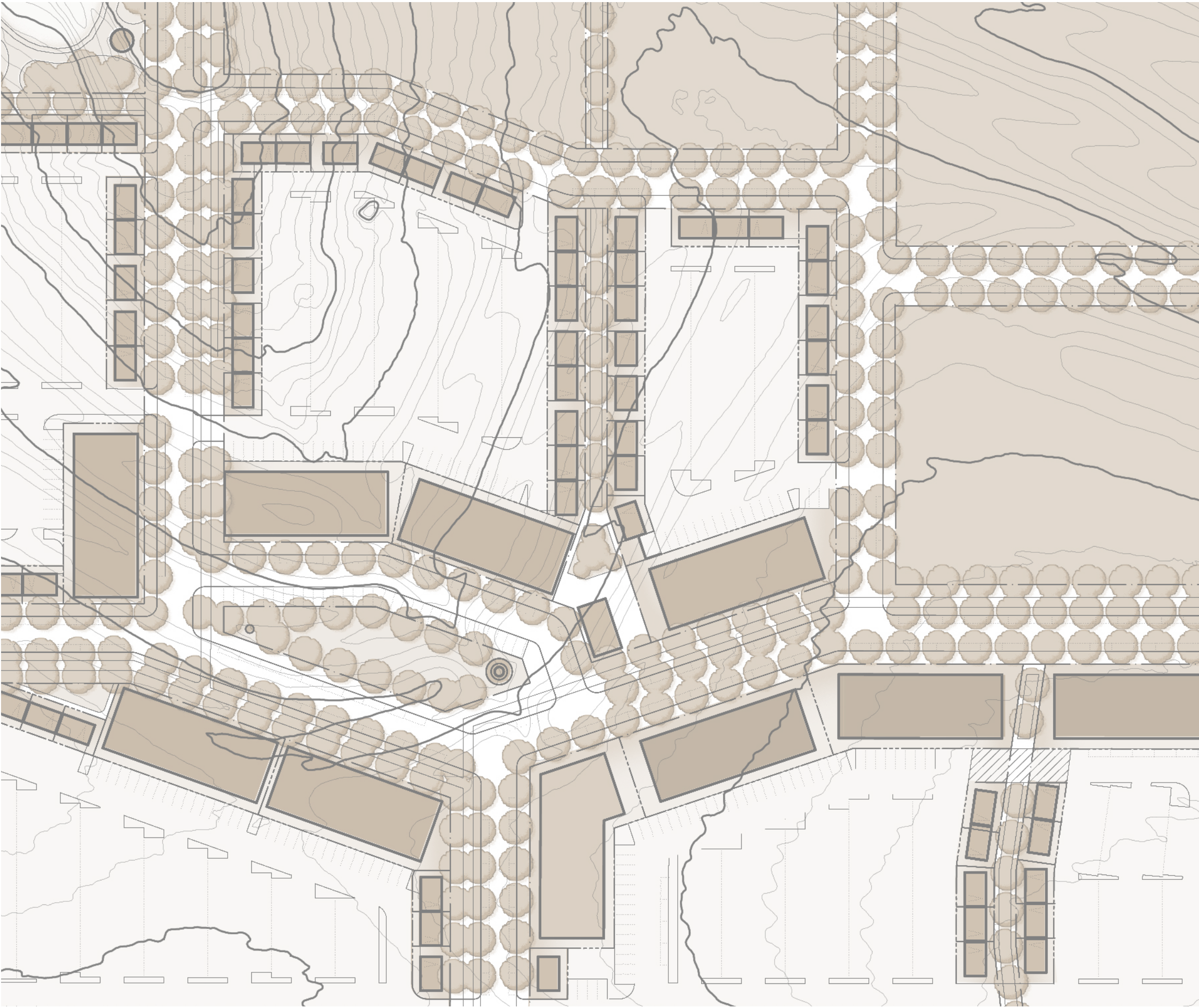
Attachment: Drawing of 99.990 Acre Remainder Tract & 25.522 Acre Annexation Tract
Job: 22-8154

10/23/2023

Date







A MASTER PLAN FOR

DAVIS TRACT

PHASE 2

TAYLOR, TEXAS

A	BACKGROUND	
	Regional Context Map	A.1
	Site in Context.....	A.2
	Comprehensive Plan Maps.....	A.3
	Existing Conditions Map	A.4
	Elevation Analysis	A.5
B	URBAN DESIGN	
	Master Plan in Context	B.1
	Master Plan	B.2
	Master Plan with Annotations.....	B.3
	Character Images.....	B.4
	Program Matrix.....	B.5
	Parking Diagram	B.6-B.7
C	PLANNED DEVELOPMENT STANDARDS	
	<i>See separate PD Standards document.</i>	
X	APPENDIX	
	<i>See separate PD Standards document.</i>	

For

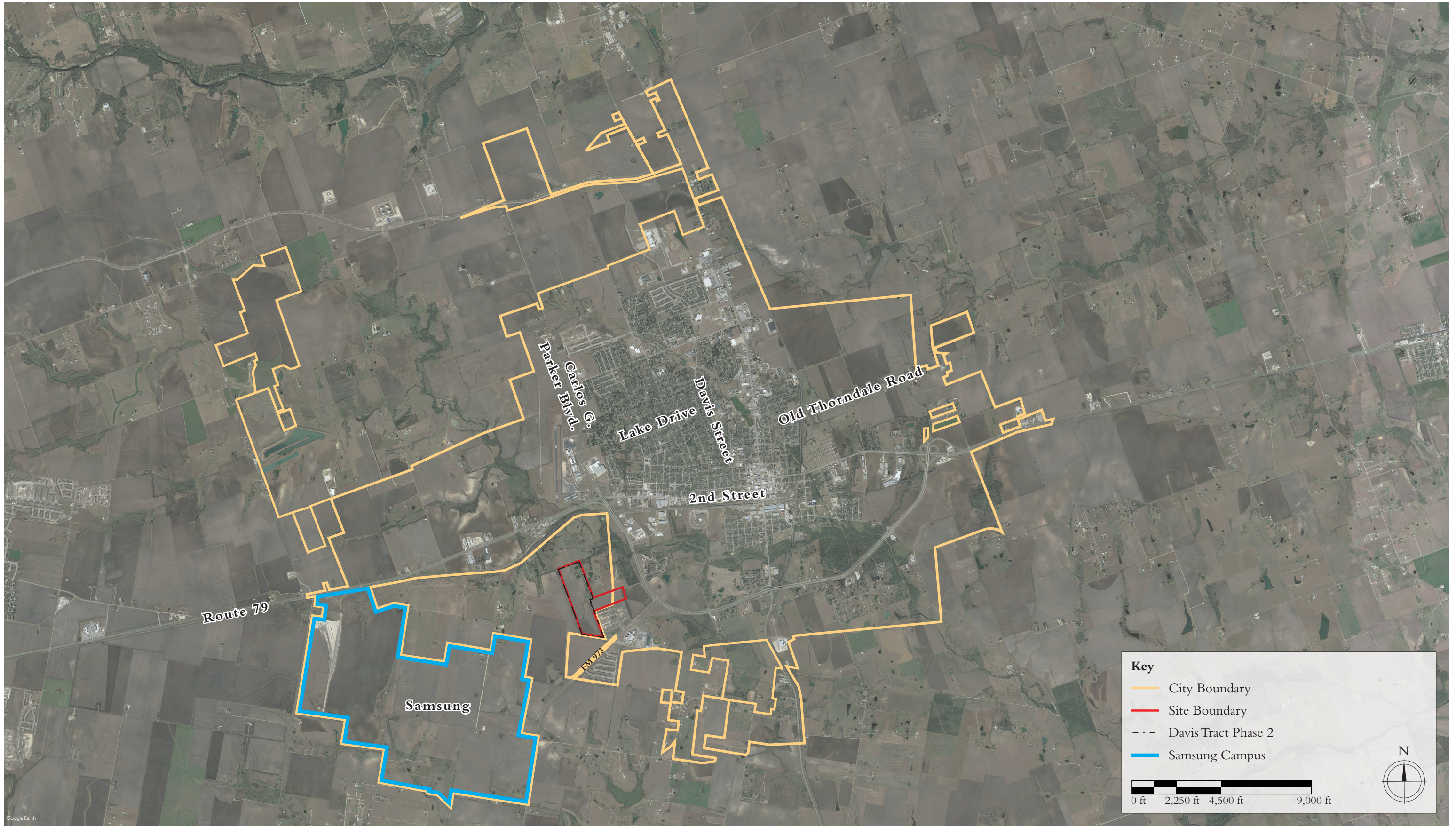
The City of Taylor, Texas

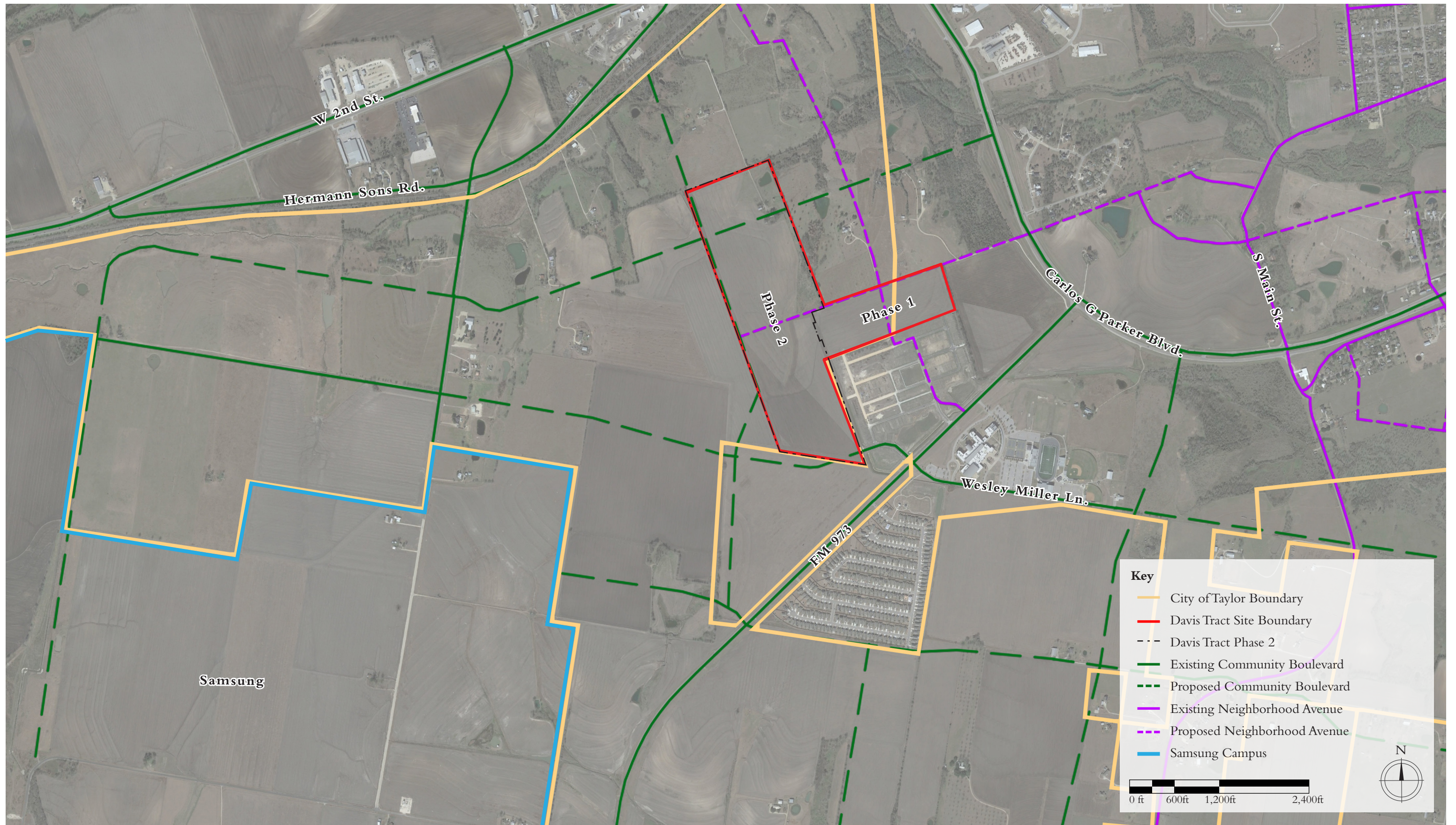
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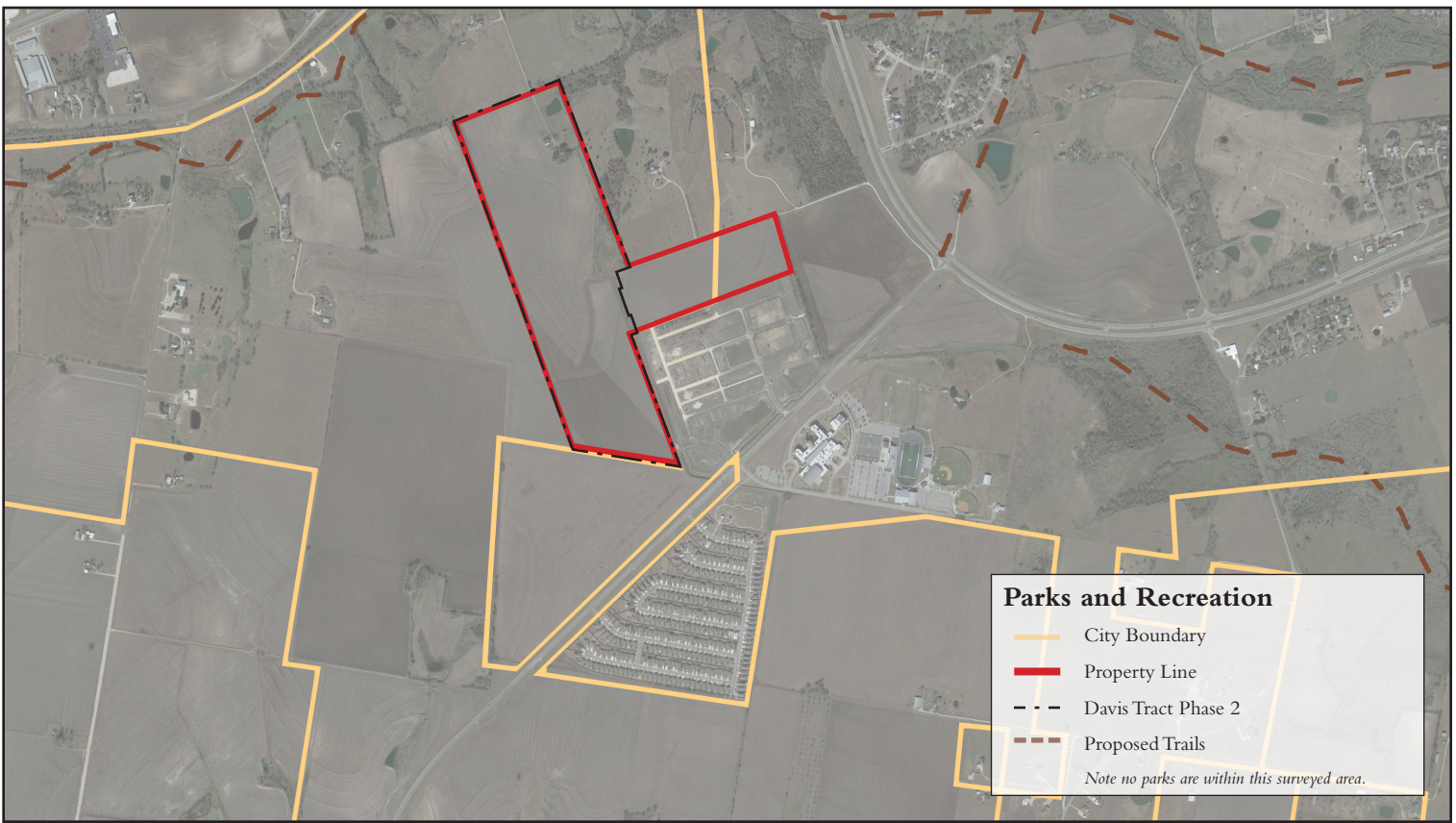
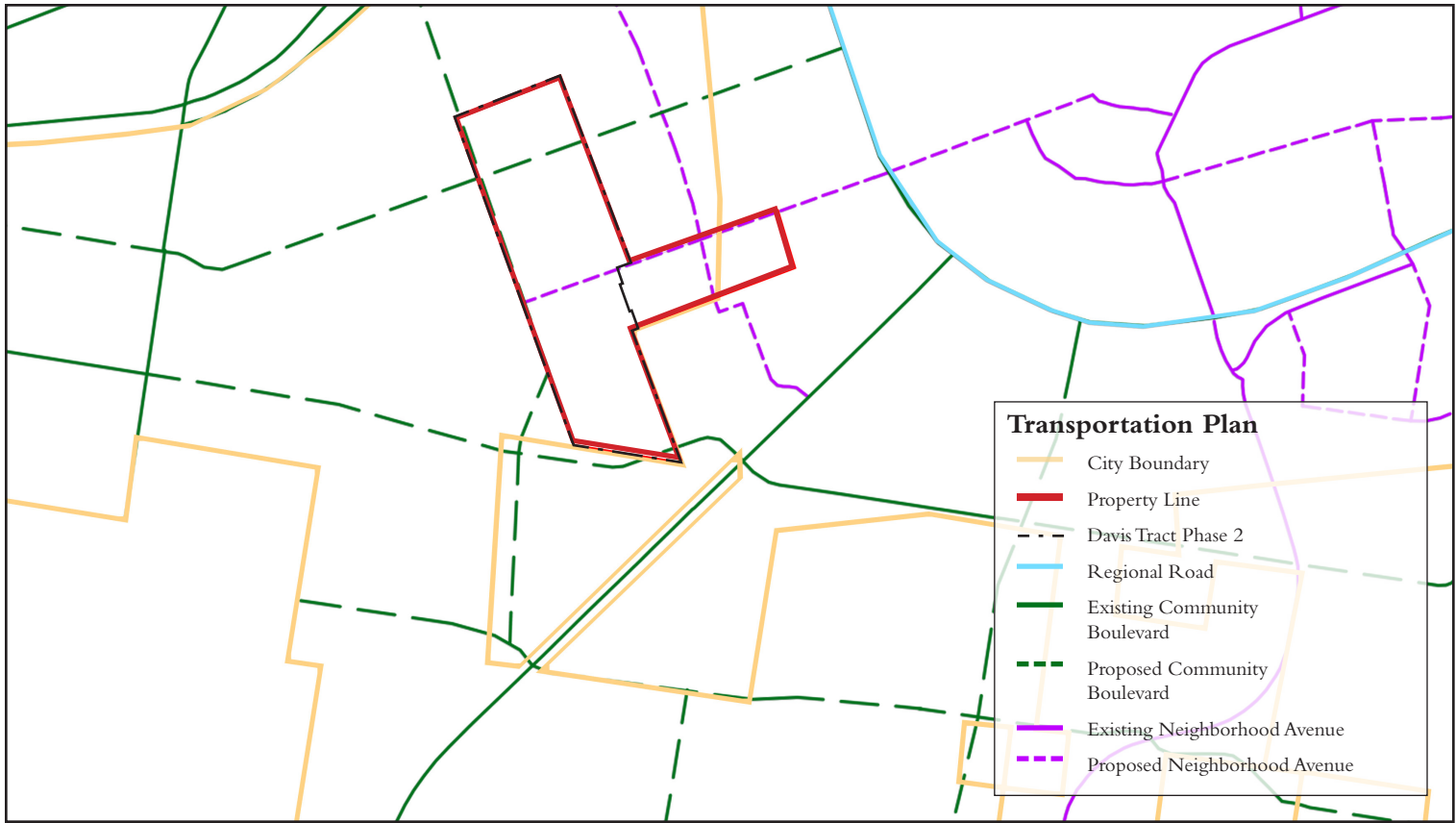
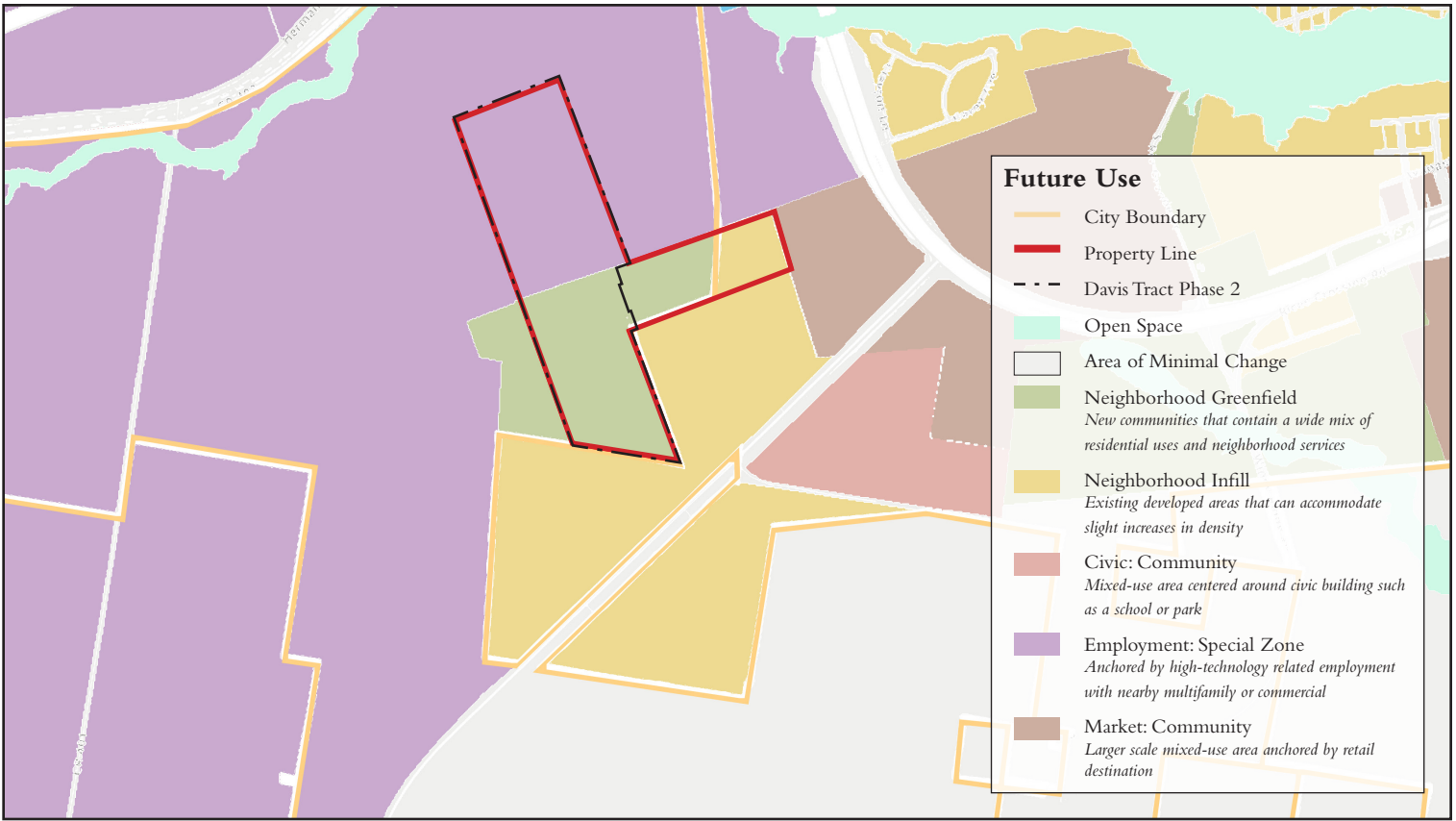
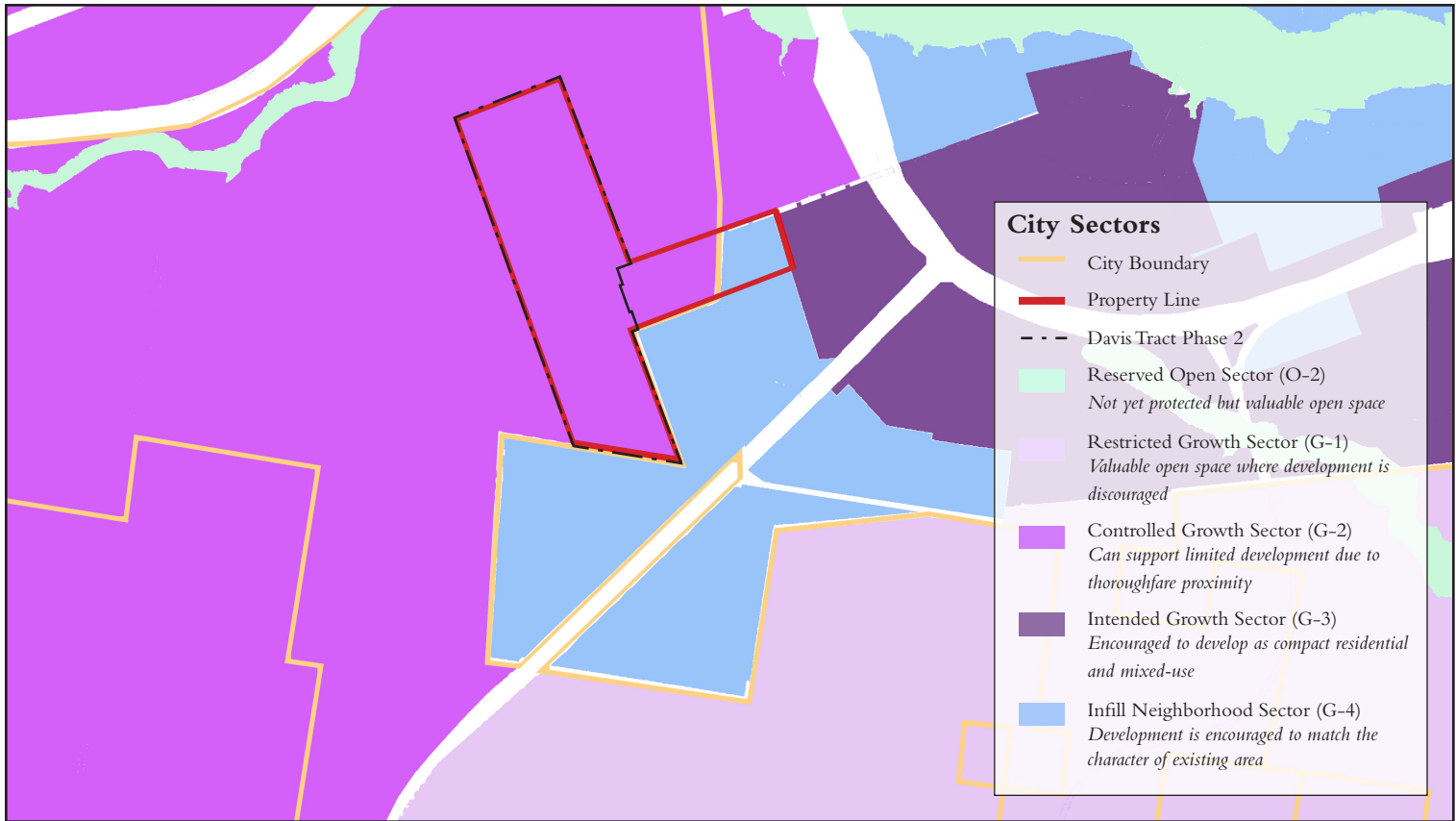
Epitome Development

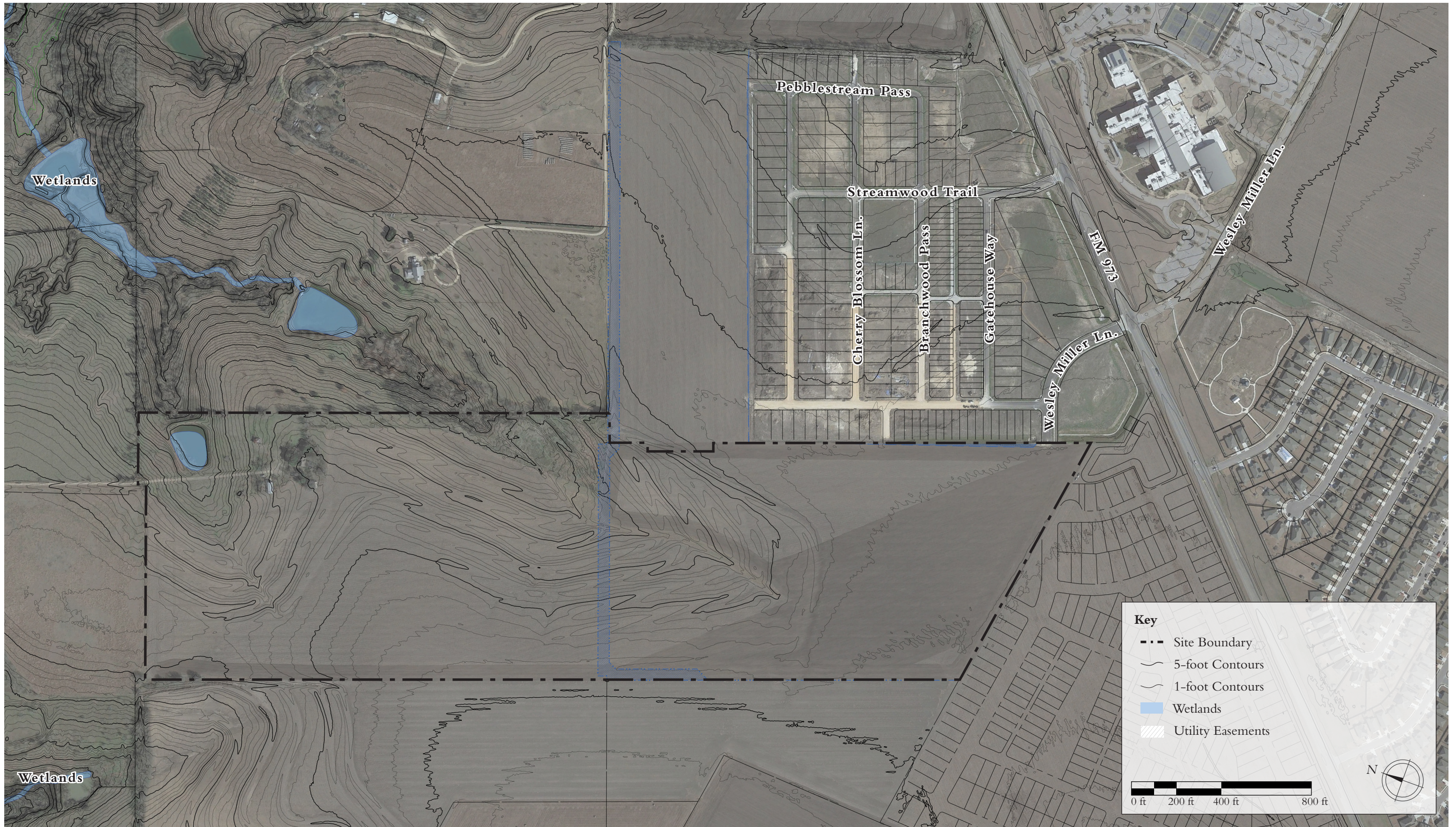
by

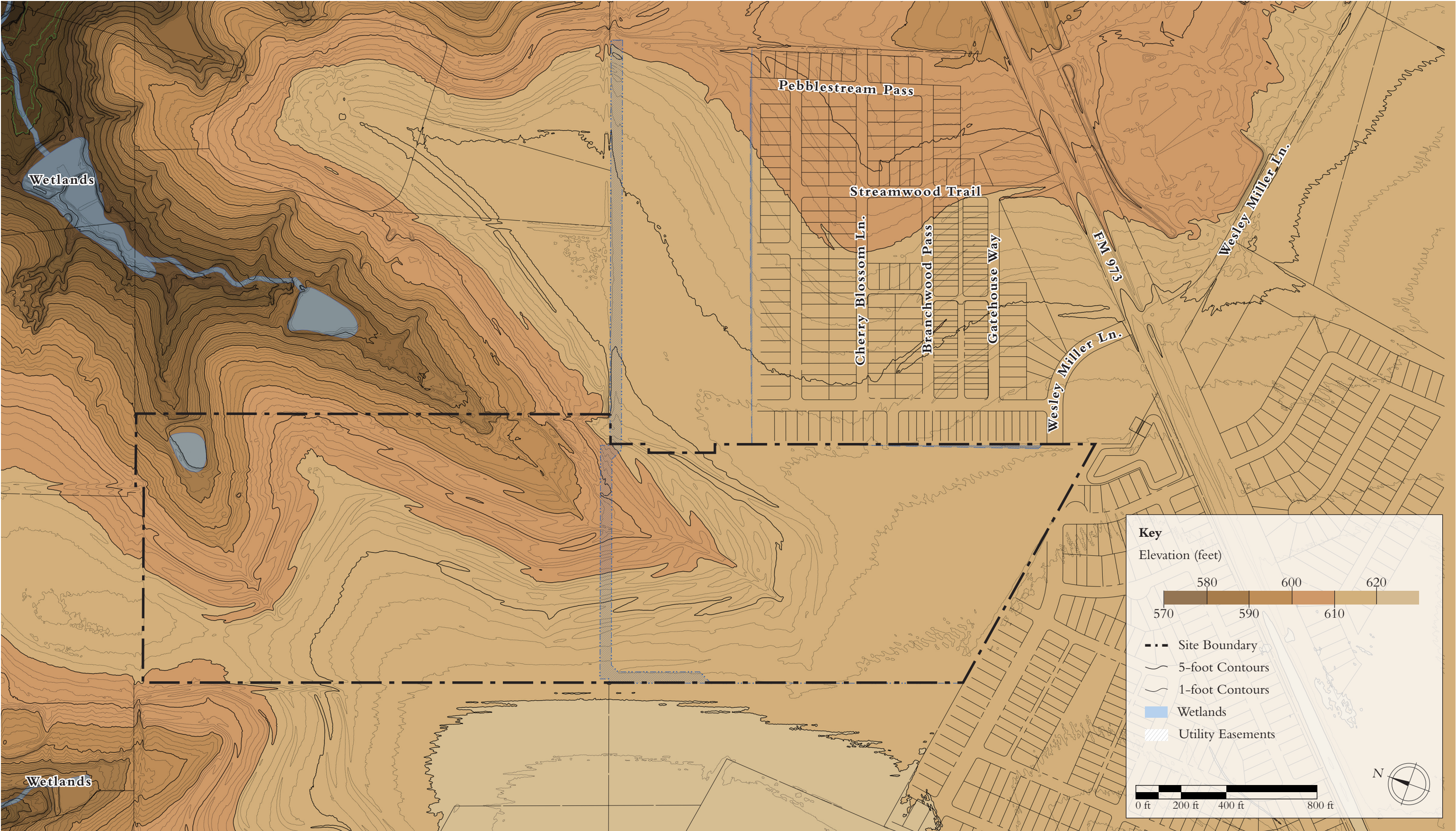
MICHAEL WATKINS ARCHITECT, LLC

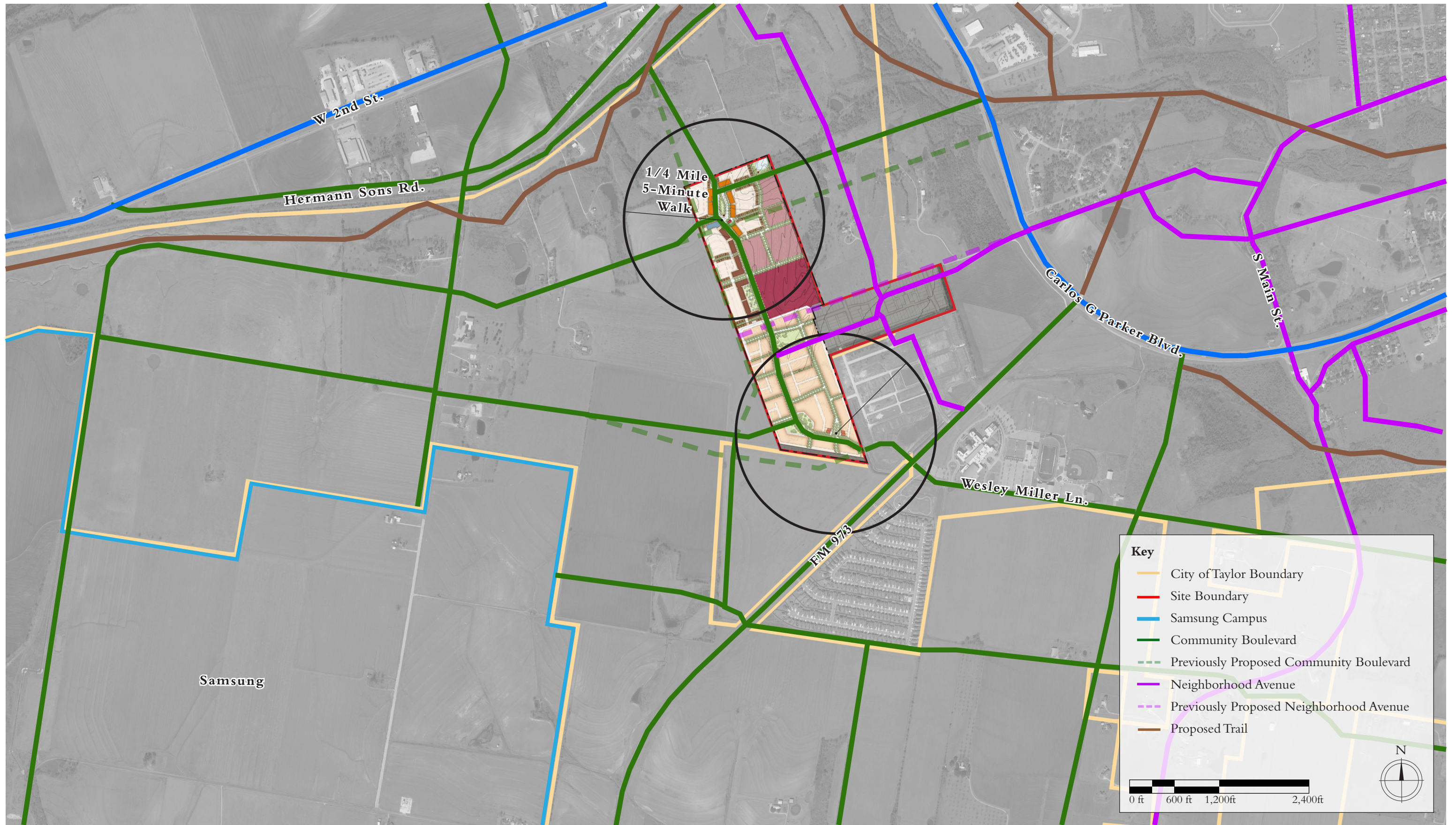


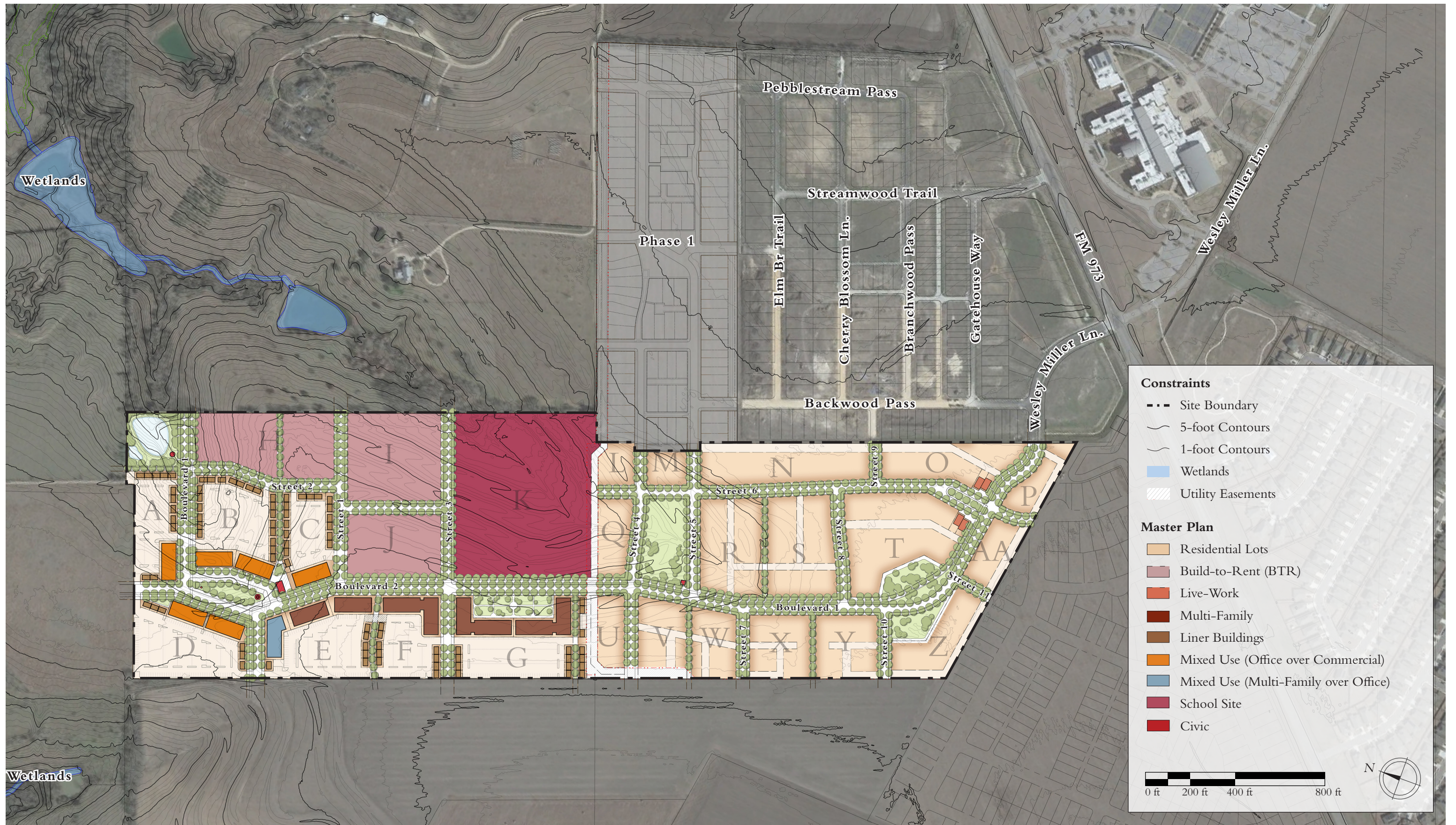






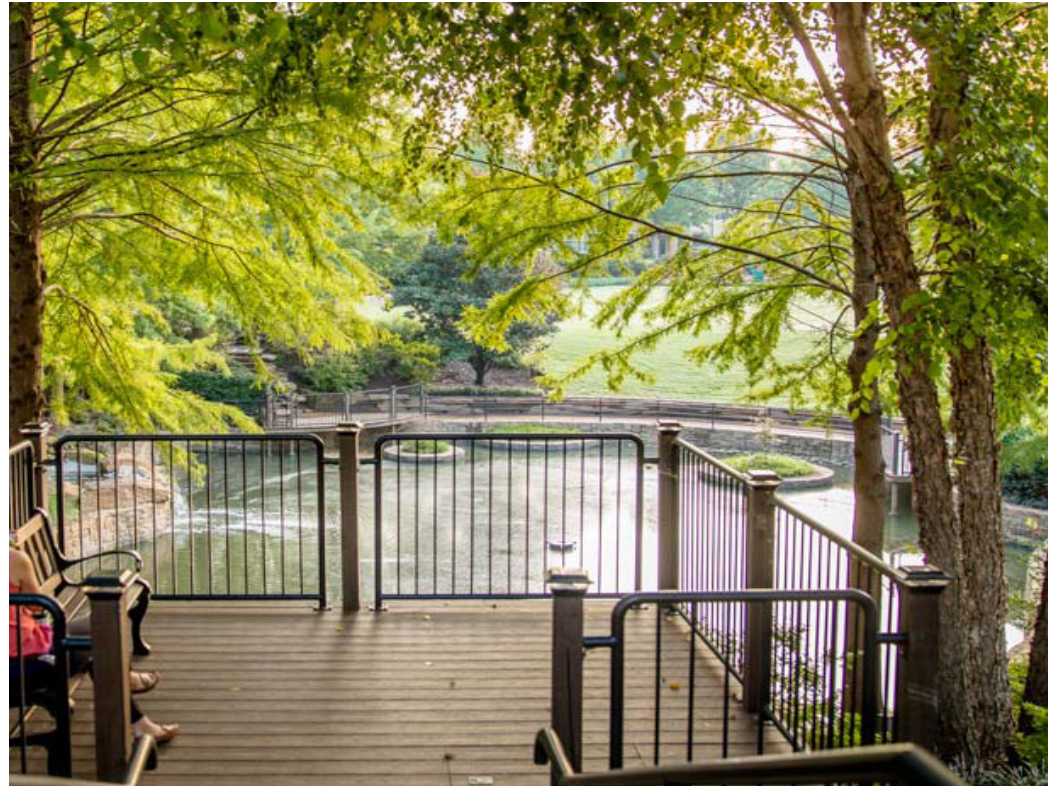








① Stormwater Pond, Glenwood Park, Atlanta, Ga.



② Liner Buildings, East Beach, Norfolk, Va. .

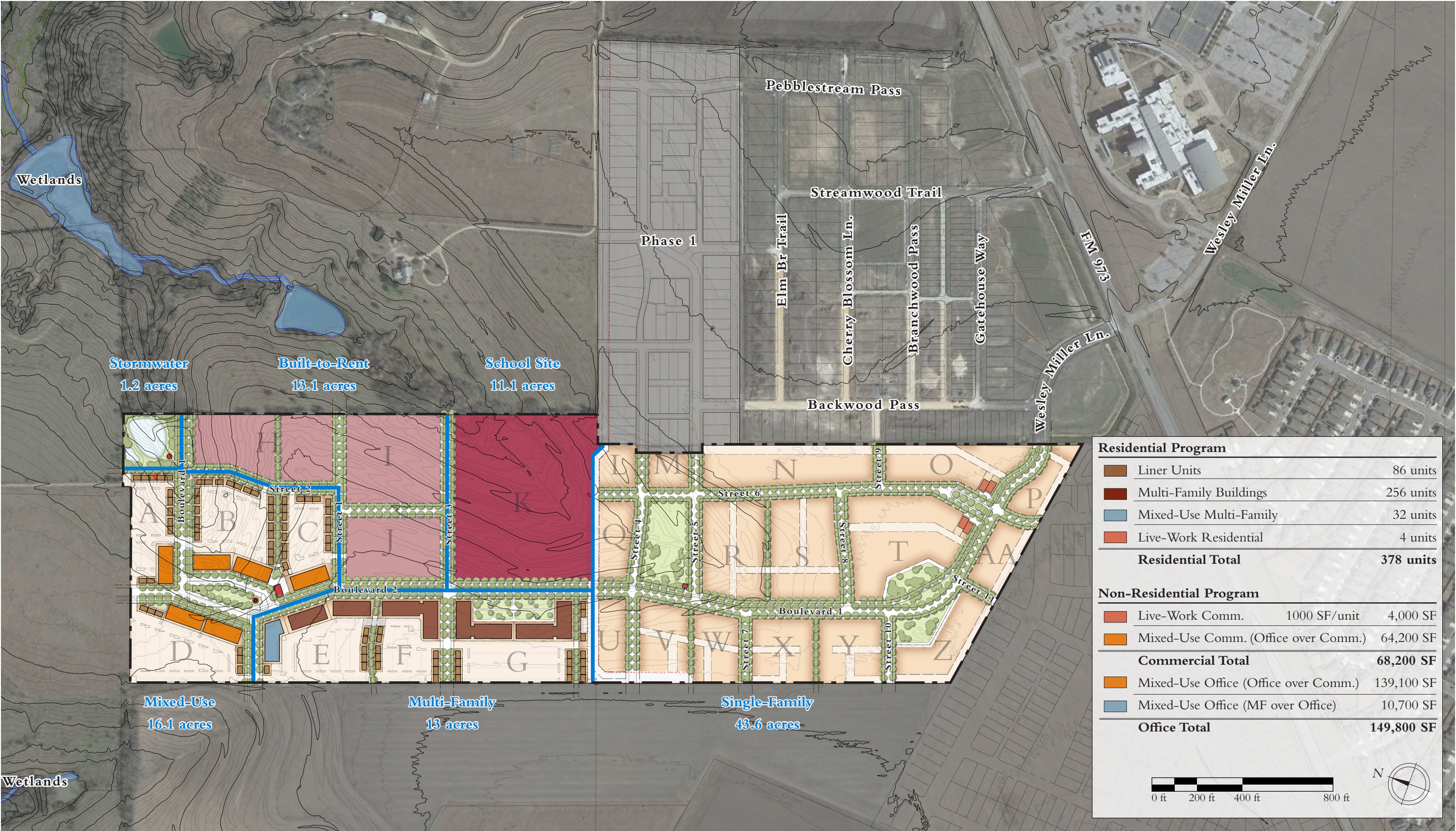


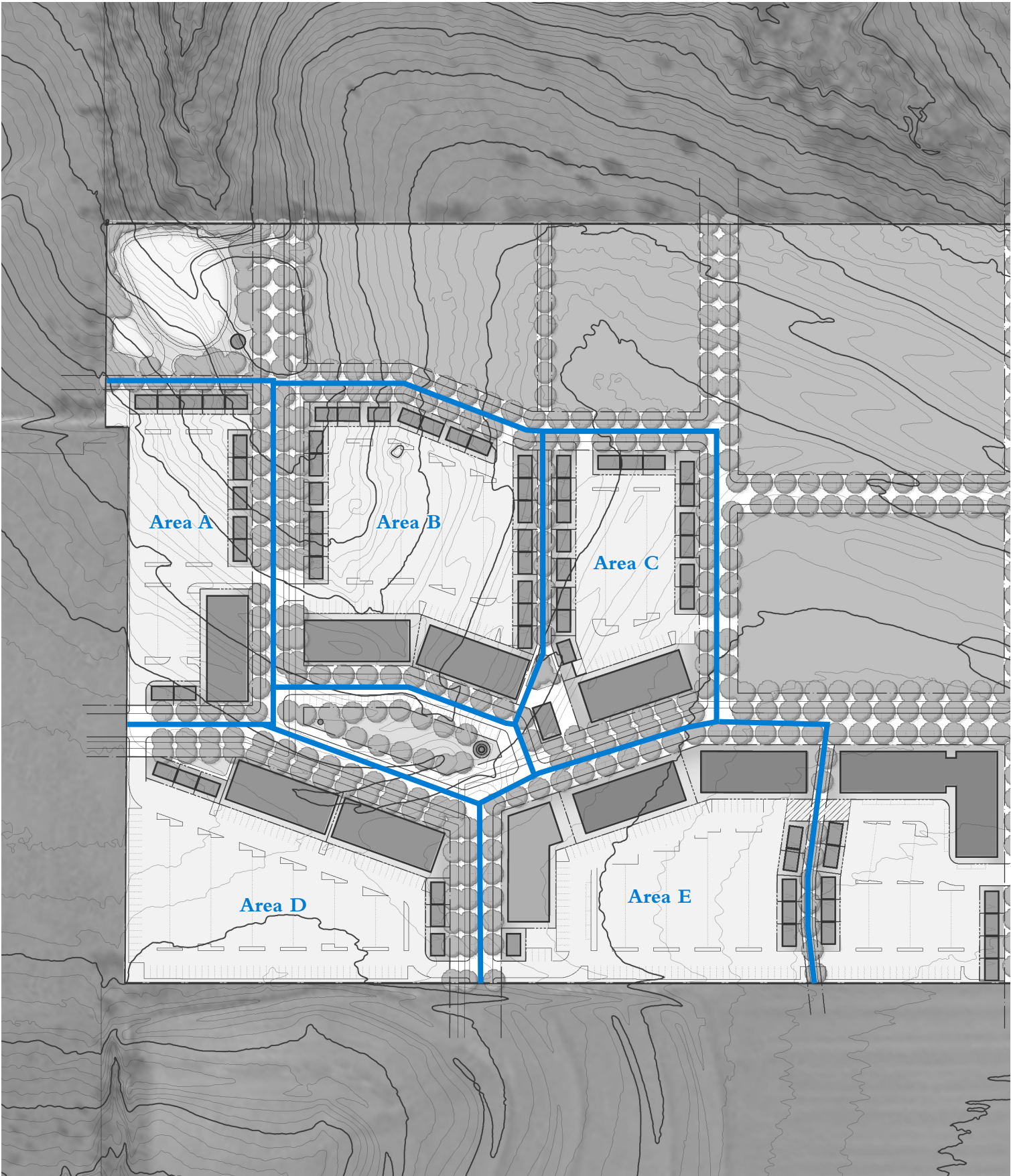
③ Pedestrian Passage, Belgravia Court, Old Louisville, Louisville, Ky.



④ Live-work Units, East Beach, Norfolk, Va. (left), Norton Commons, Louisville, Ky. (right).







Assumed Parking Ratios		Spaces
Liner Residential	per unit	1.5
Multi-Family Residential	per unit	2
Retail/Restaurant	per 1,000 SF	3.33
Office	per 1,000 SF	4

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster location, etc.

Area A	Program	Spaces
Liner Buildings	13 units	20
Office	21,400 SF	85
Retail/Restaurant	10,600 SF	35
Total Required		141
Provided on Street		23
Provided in Parking Lots		112
Provided in Garages		13
Total Provided		148
Difference		+7

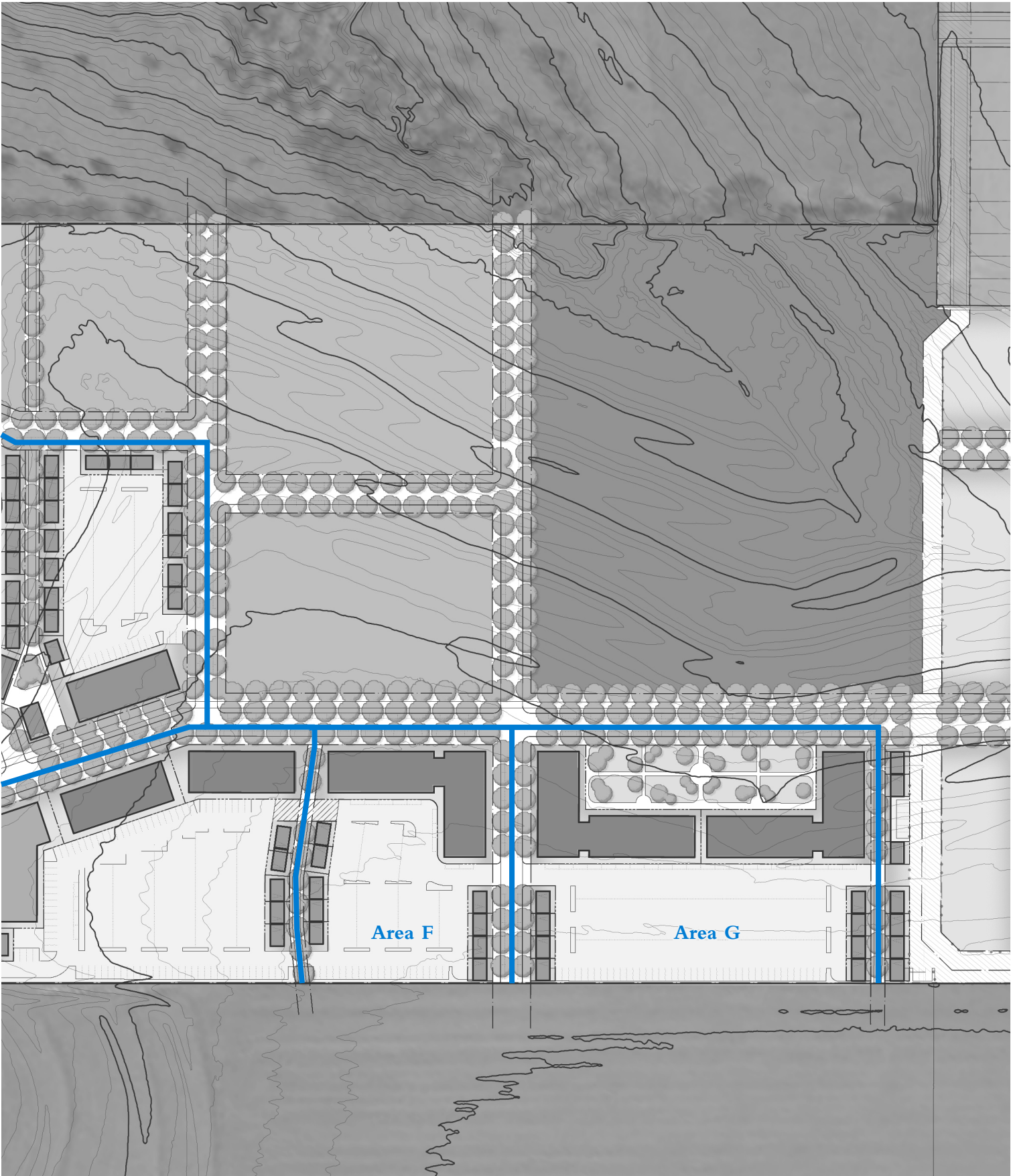
Area B	Program	Spaces
Liner Buildings	21 units	32
Office	42,800 SF	171
Retail/Restaurant	21,400 SF	71
Total Required		274
Provided on Street		74
Provided in Parking Lots		182
Provided in Garages		21
Total Provided		276
Difference		+2

Area C	Program	Spaces
Liner Buildings	14 units	21
Office	21,400	85
Retail/Restaraunt	10,700 SF	35
Total Required		142
Provided on Street		29
Provided in Parking Lots		102
Provided in Garages		14
Total Provided		145
Difference		+3

Area D	Program	Spaces
Liner Buildings	6 units	9
Office	42,800 SF	80
Retail/Restaraunt	21,400 SF	70
Total Required		294
Provided on Street		35
Provided in Parking Lots		261
Provided in Garages		6
Total Provided		302
Difference		+8

Area E	Program	Spaces
Liner Buildings	7 units	14
Multi-Family	96 units	192
Office	10,700 SF	43
Total Required		249
Provided on Street		31
Provided in Parking Lots		213
Provided in Garages		6
Total Provided		249
Difference		+0





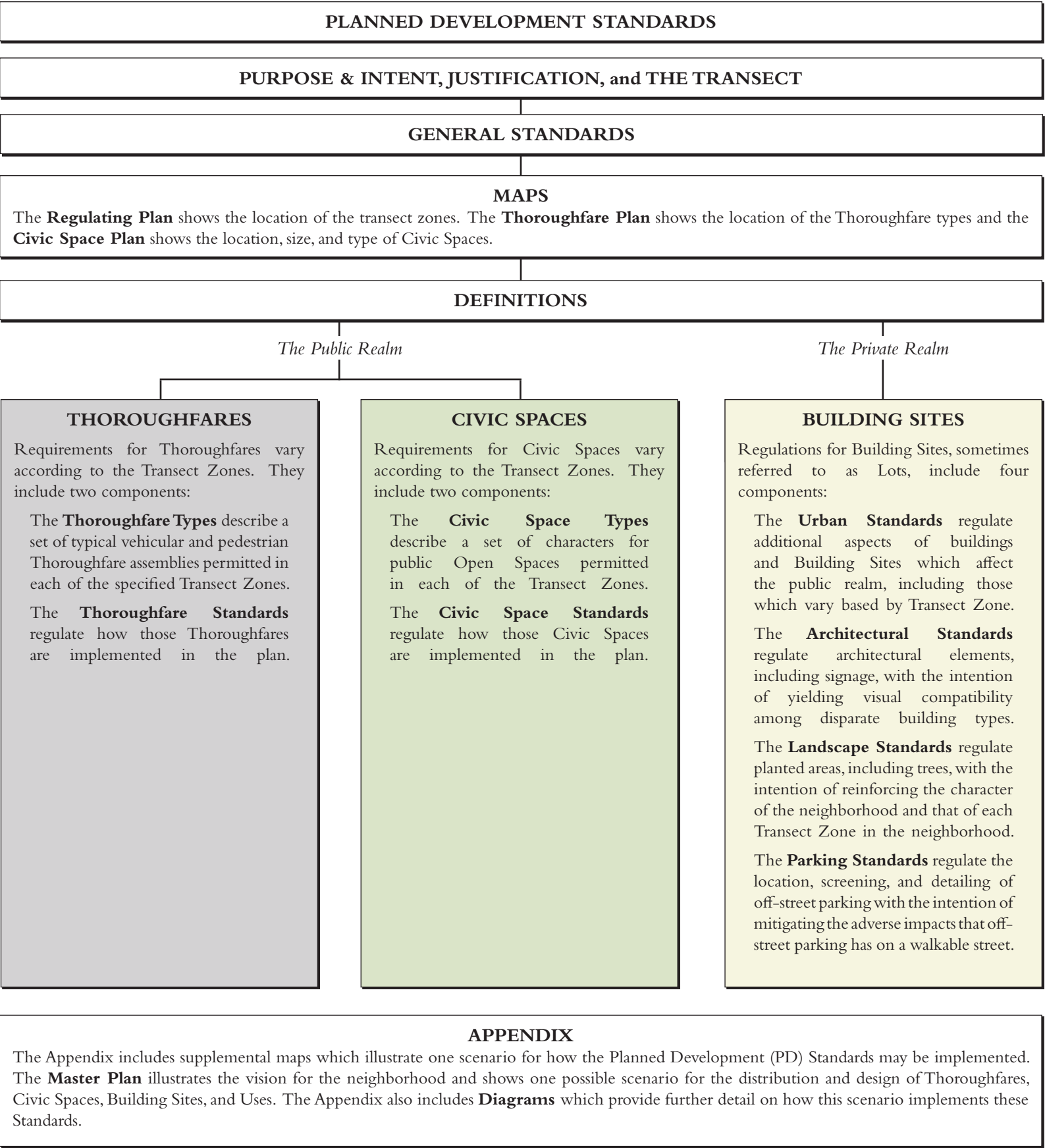
Assumed Parking Ratios		Spaces
Liner Residential	per unit	1.5
Multi-Family Residential	per unit	2
Retail/Restaurant	per 1,000 SF	3.33
Office	per 1,000 SF	4

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV charging, dumpster location, etc.

Area F	Program	Spaces
Liner Buildings	10 units	15
Multi-Family	64 units	128
Total Required		143
Provided on Street		23
Provided in Parking Lots		189
Provided in Garages		10
Total Provided		155
Difference		+12

Area G	Program	Spaces
Liner Buildings	15 units	23
Multi-Family	128 units	256
Total Required		279
Provided on Street		38
Provided in Parking Lots		229
Provided in Garages		15
Total Provided		282
Difference		+3





A MASTER PLAN FOR

DAVIS TRACT

PHASE 2

TAYLOR, TEXAS

C

PLANNED DEVELOPMENT STANDARDS

OverviewC.1

Purpose & Intent.....C.2

General StandardsC.3

Regulating Plan..... C.4–C.6

Thoroughfare PlanC.8

ThoroughfaresC.9–C.11

Civic Space Plan.....C.12

Civic SpacesC.13

Building SitesC.14–C.17

DefinitionsC.18–C.20

X

APPENDIX

Master Plan X.1

Fire Apparatus Access Diagram..... X.2

Addressing Diagram X.3



Purpose & Intent

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

The proposed community is designed as a mixed-use, walkable community with a range of uses which may include residential and civic uses. The neighborhood will be built out incrementally over time and is designed to be flexible to respond to the market as the city grows.

At the Scale of the Neighborhood:

- All dwelling units are within 1.7 miles to the Samsung plant.
- An interconnected network of Thoroughfares, which also connects to the city’s existing Thoroughfare network, is designed to disperse traffic and encourage walking and cycling.
- A range of Civic Spaces is distributed throughout the neighborhood.
- A range of housing types is provided to accommodate a diversity of household types.

At the Scale of the Block and the Building:

- The design of Thoroughfares and buildings should reinforce pedestrian-friendly environments, but not at the expense of accessibility.
- Buildings and landscaping should contribute to the spatial definition of Thoroughfares and Civic Spaces.
- Civic buildings should be distinct from other buildings, reflecting their importance.
- Architecture and landscape design reflect local and regional climate, topography, history, and building practices.

Justification

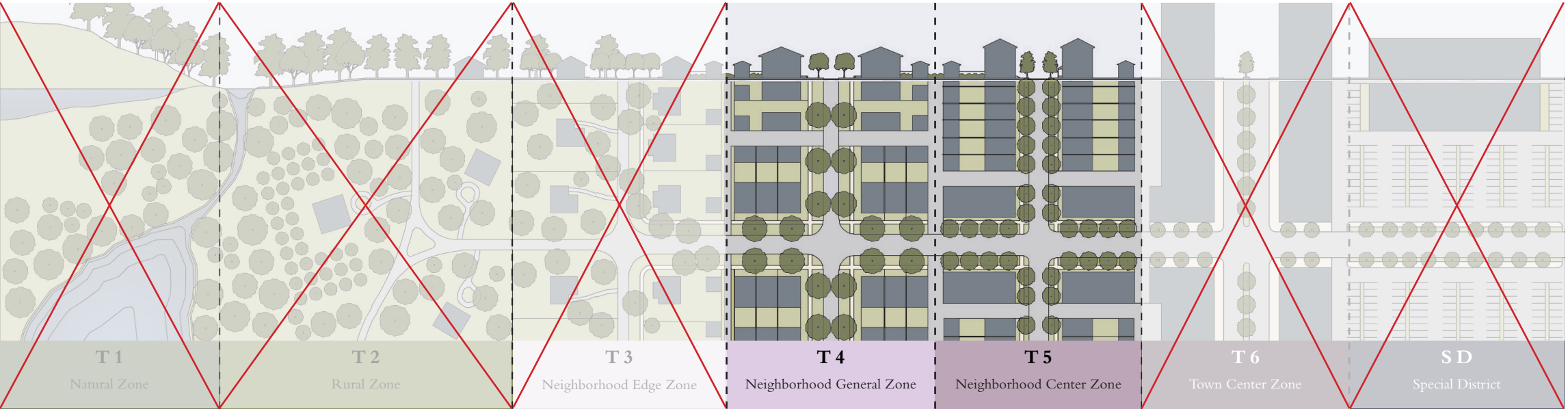
The primary reason for requesting the Neighborhood and Employment Center Plan is to propose zoning and technical design standards to align the community with the City’s long-term vision/goals. The design of this new community will help the City meet the ever growing demand for walkable communities, while accommodating the necessary requirements of emergency access, trash collection, stormwater management, and the like.

The Transect

Different people thrive in different places. There are those who could never live in an urban center; there are those who would wither in a rural hamlet. The rural-to-urban Transect is divided into six Transect Zones. These six zones vary by the level of intensity of their physical—and therefore social—character. Elements of the built environment are coordinated by these Transect Zones at all scales of planning, from the region, to the community, to the individual building site and building. The proposed community includes the Neighborhood Edge Zone, the Neighborhood General Zone, and the Neighborhood Center Zone.

The Neighborhood General Zone (T4) consists of a mixed-use but primarily residential medium density urban fabric. It may have a wide range of building types: houses, cottages, and townhouses, among them. Setbacks and landscaping are variable. Streets with curbs and Sidewalks define medium-sized blocks.

The Neighborhood Center Zone (T5) consists of higher density mixed-use buildings, townhouses, and apartments. It has a tight network of streets, with wide Sidewalks, regular street tree planting and buildings close to the Sidewalks.



A Typical Rural to Urban Transect, with Transect Zones.



Administration

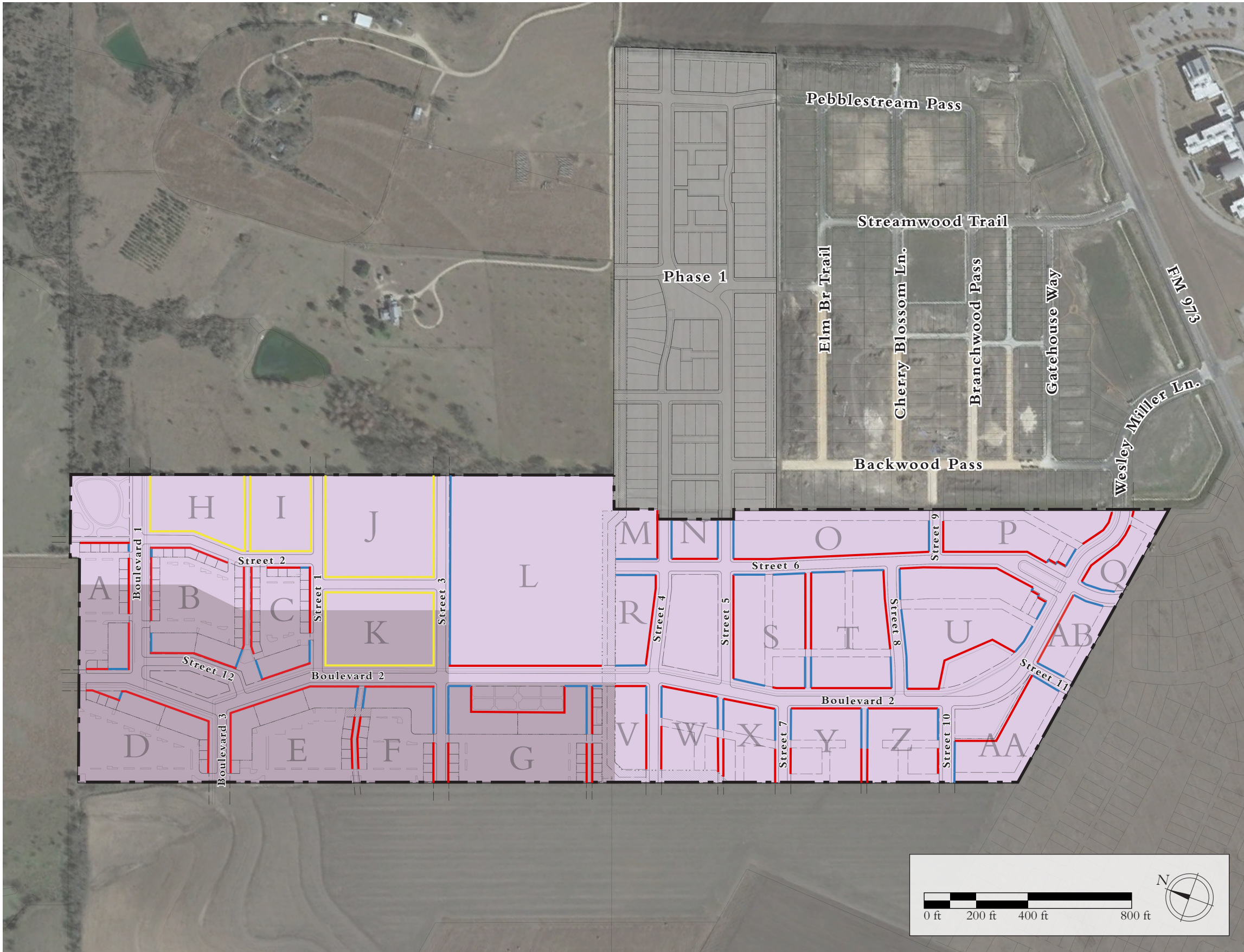
- 1. **Conformity.** All improvements to the community shall follow these PD Standards, including any approved Variances adopted as part of these PD Standards. It is the Purpose and Intent not the “letter” of these PD Standards to which improvements shall conform.
- 2. **Warrants and Variances.** There are two types of deviations from these PD Standards: Warrants andVariances. Where no standard is included in these PD Standards, standards shall be determined by Warrant. The correction of scrivener’s errors within this document shall be handled by Warrant (*see Definitions: Warrant and Variance*).
- 3. **Conflicts with Other Codes and Regulations.** In the event of a conflict between these PD Standards and the Taylor Land Development Code, these PD Standards shall control. In the event of a conflict between these PD Standards and any other applicable codes, including but not limited to the Building Code, ADA, life safety codes, and others, the conflict shall be brought to the attention of the land owner, the developer, and the City immediately for resolution.
- 4. **Sources.** Sources for various texts, definitions, and illustrations include the Lexicon of the New Urbanism and SmartCode v9.2 by Andres Duany, et. al, although original versions may have been edited to apply to this community.
- 5. **Regulating Plan.** Improvements may be configured as shown on the Regulating Plan and detailed further as consistent with the other standards of this PD. The Illustrative Master Plan provides one scenario for how the Regulating Plan may be elaborated into a more detailed site design.
- 6. **Typical and Actual Conditions.** These PD Standards are typologically-based and thus represent the typical condition. It is expected that actual conditions will vary from the typical conditions shown. All components of Thoroughfares, Civic Spaces, and building sites are expected to be refined to be appropriate for specific locations in a reasonable manner that achieves the intent of these PD Standards.

Block Standards

The following apply to all Blocks:

- 1. **Block Length.** Blocks shall be a maximum of 600 feet in any direction. Blocks shall be bounded by vehicular Front Thoroughfares. A Block may be a maximum of 800 feet long if it is divided by a pedestrian Front Thoroughfare or Civic Space along that length.
- 2. **Block Frontage.** The Building Sites on every Block shall provide continuous Frontage wherever they Enfront a Front Thoroughfare or Civic Space, except where the Frontage must break to allow access to Rear Thoroughfares. Blocks without Frontages on all sides may be permitted if consistent with the Regulating Plan or minor adjustments therein.
- 3. **Division of Blocks.** Blocks shown on the Regulating Plan may be divided into smaller Blocks through the introduction of additional Front Thoroughfares and Civic Spaces. These resulting Blocks shall conform to all Block Standards.
- 4. **Building Sites.** Areas within Blocks which are not part of a Rear Thoroughfare or parking lot shall be divided into Building Sites. Each Building Site shall have one Primary Building and may also have Outbuildings as consistent with all Building Site Standards. Each Building Site shall have a minimum of one Primary Frontage along a Front Thoroughfare or Civic Space. The location of buildings within Building Sites shall conform to all Building Site Standards. Improvements to Building Sites shall conform to these PD Standards.
- 5. **Public Access to Building Sites.** Public access to an individual Building Site shall be provided via a Front Thoroughfare or Civic Space.
- 6. **Parking Placement.** With the exception of on-street parking that is consistent with the Thoroughfare Types and Thoroughfare Standards, parking shall be located to the interior of blocks as consistent with the Building Site Layers described in the Urban Standards.
- 7. **Fire Apparatus Access.** Proposed access for fire apparatus vehicles is as shown on the Fire Apparatus Access Diagram. Access is typically within 150 feet of all buildable area on a Building Site. Buildings on portions of Building Sites greater than 150 feet from the Fire Apparatus Vehicle Access Route may require a fire suppression system to meet building and fire code requirements. See the Thoroughfare Standards for related requirements.

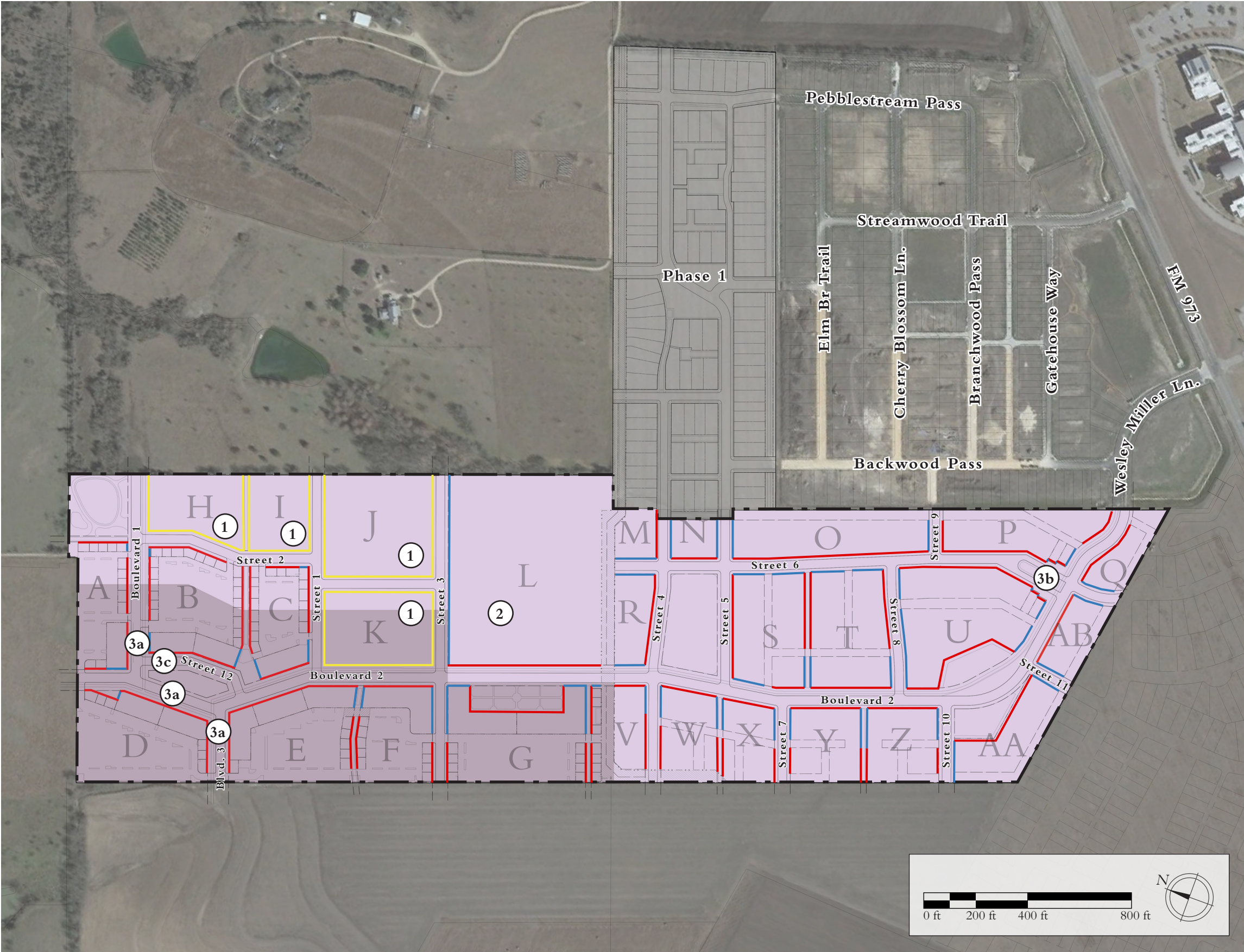




Plan Notes

1. Minor adjustments may be made to the Master Plan (and by extension the Regulating Plan) as consistent with these PD Standards.
2. The base zoning districts, as described in the Taylor Land Development Code, vary by transect as follows. Where these PD Standards specify standards, these PD Standards shall control. For items not addressed in these PD Standards, requirements of the base zoning district shall apply.
 - For T4, the base zoning district shall be P4.
 - For T5, the base zoning district shall be P5.
3. The exact locations of boundaries between transect zones may be adjusted, and can increase or decrease in size to accommodate future adjustments to the Master Plan. Each transect zone may increase or decrease by 2% of the total area of the community.
4. There is no site perimeter landscaping requirement. Landscaping shall comply with applicable City requirements.





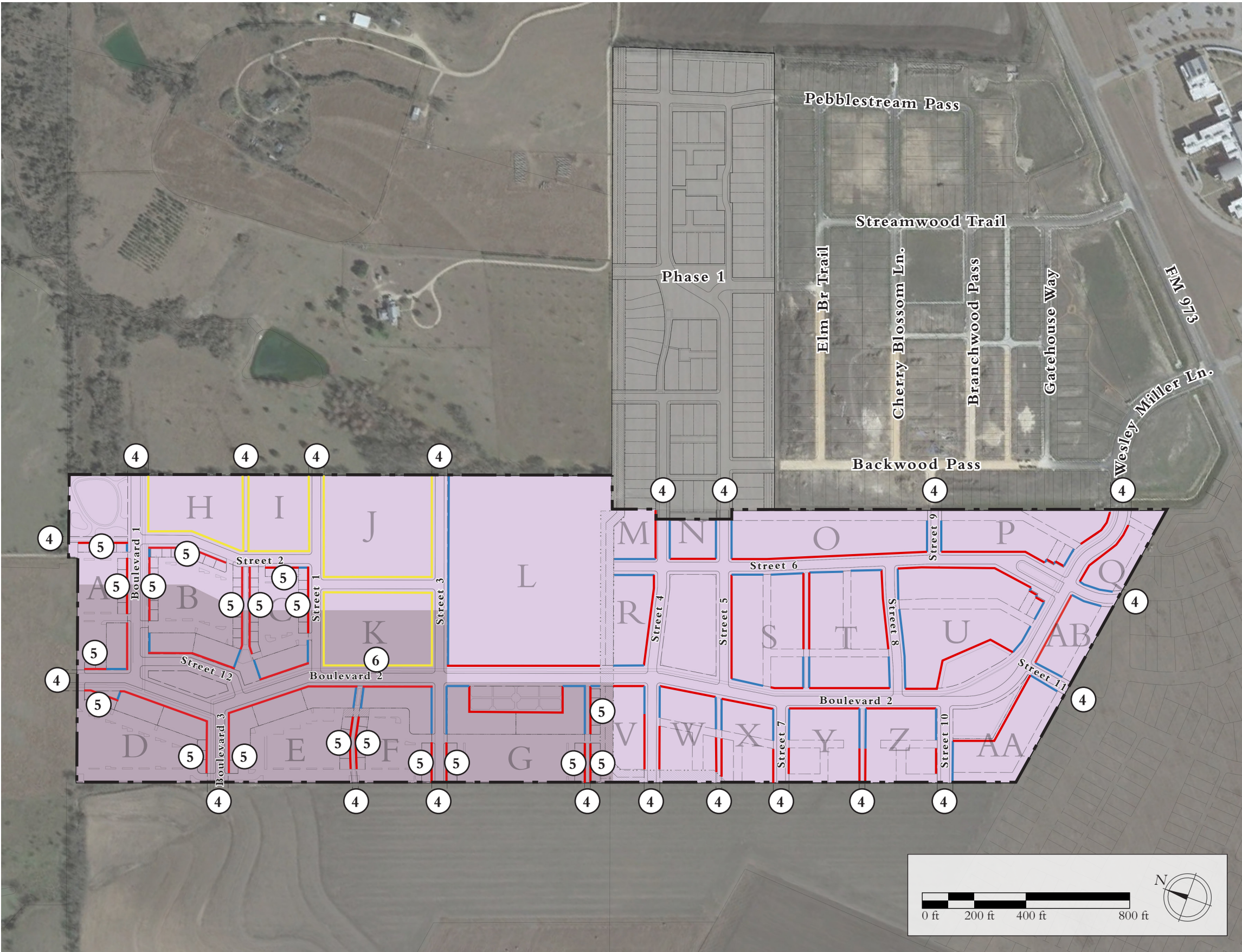
Specific Design Standards

The following specific design standards are required in the specific locations noted on the accompanying plan. These specific design standards shall supersede any conflicting requirements of these PD Standards:

1. Blocks H, I, J, and K may be divided into smaller blocks that are consistent with the Block Standards. When divided, Primary and Secondary Frontages shall be designated for each Building Site in the resulting Blocks.
2. Block L is anticipated for use as a school site. In order to accommodate this use, it shall be exempt from the Block Length requirements in the Block Standards. If Block L is not utilized for a school site, then it shall be divided into smaller Blocks that are Consistent with the Block Standards. When divided, the Primary and Secondary Frontages shall be adjusted for each Building Site in the smaller Blocks.
3. The actual conditions of the following Thoroughfare locations vary from the typical conditions shown in the Thoroughfare types:
 - a. Boulevards 1, 2, and 3 may be revised in areas where Commercial Frontages are present to accommodate wider Sidewalks with 5-foot tree grates instead of tree lawns.
 - b. On Street 6, tree lawns and Sidewalks nearest to the adjoining Civic Space may be omitted only if adequate pedestrian connectivity and landscaping is provided in the Civic Space.
 - c. On Street 12, head-in parking may be included on the side of the ROW nearest the adjoining Civic Space.

Key	
	T4: Neighborhood General Zone
	T5: Neighborhood Center Zone
	ROW
	Primary Frontage
	Secondary Frontage
	Frontage (Primary or Secondary TBD)





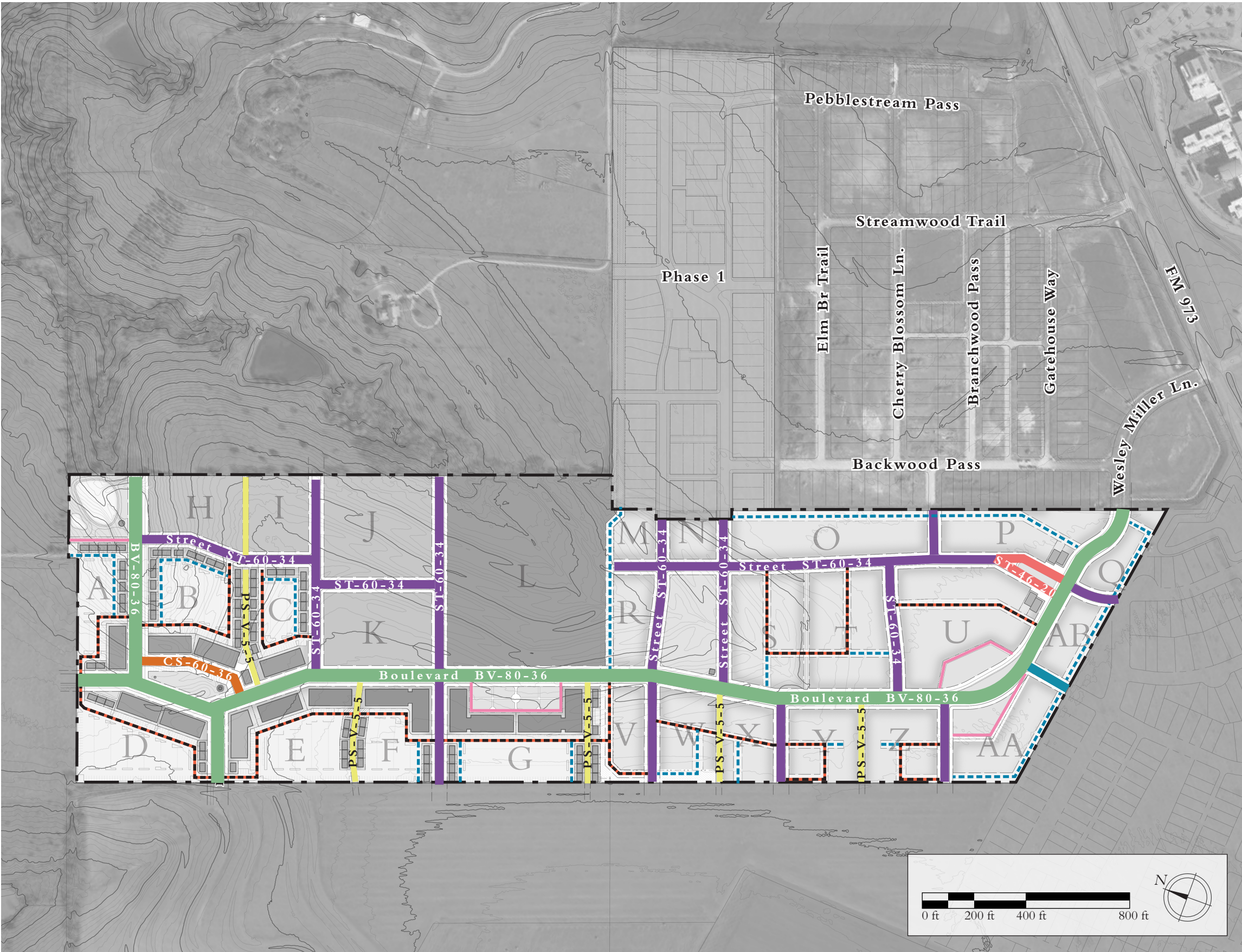
Specific Design Standards

4. These thoroughfares are intended to connect to the adjoining property at the locations shown, with the exact location of that connection to be coordinated with the owner of the adjoining property.
5. Liner Buildings shall be permitted in the areas shown in order to screen parking. All Liner Buildings shall have the Primary Entrance and a Stoop, Porch, or balcony facing the Primary Frontage. Parking may be located in the second Building Site Layer in these locations only if it is enclosed in a building and screened from view at Frontages.
6. The Frontage Buildout of this entire face of Block K shall total to a minimum of 90%, calculated excluding any Front Thoroughfares or Civic Spaces and including any other gaps between Facades. Primary Buildings along this side of Block K shall be a minimum of 2 Stories tall.

Key

	T4: Neighborhood General Zone
	T5: Neighborhood Center Zone
	ROW
	Primary Frontage
	Secondary Frontage
	Frontage (Primary or Secondary TBD)

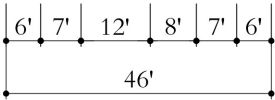
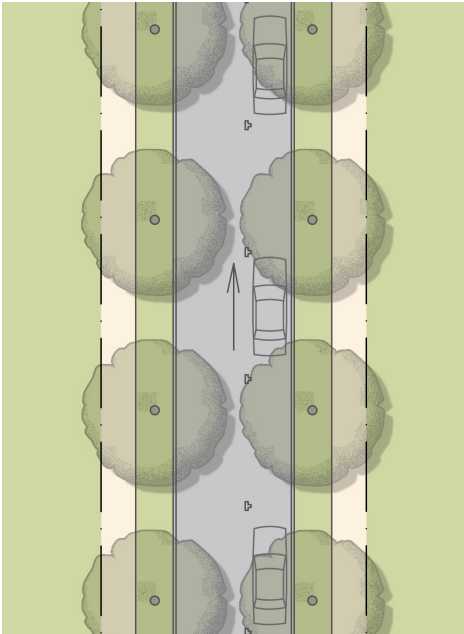
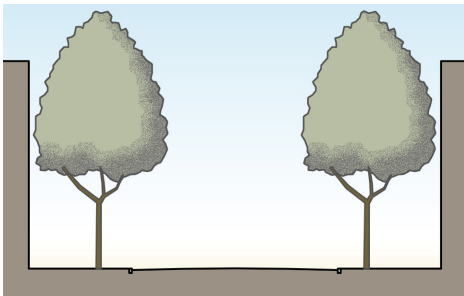
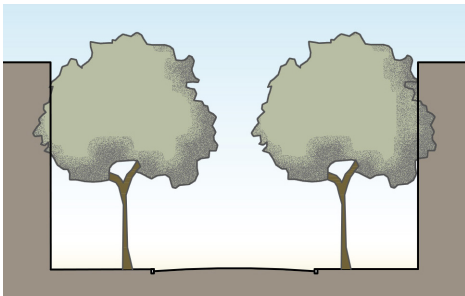
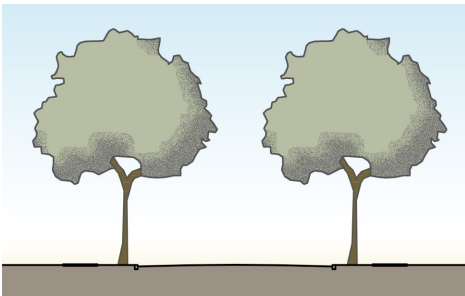
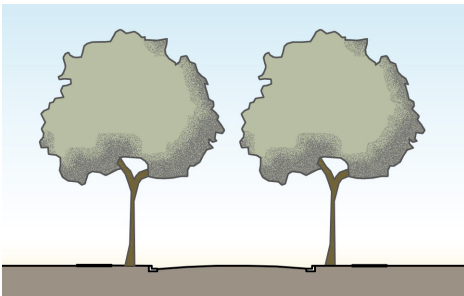
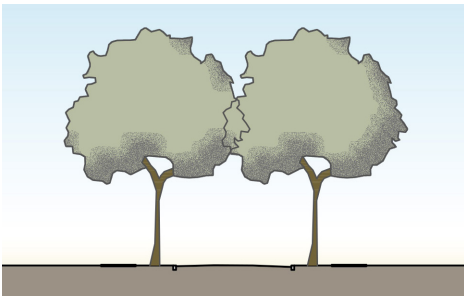




Front Thoroughfare Types				
	<i>Name</i>	<i>Type</i>	<i>ROW</i>	<i>Pavement</i>
	Street	ST	46	20
	Street	ST	54	28
	Street	ST	60	34
TBD	Commercial Street	CS	52	28
	Commercial Street	CS	60	36
	Boulevard	BV	80	36
	Passage	PS	V	5-5
	Path	PT	V	5+
	Sidewalk in Civic Space (<i>see Civic Space Standards</i>)			
TBD	Trail in Civic Space (<i>see Civic Space Standards</i>)			

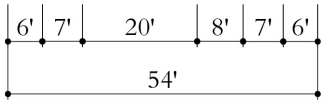
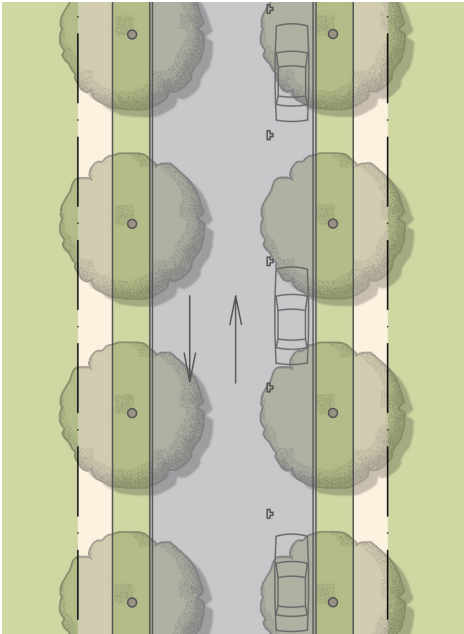
Rear Thoroughfare Types				
Name	Type	ROW	Pavement	
Rear Alley	RA	30	12	
Fire Alley	FA	30	20	





ST-46-20

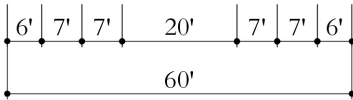
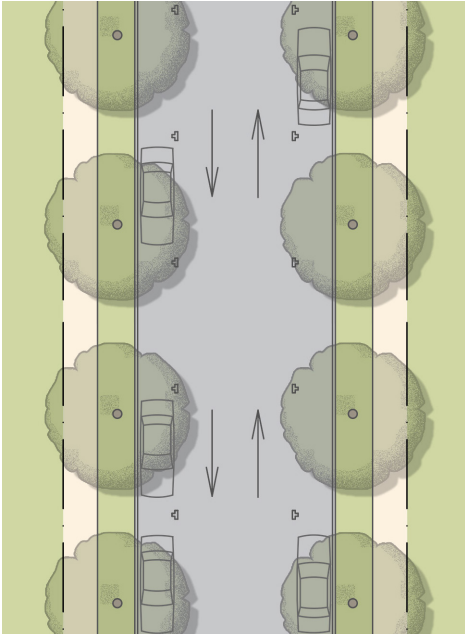
Street
(name) Street
T4,T5
46 ft. ROW
20 ft. Pavement
Slow Movement
One-Way Traffic
Parking One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
T4-5: Allee, 25 ft. o.c.
6 ft. Sidewalk
Not provided on this Thoroughfare.



ST-54-28

Street
(name) Street
T4,T5
54 ft. ROW
28 ft. Pavement
Slow Movement
Two-Way Traffic
Parking on One Side
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
T4-5: Allee, 25 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall

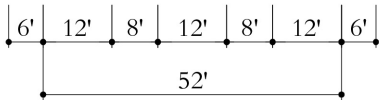
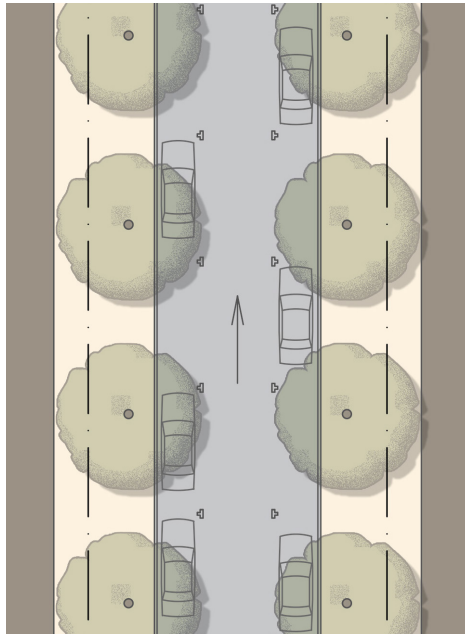
This Thoroughfare Type may be modified to include double sided street parking, and 12-foot-clear two-way yield lane.



ST-60-34

Street
(name) Street
T4,T5
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
T4-5: Allee, 25 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall

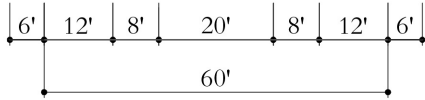
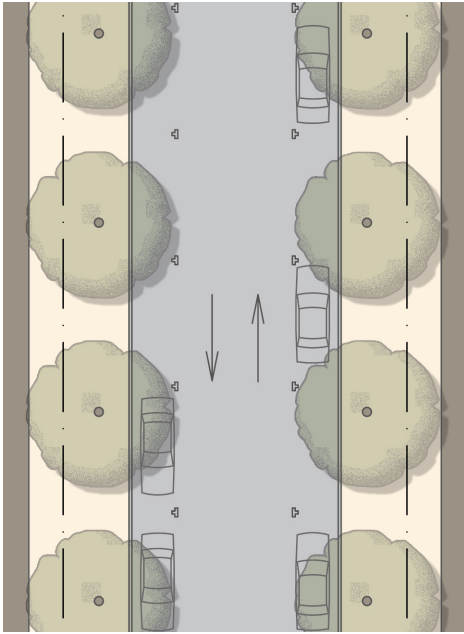
This Thoroughfare Type overrides City standards for Neighborhood Avenue.



CS-52-28

Street
(name) Street
T4,T5,T6
52 ft. ROW
28 ft. Pavement
Slow Movement
One-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25 ft. o.c.
7 ft. Sidewalk
Not provided on this Thoroughfare.

Street trees may be omitted to allow for a Colonnade or Arcade.



CS-60-36

Commercial Street
(name) Street
T4,T5
60 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25 ft. o.c.
7 ft. Sidewalk
For buildings up to 30 ft. tall

Street trees may be omitted to allow for a Colonnade or Arcade.

- Thoroughfare Type
- ST Street
- CS Commercial Street
- BV Boulevard

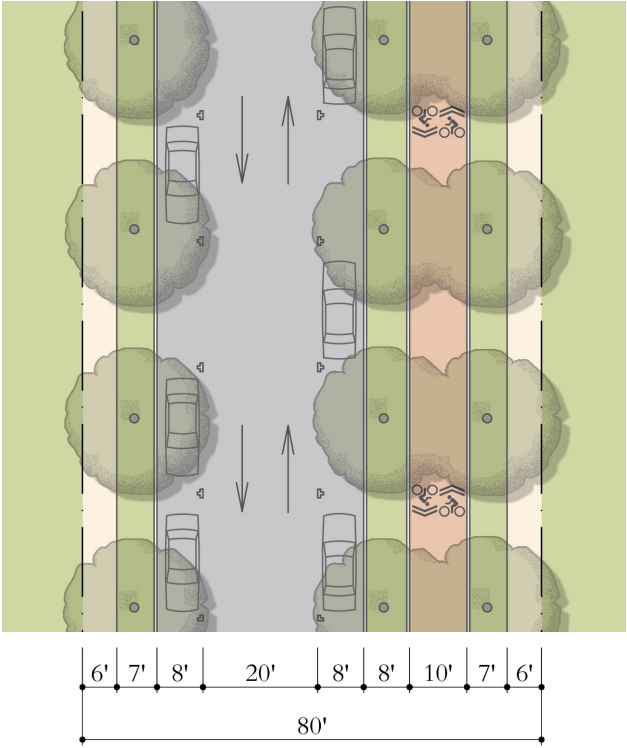
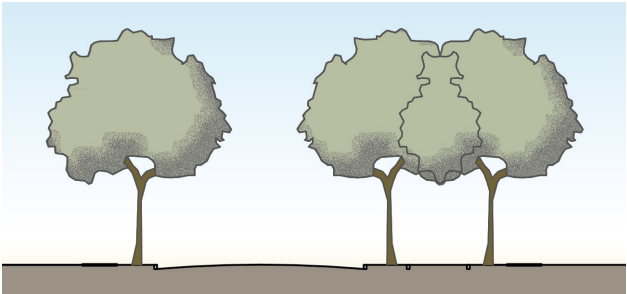
Right-of-Way Width

Pavement Width

XX-##-##

Thoroughfare Type
Thoroughfare Name Suffix
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes





B V - 80 - 36

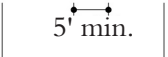
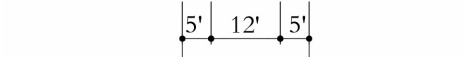
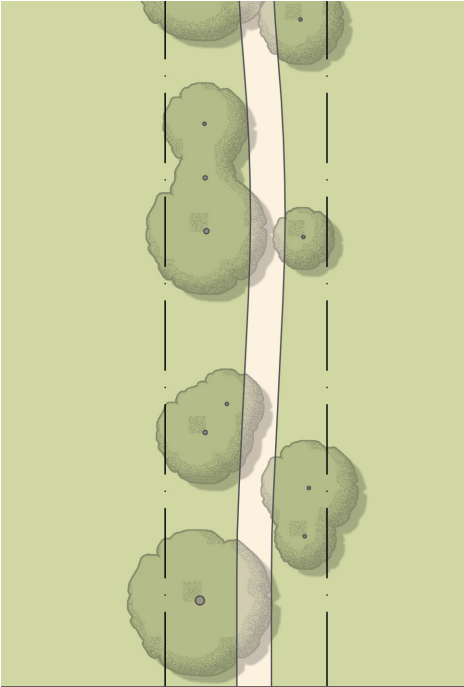
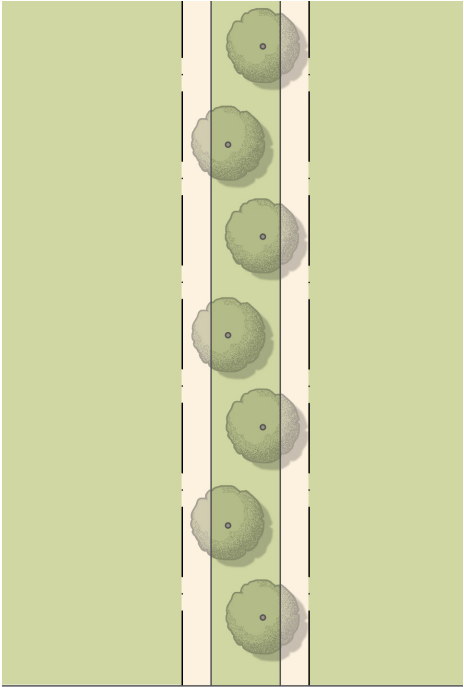
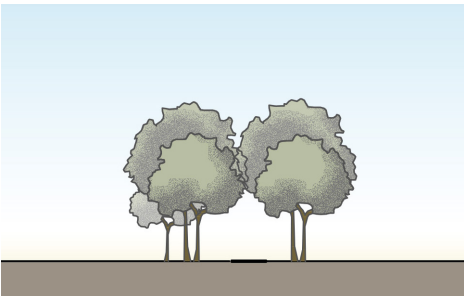
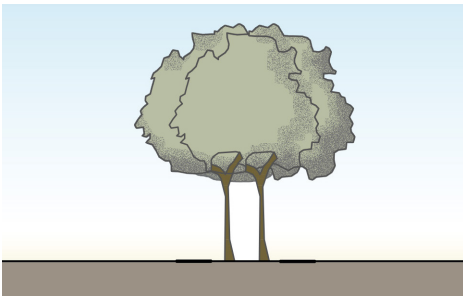
Boulevard
(name) Boulevard
T4, T5
80 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
8 ft. Tree Lawn / 7 ft. Tree Lawn
Allee, 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall.

This Thoroughfare Type overrides City standards for Community Blvd.
Street trees may be omitted to allow for a Colonnade or Arcade.

Thoroughfare Type
ST Street
CS Commercial Street
BV Boulevard
Right-of-Way Width
Pavement Width
XX - ## - ##

Thoroughfare Type
Thoroughfare Name Suffix
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes





P S - V - 5 - 5

P T - V - 5 +

Passage
(name) Passage
T4, T5
24 ft. ROW
N/A
N/A
N/A
N/A
N/A
12 ft. Planting Zone
Clustered
6 ft. Sidewalk each side
Not provided on this Thoroughfare

Path
(name) Path
T4, T5
ROW Width Varies
N/A
N/A
N/A
N/A
N/A
Planting zone varies
Trees, ground cover, shrubs, lawn
5 ft. min. Sidewalk
Not provided on this Thoroughfare.

This Thoroughfare type will be privately owned and maintained.

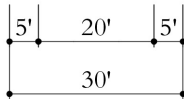
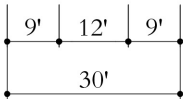
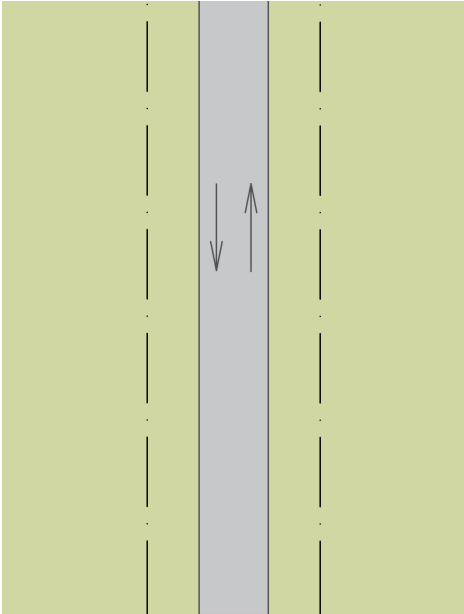
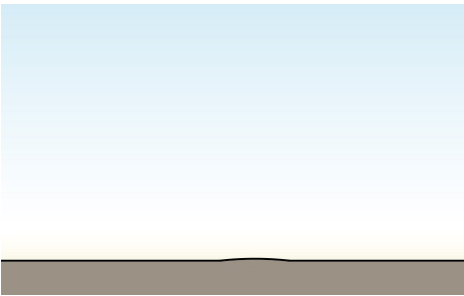
This Thoroughfare type will be privately owned and maintained.

Thoroughfare Type
CS Commercial Street
BV Boulevard
Right-of-Way Width
Pavement Width
XX - ## - ##

Thoroughfare Type
Thoroughfare Name Suffix
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access

Notes





RA - 30 - 12

FA - 30 - 20

Rear Alley
(name) Alley
T4, T5, T6
30 ft. ROW
12 ft. Pavement
Slow Movement
Two-Way Traffic
No Parking
12 ft. Curb Radius; Apron at Street
Inverted Crown
6 ft. Lawn
Varies
No Sidewalk
Not provided on this Thoroughfare.

This Thoroughfare type will be privately owned and maintained.

Fire Alley
(name) Alley
T4, T5, T6
ROW 30 ft
N/A
Slow Movement
Two-Way Traffic, Fire Access
No Parking
15 ft. Curb Radius; Apron at Street
Inverted Crown
N/A
N/A
No Sidewalk
20 foot clear width

This Thoroughfare type will be privately owned and maintained. Pavement may be widened for greater clear width.

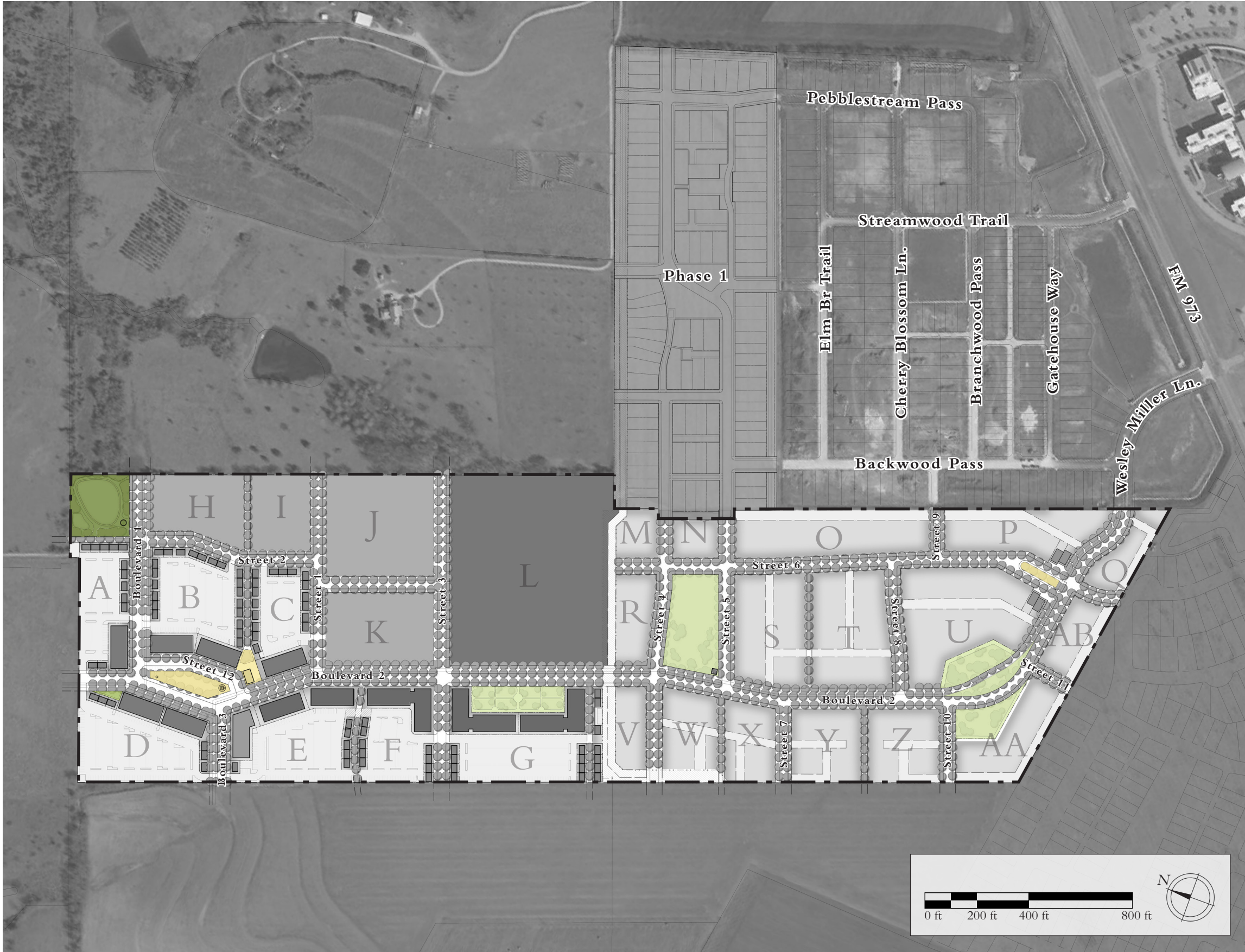
Thoroughfare Type
RA Rear Alley
FA Fire Alley
Right-of-Way Width
Pavement Width
XX - ## - ##

Thoroughfare Type
Thoroughfare Name Suffix
Transect Zone
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

Thoroughfare Standards

The following apply to all Thoroughfares:

- Maintenance and Ownership.** All Front Thoroughfares accommodating vehicular traffic shall be dedicated as public Rights-of-Way. All other Thoroughfares shall be owned and maintained by a Property Owners Association (POA) and have public access easements.
- Paving Materials.** In addition to paving materials and surfaces currently acceptable to the City asphalt pavers, brick pavers, and concrete pavers may be used. Paving materials and surfaces other than asphalt and concrete shall be maintained by a POA.
- Street Trees.** The following apply to street trees:
 - Street trees shall be Cedar Elm, Drake Elm, Bigtooth Maple, Chinquapin Oak, Monterey Oak, Red Oak, Texas Ash, or Pecan. Other tree species acceptable to the City shall be approved by Warrant.
 - The Public Frontage in T4 and T5 shall include trees planted in a regularly-spaced allee pattern of a single species with shade canopies of a height that, at maturity, clears at least one Story.
 - At Retail Frontages, the spacing of trees may be irregular to avoid visually obscuring the shop fronts. Street trees are not required where a gallery, arcade, or colonnade is present.
 - At Civic Spaces, the spacing of trees may vary from the typical conditions described in these Thoroughfare Types and Standards in order to contribute to the character of the Civic Space.
 - Street tree spacing shall typically be as designated by the PD Thoroughfare Types and adapted as needed for specific locations. Specific areas may be exempted by Warrant from required tree planting due to site conditions, design merit, and/or other extenuating circumstances.
 - Trees shall be maintained by a POA to permit sufficient vertical clearance in the travel lanes (12 ft. 6 in.) For moving vans, buses, emergency vehicles, and the like.
- Utility Easements.** Typically, water and sewer shall be provided in Front Thoroughfares or Civic Spaces and other utilities shall be provided in Rear Thoroughfares, with easements in these Thoroughfares as required. Provision of utilities in easements on Building Sites shall be the exception and the location of last resort.
- Encroachments into Rights-of-Way.** Portions of buildings may be permitted to encroach over Rights-of-Way as consistent with the Building Site Standards.
- Proposed Fire Apparatus Access.** This access, which may be provided by Thoroughfares or Civic Spaces, shall be paved or otherwise structurally stabilized with a clear width as required by the City of Taylor and a 15-foot inside turning radius (*see Fire Apparatus Access Diagram*).
- Thoroughfare Alignments.** Intersection angles and offsets are permitted if consistent with the Master Plan or minor adjustments therein. Thoroughfares may have offset intersections or intersections at angles other than 90 degrees as a means of calming traffic.
- Alley Length.** Maximum cul-de-sac length does not apply to alleys.
- Turn Lanes.** Turn lanes may be required at intersections per traffic impact analysis.
- Thoroughfare Names.** The names of Thoroughfares shall end with the respective Thoroughfare Type name (aka suffix). More specifically, the Thoroughfare name shall end with Street, Boulevard, Passage, Path, or Alley as indicated on the Thoroughfare Types Plan and in these Thoroughfare types standards.



Civic Space Types

- Park
- Green
- Square

Total Civic Space: **5.43 acres**

Total Site Area: **99.93 acres**

Civic Space Ratio: **5.43%**





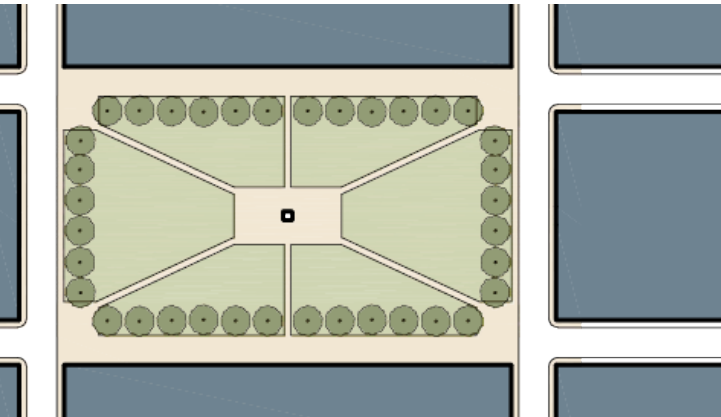
Park

A large Civic Space available for recreation, often serving an entire neighborhood or region. A Park is usually located at the neighborhood edge and is often shaped by buildings, but may give way to nature at some of its perimeter. Its landscape may include paved paths and unpaved trails, open lawn, trees, ponds, and other natural features, all with a naturalistic character requiring limited maintenance. A very large Park serving as a corridor is a greenway.



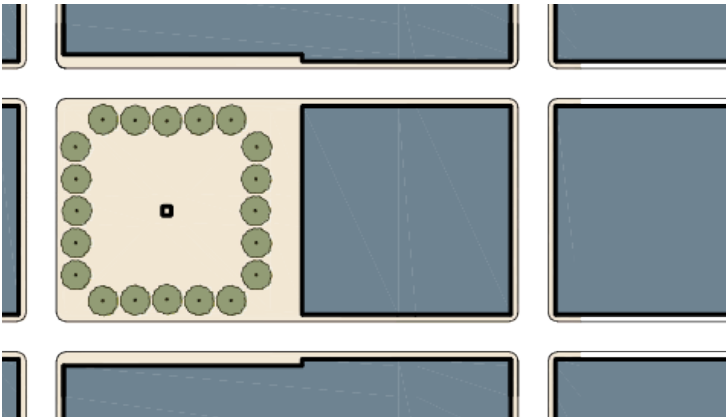
Green

A medium Civic Space available for recreation. A Green is typically shaped by buildings and its landscape consists mostly of lawn and trees with a naturalistic character requiring limited maintenance.



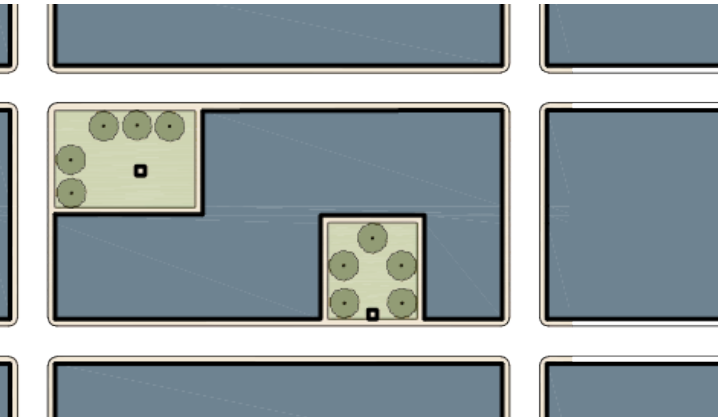
Square

A small-to-medium Civic Space, typically at the intersection of important Thoroughfares. A Square (which need not be "square" shape) is shaped by buildings, some or all of which may be mixed-use, and its landscape consists of paved walks, lawn, trees, and civic buildings with a formal character which may require substantial maintenance.



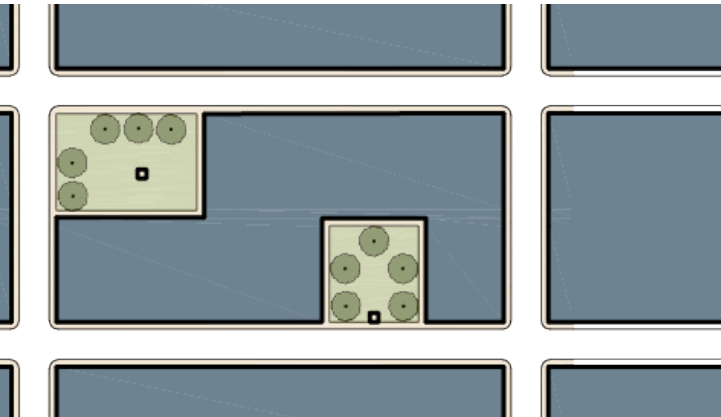
Plaza

A Civic Space which is predominantly paved. A Plaza is circumscribed by Frontages, although not necessarily Thoroughfares, and is typically found in the center of a town or city. A Plaza is often fronted with mixed-use or Commercial buildings, as the hardscape is ideal for outdoor seating.



Pocket Park

A small Civic Space suitable for socializing, eating, and resting. Pocket Parks may be equipped with benches and/or movable tables and chairs, plantings, and public art. They are typically located alongside a Thoroughfare or within a block, visible from a Thoroughfare.



Playground

A Civic Space designed and equipped for children's recreation and adult supervision. They are typically interspersed in residential areas, within a block, or within any Civic Space.

Civic Space Standards

The following apply to all Civic Spaces:

1. **Maintenance and Ownership.** All Civic Spaces shall be owned and maintained by a POA and have public access easements.
2. **Allocation of Civic Space.** A minimum of 5% of the gross area of the community shall be Civic Space (*see Civic Space Plan*). This area shall include stormwater management features that are designed as part of a Civic Space and shall not include stormwater management features not designed as part of a Civic Space. Refinements to the location and area of Civic Spaces in the master plan are anticipated, but shall continue to meet this requirement.
3. **Sidewalks.** Civic Spaces shall have Sidewalks sufficient to provide access to all Enfronting Building Sites and provide connectivity to adjacent Front Thoroughfares and Civic Spaces.
4. **Landscaping.** Landscaping for Civic Spaces, storm water management ponds, and other landscaped areas shall comply with applicable City requirements.
5. **Stormwater Management Facilities.** Where storm-water management facilities are included in a Civic Space, they shall be designed to be compatible with the character of the Civic Space.
 - a. Dry facilities shall be landscaped to act as an open lawn or space for other unstructured recreation when dry, and shall be landscaped around the perimeter with a variety of plantings including, at a minimum, canopy trees which provide shade for users.
 - b. Wet facilities shall be designed to look like natural ponds with gently sloping edges rather than steep banks. Wet ponds shall be landscaped around the perimeter with a variety of plantings including, at a minimum, canopy trees which provide shade for users.
 - c. Maintenance berms and/or maintenance access shall be accounted for in both wet and dry facilities.
6. **Recreation Areas.** Swimming pools, recreation courts (tennis, pickle ball, handball, etc.), exercise facilities, recreation facilities, and related structures may be located within Civic Space.

The following apply to all Building Sites:

- 1. **Dwelling Size.** There is no minimum dwelling size.
- 2. **Number of Buildings and Units.** Building Sites may have more than one building. Building Sites with multiple Frontages may have two accessory units provided that one faces the Secondary Frontage.
- 3. **Accessory Unit Square Footage.** The net square footage of an Accessory Unit within a primary building or an outbuilding shall not exceed 800 square feet, excluding the stair, landings, and any parking areas.
- 4. **Encroachments.** Permitted encroachments into setbacks shall be as shown on the Permitted Encroachment Table. Additionally, windowsills, belt courses, bay windows, cornices, eaves, footings, ornamental features, and the like may encroach into any setback. All encroachments into utility easements are subject to the terms of the easement (*see Permitted Encroachments Table*).

Permitted Encroachments Table

	Setbacks Facing Frontages	Setbacks Not Facing Frontages	Thoroughfares (incl. ROW) ^{iv}
Patios ⁱ		•	
Decks ⁱ		•	
Mech. Equipment		•	
Utility Meters		•	
Window Wells		•	
Stoops and Steps ⁱ	•	•	
Porches and Steps ⁱⁱ	•	•	
Chimneys	•	•	
Hedges, Fences, & Garden Walls	•	•	
Bay Windows	•	•	•
Turrets/Towers	•	•	•
Eaves	•	•	•
Overhangs	•	•	•
Balconies	•	•	•
Ramps	•	•	•
Awnings		•	•
<i>At Commercial Uses Only</i>			
Merchandise	•	•	•
Cafe Tables	•	•	•
Chairs	•	•	•
Umbrellas	•	•	•
Planters	•	•	•
Heaters	•	•	•
Arcades ⁱⁱⁱ	•	•	•
Colonnades ⁱⁱⁱ	•	•	•
Galleries	•	•	•
Canopies	•	•	•
Marquees	•	•	•
Signs	•	•	•
Lights	•	•	•
Buildings ^{iv}	•		•

Notes:

- i. May encroach into setbacks up to 6 feet.
- ii. May encroach into setbacks up to 12 feet.
- iii. To within 2 feet of vehicular lanes. A 7-foot minimum clear height shall be maintained, with the exception of columns, piers, and posts. A 5-foot minimum pedestrian clear zone shall also be maintained.
- iv. Conditioned habitable space may encroach into the ROW above an Arcade or Colonnade, with a license agreement and if a 12'-6" height clearance is maintained below.

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



T4: Neighborhood General Zone



a. Building Site Dimensions

Building Site Width	120 ft. max.
Building Site Coverage	80% max.

b. Setbacks: Principal Building

(b.1) Front Setback (Principal)	6 ft. min., 18 ft. max.
(b.2) Front Setback (Secondary)	6 ft. min., 18 ft. max.
(b.3) Side Setback	0 ft. min.
(b.4) Rear Setback	1 ft. min.
Primary Frontage Buildout	60% min.

c. Setbacks: Outbuilding

(c.1) Front Setback (Principal)	20 ft. + (b.1) min.
(c.2) Front Setback (Secondary)	6 ft. min., 18 ft. max.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	1 ft. min.

d. Building Height

(d.1) Principal Building	3 stories max.
(d.2) Outbuilding	3 stories max.

e. Private Frontages

Common Lawn	not permitted
Porch	permitted
Terrace and Light Court	permitted
Forecourt	permitted
Stoop	permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade or Colonnade	not permitted

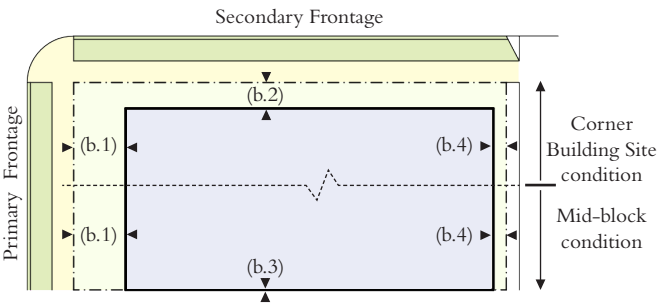
f. Building Uses

Additional uses may be approved by Warrant.

Residential	Limited Residential: Up to 6 dwelling units and in addition 2 accessory dwelling units are permitted on each Building Site.
Lodging	Limited Lodging: The number of bedrooms available for lodging shall be limited to 16. Breakfast may be provided to overnight guests before noon each day.
Office	Limited Office: The area available for office use shall be limited to the first Story of the principal building or to an accessory building. Home occupation is permitted.
Retail	Limited Retail: The area available for Retail use shall be limited to the first Story on corner Building Sites.
Manufacturing	Limited Manufacturing: Manufacturing uses shall be limited to the first Story on corner Building Sites (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair).
Civic	Open Civic: Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

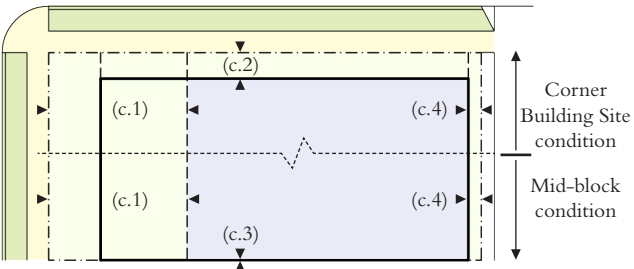
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the Building Site Lines as shown.
- Facades shall be built along the Primary Frontage to the specified Primary Frontage buildout percentage (measured as a percentage of the Building Site width). The Primary Frontage buildout requirement does not apply at Secondary Frontages.



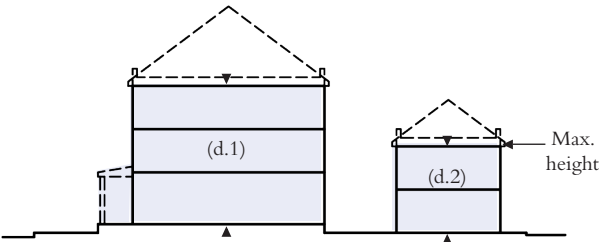
c. Setbacks: Outbuilding

- The Outbuilding shall be distanced from the Building Site Lines as shown.



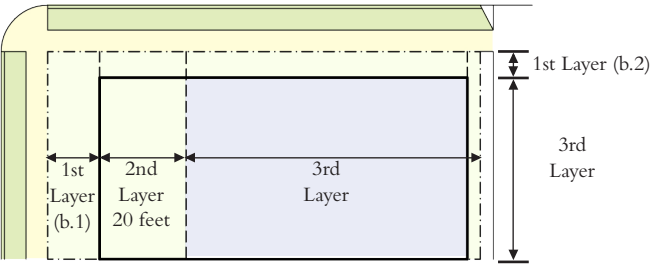
d. Building Height

- Building height shall be measured in number of stories, excluding Attics and raised basements as shown.
- Ground-floor habitable rooms at Frontages shall be 10' min. floor-to-ceiling.
- Upper-Story habitable rooms at Frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: Civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking on Building Sites (whether open, covered, or enclosed) shall only be provided within the third Layer. Garages are permitted within Liner Buildings in the second Layer, and may be permitted elsewhere in the first or second Layer by Warrant.
- Parking shall be accessed by a rear alley when such are provided.



T5: Neighborhood Center Zone



a. Building Site Dimensions

Building Site Width	180 ft. max.
Building Site Coverage	95% max.

b. Setbacks: Principal Building

(b.1) Front Setback (Principal)	0 ft. min., 12 ft. max.
(b.2) Front Setback (Secondary)	0 ft. min., 12 ft. max.
(b.3) Side Setback	0 ft. min.
(b.4) Rear Setback	4 ft. min.
Primary Frontage Buildout	70% min.

c. Setbacks: Outbuilding

(c.1) Front Setback (Principal)	40 ft. max. from rear prop.
(c.2) Front Setback (Secondary)	0 ft. min., 12 ft. max.
(c.3) Side Setback	0 ft. min.
(c.4) Rear Setback	1 ft. min.

d. Building Height

(d.1) Principal Building	5 Stories max.
(d.2) Outbuilding	3 Stories max.

e. Private Frontages

Common Lawn	not permitted
Porch	not permitted
Terrace and Light Court	permitted
Forecourt	permitted
Stoop	permitted
Storefront and Awning	permitted
Gallery	permitted
Arcade or Colonnade	permitted

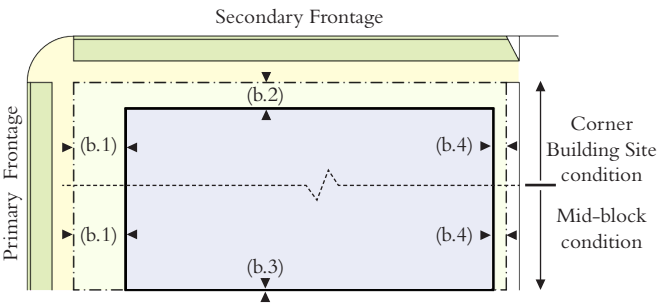
f. Building Uses

Additional uses may be approved by Warrant.

Residential	Open Residential: There shall be no maximum number of dwelling units for a Building Site.
Lodging	Open Lodging: There shall be no maximum number of rooms available for Lodging on a Building Site. Food service may be provided at any time. The maximum length of a stay shall not exceed 90 days.
Office	Open Office: Office uses are permitted.
Retail	Open Retail: Retail uses are permitted.
Manufacturing	Open Manufacturing: Manufacturing uses are permitted (e.g. home workshop, artist studio, woodcraft, furniture refinishing, bicycle repair). Artifacts shall not be stored where visible from Frontages.
Civic	Open Civic: Civic uses are permitted in any transect zone, but shall be of a scale that limits the adverse impacts to neighbors at most times.

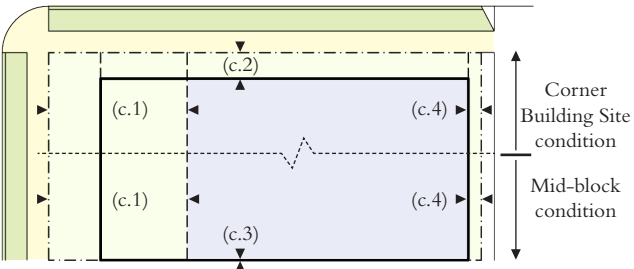
b. Setbacks: Principal Building

- The Principal Building shall be distanced from the Building Site Lines as shown.
- Facades shall be built along the Primary Frontage to the specified Primary Frontage buildout percentage (measured as a percentage of the Building Site width). The Primary Frontage buildout requirement does not apply at Secondary Frontages.



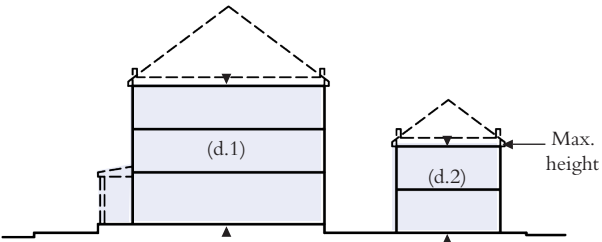
c. Setbacks: Outbuilding

- The Outbuilding shall be distanced from the Building Site Lines as shown.



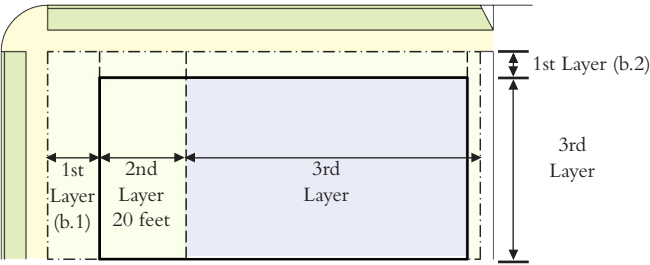
d. Building Height

- Building height shall be measured in number of stories, excluding Attics and raised basements as shown.
- Ground-floor habitable rooms at Frontages shall be 10' min. floor-to-ceiling.
- Upper-Story habitable rooms at Frontages shall be 9' min. floor-to-ceiling
- Exemptions from height limits include: Civic structures and monuments, turrets, towers, cupolas, chimneys, flag poles, and necessary mechanical appurtenances.



Parking Placement

- Parking on Building Sites (whether open, covered, or enclosed) shall only be provided within the third Layer. Garages are permitted within Liner Buildings in the second Layer, and may be permitted elsewhere in the first or second Layer by Warrant.
- Parking shall be accessed by a rear alley when such are provided.



Architectural Standards

The following requirements apply to all Building Sites:

- Building Entrance.** The primary entrance to a primary building, including multi-family buildings, shall face the Primary Frontage of that Building Site. The primary entrance to accessory buildings may face any Thoroughfare type.
- Facades.** Facades shall be built parallel to a rectilinear Primary Frontage Line or to the chord of a curved Primary Frontage Line.
- Ground Floor Grading.** At the ground floor, residential and bedrooms in lodging uses shall be raised a minimum of 2 feet from the average Sidewalk grade at Frontages for the purpose of establishing privacy. Ground floor units of Multi-family buildings with 8 or more units shall have direct access to Sidewalks from the unit.
- First-Story Glazing.** The first Story of each Facade shall be glazed with clear glass for a minimum of 30% of the wall area of the first Story, with each Facade being calculated independently.
- Upper-Story Glazing.** Above the first Story of each Facade, openings shall be glazed with clear glass for a maximum of 50% of the wall area above the first Story, with each Facade being calculated independently.
- Storefront Glazing.** At storefronts, the first Story of the Facade shall be glazed with clear glass for a minimum of 70% of the wall area of the first Story and shaded by an awning or canopy that extends over the Sidewalk.
- Pitched Roofs.** Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
- Flat Roofs.** Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment.
- Frontage Access.** Where more than 8 Dwelling Units are present
- Signs.** The following sign standards apply to all signs:
 - One blade sign for each business entrance may be installed perpendicular to the Facade. Such a sign shall not exceed 6 square feet and shall clear the Sidewalk by 8 feet.
 - One band sign may be incorporated into the Facade of each storefront. Such a sign shall not exceed 3 feet in height by any length.
 - Signage may be externally illuminated or neon.



Example of a blade sign.



Example of a band sign.

Landscape Standards

- Frontage Landscaping.** Landscaping on Building Sites is only required at Frontages unless noted otherwise and required plantings shall comply with City requirements.
 - **Front Yard Trees.** Front yards of a depth greater than 12 feet require one deciduous tree of a minimum height of 30 feet at maturity and one additional tree for every 18 linear foot of Frontage not occupied by a terrace, stoop, or porch.
 - **Lawn.** Lawn is prohibited at Frontages in T5 and in all zones where the lawn area is 6 feet or less in either dimension.
 - **Planting.** Plant material, including ground cover, shall be planted no farther apart than 12 inches.
 - **Artificial Plants.** Artificial plants may not be used to satisfy the requirements herein.
 - **Erosion Control.** Erosion control is required where there is no landscape or hardscape.
- Fences.** A hedge, fence, or wall along a shared rear or side Building Site Line shall be no closer than 5 feet to another fence. Alternatively, neighbors may share a single hedge, fence, or wall along a shared side or rear Building Site Line. Fences within the first Building Site Layer shall be painted.

Parking Standards

- Parking Requirements.** There shall be no minimum or maximum parking requirements.
- Visibility.** Visibility of parking lots from Frontages shall be minimized using buildings, walls, and/or landscaping. Parking lots not facing Frontages need not provide screening from adjacent Building Sites.
- Connections.** Parking lots on adjacent private lots shall connect to one another.
- Surfacing.** Parking lots shall be asphalt, semi-permeable soil pavers, gravel, brick, brick pavers, concrete pavers, asphalt pavers, granite, or concrete, all of which shall be graded and drained to dispose of surface water into appropriate structures.
- Light Spillover.** Given the intention of making parking lots as compact as possible and creating shared access from one owner’s parking lot to another, parking lot lighting may spill over onto an adjacent parking lot.
- Landscaping.** Landscaping in parking lots shall comply with the following requirements: one tree island (of 100 sq. ft. min. with one 2 in. min. caliper tree and filled with ground cover) is required for every 10 spaces that are side-by-side. Parking lots of fewer than 50 spaces, or parking lots of two drive aisles or less in width, are both in either circumstance exempt from landscaping requirements.

Accessory Dwelling Unit: a Dwelling Unit sharing ownership and utility connections with a Primary Building.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

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

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

Backbuilding: a single-Story structure, open or enclosed, connecting a Primary Building to an Outbuilding.

Band Sign: a band of lettering across the entire width of a building or storefront.

Blade Sign: a two-sided sign board hung from a projecting element at 90 degrees to the building Facade.

Block: the aggregate of Building Sites, pedestrian Front Thoroughfares, Civic Spaces, Rear Thoroughfares, and parking lots circumscribed by vehicular Front Thoroughfares.

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

Building Site Coverage: the maximum area of a Building Site that may be occupied by a structure. Building Site Coverage is expressed as a ratio. Arcades, open porches, decks, terraces, and stoops are excluded from the calculation.

Building Site Layer: a range of depth of a Building Site within which certain elements are permitted. *See Definitions: Illustrated.*

Building Site Line: *See Definitions: Illustrated.*

Building Site Width: the length of the Primary Frontage Line of a Building Site.

Civic: Organizations dedicated to arts and culture, education (including schools), government, recreation, religion, social service, transit, as well as cemeteries, municipal parking, post offices, wedding chapels and the like.

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

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

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

Common Lawn: *See Definitions: Illustrated.*

Curb: the edge of the vehicular pavement that may be raised or flush. It usually incorporates the drainage system.

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

Dwelling Unit: One (1) or more rooms, which are arranged, designed, used, or intended to be used for occupancy by a single family or a group of persons living together or by a single person. Individual bathrooms and complete kitchen facilities permanently installed are not necessarily provided. Each installation of kitchen facilities consisting of at least a stove or cooking device and a sink shall constitute a separate dwelling unit. Apartment units in apartment hotels are dwelling units.

Effective Turning Radius: *See Definitions: Illustrated.*

Elevation: *See Definitions: Illustrated.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with an architectural element, so that it exceeds the limit into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any architectural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

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

Facade: *See Definitions: Illustrated.*

Fire Alley: *See Thoroughfare Types*

Frontage: *See Definitions: Illustrated.*

Frontage Line: *See Definitions: Illustrated.*

Frontage Buildout: That portion of a Setback Line which shall have a building Facade on it.

Gallery: *See Definitions: Illustrated.*

Green: *See Civic Space Types.*

Liner Building: a building specifically designed to mask a parking lot, Parking Structure or other use detrimental to walkability from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Use. (Syn. flexhouse.)

Lodging: Premises available for short-term human habitation, including daily and weekly rental.

Manufacturing: Premises available for the creation, assemblage, and/or repair of artifacts including their Retail sale except when such activity creates adverse impacts.

Office: Premises available for the transaction of general business including medical and dental offices, clinics and outpatient facilities, but excluding Retail sales and manufacturing.

Open Space: land intended to remain undeveloped; it may be used for Civic Space.

Outbuilding: a building, usually located toward the rear of

the same Building Site as a Primary Building, and sometimes connected to the Primary Building by a Backbuilding. *See Definitions: Illustrated.*

Park: *See Civic Space Types.*

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

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

Pavement Radius: *See Definitions: Illustrated.*

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

Plaza: *See Civic Space Types.*

POA: Property Owners Association.

Primary Building: the main building on a Building Site, usually located toward the Frontage. *See Definitions: Illustrated.*

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

Primary Frontage: *See Definitions: Illustrated. See Frontage.*

Private Frontage: *See Definitions: Illustrated. See Frontage.*

Public Frontage: *See Definitions: Illustrated. See Frontage.*

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

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by these PD Standards

Residential: Premises available for long-term human habitation by means of ownership or rental for more than 30 days.

Retail: Premises available for the Commercial sale of merchandise, services, and prepared foods (including restaurants), but excluding manufacturing.

Right-of-Way (ROW): *See Definitions: Illustrated.*

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

Secondary Frontage: *See Definitions: Illustrated.*

Setback: the area of a Building Site measured from the Building Site Line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed on the Building Site Standards. *See Definitions: Illustrated.*

Sidewalk: the paved section of the Public Frontage dedicated primarily to pedestrian activity.

Square: *See Civic Space Types.*

Stoop: *See Definitions: Illustrated.*

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

Story: a habitable level within a building, excluding an Attic or raised basement.

Street (ST): a local urban Thoroughfare of low speed and capacity.

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

T-zone: *See Transect Zone.*

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

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Building Sites and Civic Spaces, consisting of Vehicular Lanes and the Public Frontage. *See the following page.*

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

Transect Zone: One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the Building Site and building and Public Frontage. *See The Transect*

Turning Radius: the curved edge of a Thoroughfare, measured at the inside edge of the vehicular tracking. At a crosswalk, the smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. *See Definitions: Illustrated.*

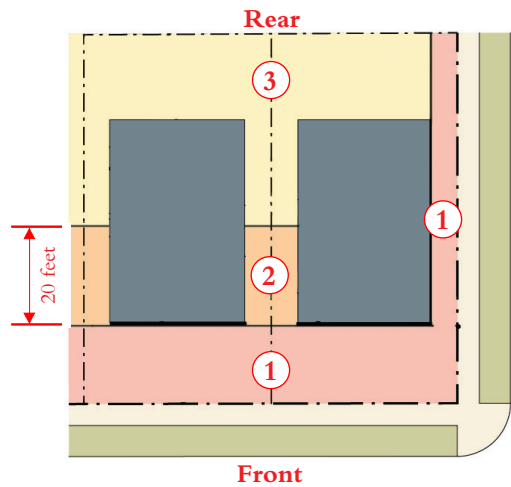
Use: the function or functions accommodated by a building and its Building Site, categorized as Restricted, Limited, or Open, according to the intensity of the use.

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

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

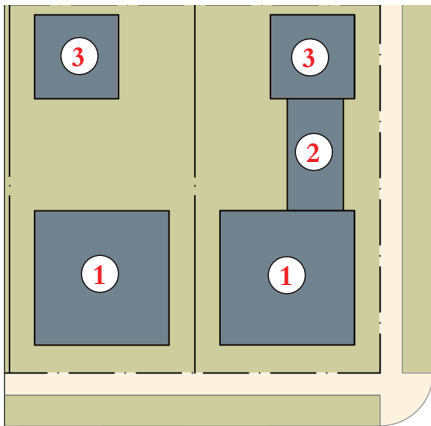


Building Site Layers



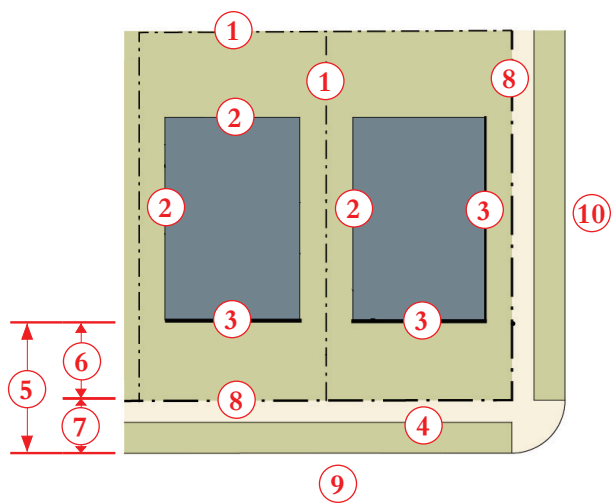
- ① 1st Layer
- ② 2nd Layer
- ③ 3rd Layer

Principle Building & Outbuilding



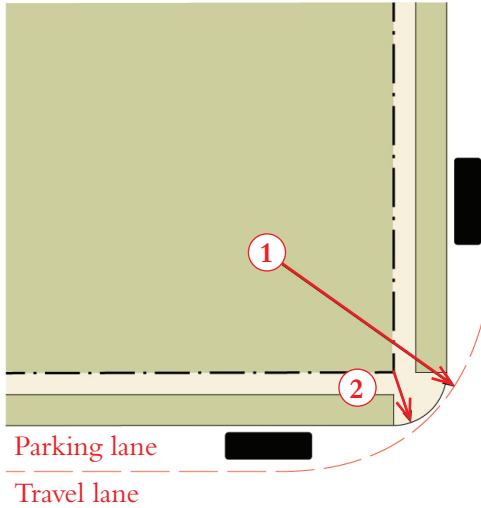
- ① Primary Building
- ② Backbuilding
- ③ Outbuilding

Building Site Lines & Frontages



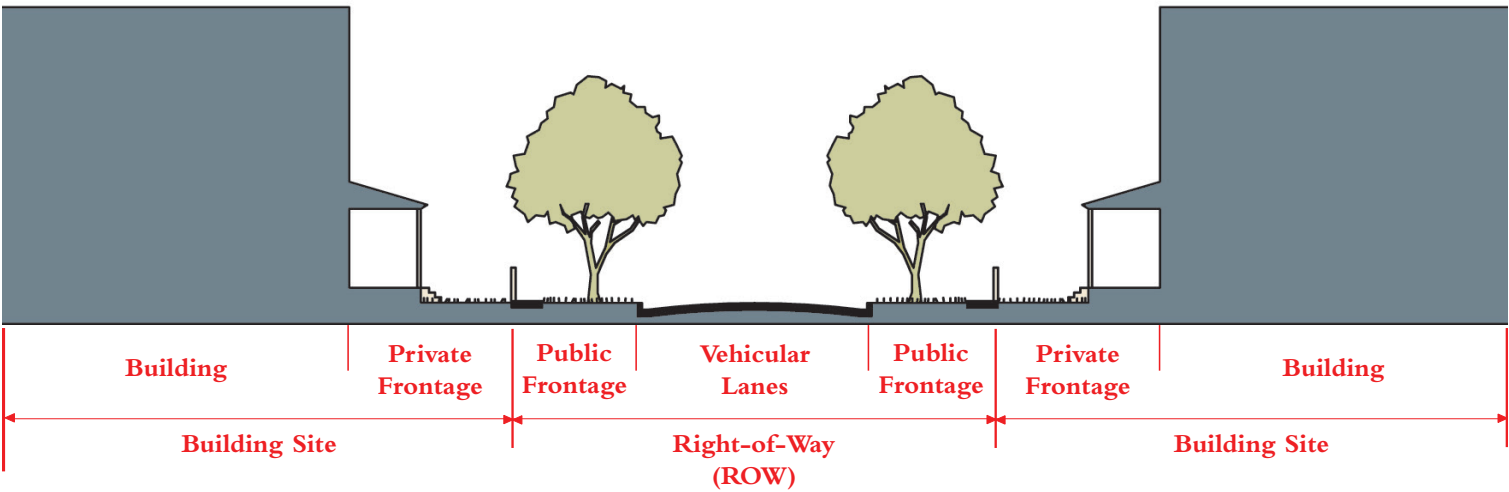
- ① **Building Site Line:** the boundary that legally and geometrically demarcates a Building Site.
- ② **Elevation:** an exterior wall of a building not facing a Frontage Line.
- ③ **Facade:** the exterior wall(s) of a building that is (are) set along a Frontage Line. Facades face Frontage Lines and define the public realm, and are therefore more highly regulated than the Elevations facing other Building Site Lines.
- ④ **Right-of-Way (ROW):** the composite public area dedicated to circulation, including vehicular lanes pedestrian paths and walks, and the Public Frontage.
- ⑤ **Frontage:** the area between a building Facade and a Thoroughfare or Civic Space, inclusive of its various built and planted components. Frontage is divided into Private Frontage and Public Frontage.
- ⑥ **Private Frontage:** the privately held Layer between the Frontage Line and the Primary Building Facade.
- ⑦ **Public Frontage:** the area between the Curb of the vehicular lanes and the Frontage Line.
- ⑧ **Frontage Line:** the line between the Public and Private Frontage, (Primary or Secondary). The Frontage Line is coincident with the Building Site Line(s), at Frontages.
- ⑨ **Primary Frontage:** on Building Sites with multiple Frontages, the Frontage which will bear the address and primary entrance to the building.
- ⑩ **Secondary Frontage:** on Building Sites with multiple Frontages, the Frontage(s) that are not the Primary Frontage.

Turning Radius



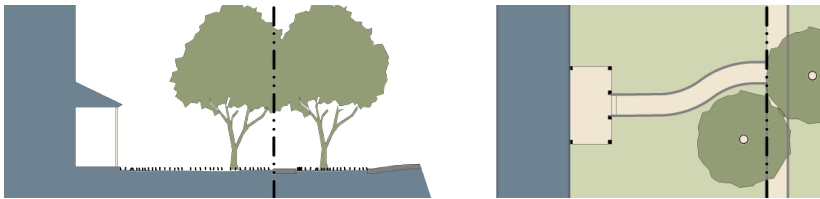
- ① **Effective Turning Radius:** the measurement of the inside turning radius taking parked cars into account.
- ② **Pavement Radius:** the curved edge of a vehicular lane at an intersection, measured at the inside edge of the travel lane if there is no on-street parking, or the parking lane if there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

Thoroughfare & Frontages

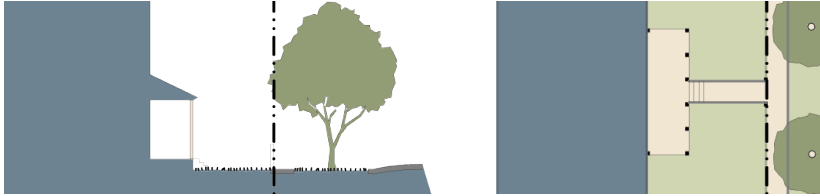


Private Frontages

Common Lawn: a Facade set back substantially from the Frontage Line. The front yard shall remain unfenced and shall be visually continuous with adjacent front yards. The intention is to emulate the character of buildings sitting in a common rural landscape. A front Porch is encouraged but not required, as social interaction from the Sidewalk is unlikely at such a distance.



Porch: a Facade is set back from the Frontage Line with a front Porch. The Porch should be within conversation distance of the Sidewalk. Hedges, fences, or garden walls at the Frontage Line are encouraged to define the front yard. A great variety of porches is possible, but to be useful, none should be less than 8 ft deep.



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



Forecourt: a Facade is aligned close to the Frontage Line with a portion of it set back. The Forecourt created is suitable for a garden or auto court providing a transition from the public Sidewalk to the building entry. This type should be used sparingly. Trees within the forecourt should be placed to have their canopies overhanging the Sidewalks. The Facades on the Frontage Line shall be between 40% to 80% the width of the overall Frontage width. The intent is to create buildings which both hold the edge of the street, and create a generous interior courtyard space.



Stoop: a Facade is aligned close to the Frontage Line with the ground Story elevated from the Sidewalk, securing privacy for the windows. This type is suitable for buildings with ground-floor residential uses, such as townhouses and apartment buildings. This type may be interspersed with the Storefront. Stoops shall include a landing and steps, and may include a ramp. The landing shall be at least 5 feet deep and 5 feet wide, shall be no deeper than it is wide, and may or may not be covered.



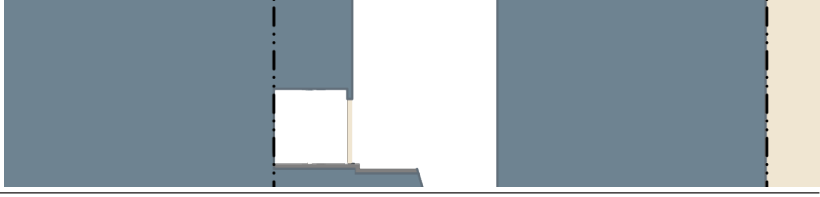
Storefront and Awning: a Facade is aligned close to the Frontage Line with the entrance at Sidewalk grade. This type is common for Commercial Frontage. It is commonly equipped with a cantilevered shed roof, Awning, or Gallery. The absence of a raised ground Story generally precludes residential uses on the ground floor, although residential uses may temporarily be present where Commercial is anticipated in the future.



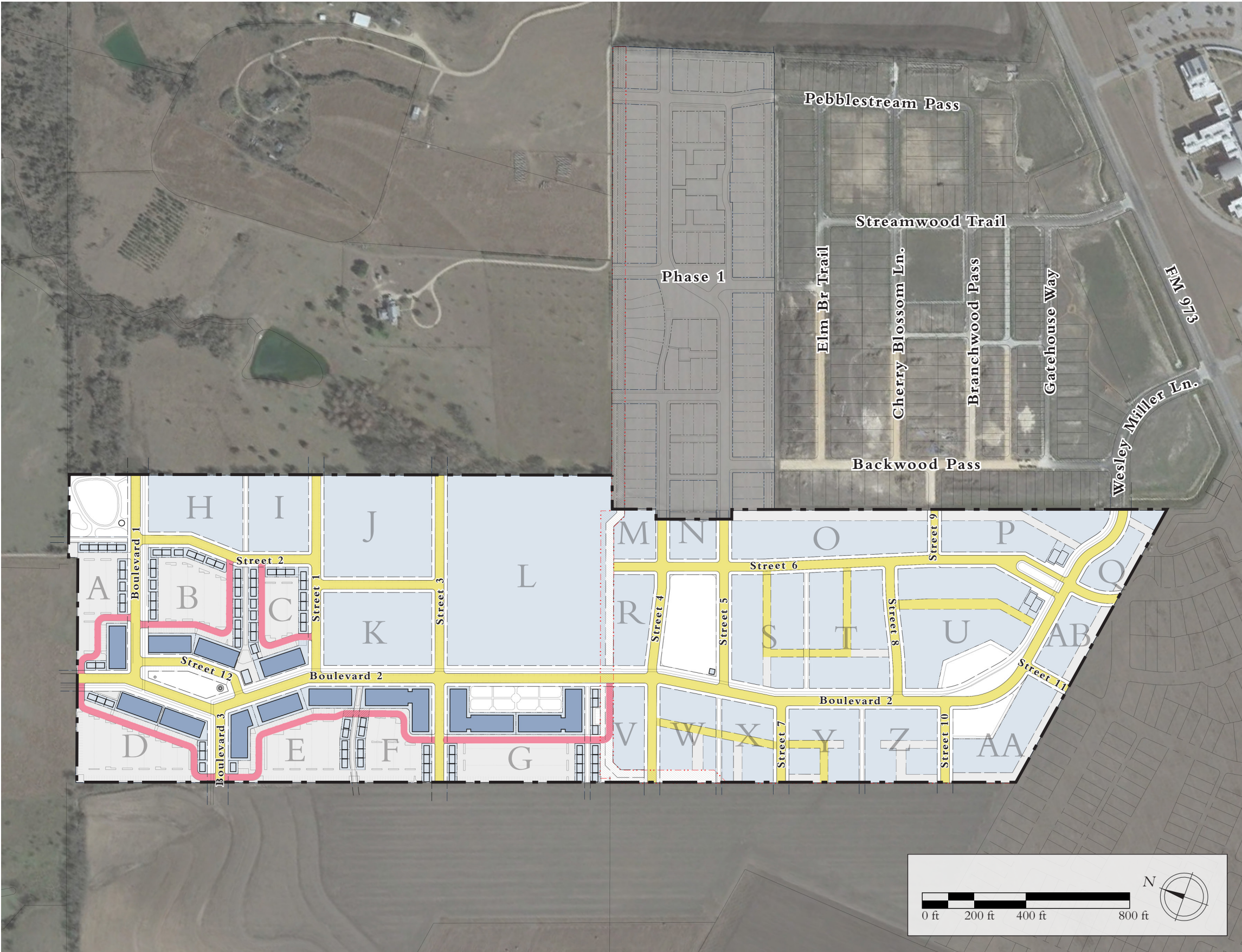
Gallery: a roof extends over the Sidewalk above while the building Facade remains at the Frontage line. This type is most common for Office, Retail, and Manufacturing uses. To be useful, the Gallery should be no less than 12 feet deep and should overlap the Sidewalk to within 2 feet of a vehicular lane so that a pedestrian must pass under it.



Arcade or Colonnade: An Arcade (arches) or Colonnade (columns and beams) is a structure including habitable space that extends over a Sidewalk supported by arches or columns, respectively, and open to the adjacent street or Civic Space. The ground Story remains at the Frontage Line while the Facade of the upper stories overlaps the Sidewalk. This type is most common for Office, Retail, and Manufacturing uses.







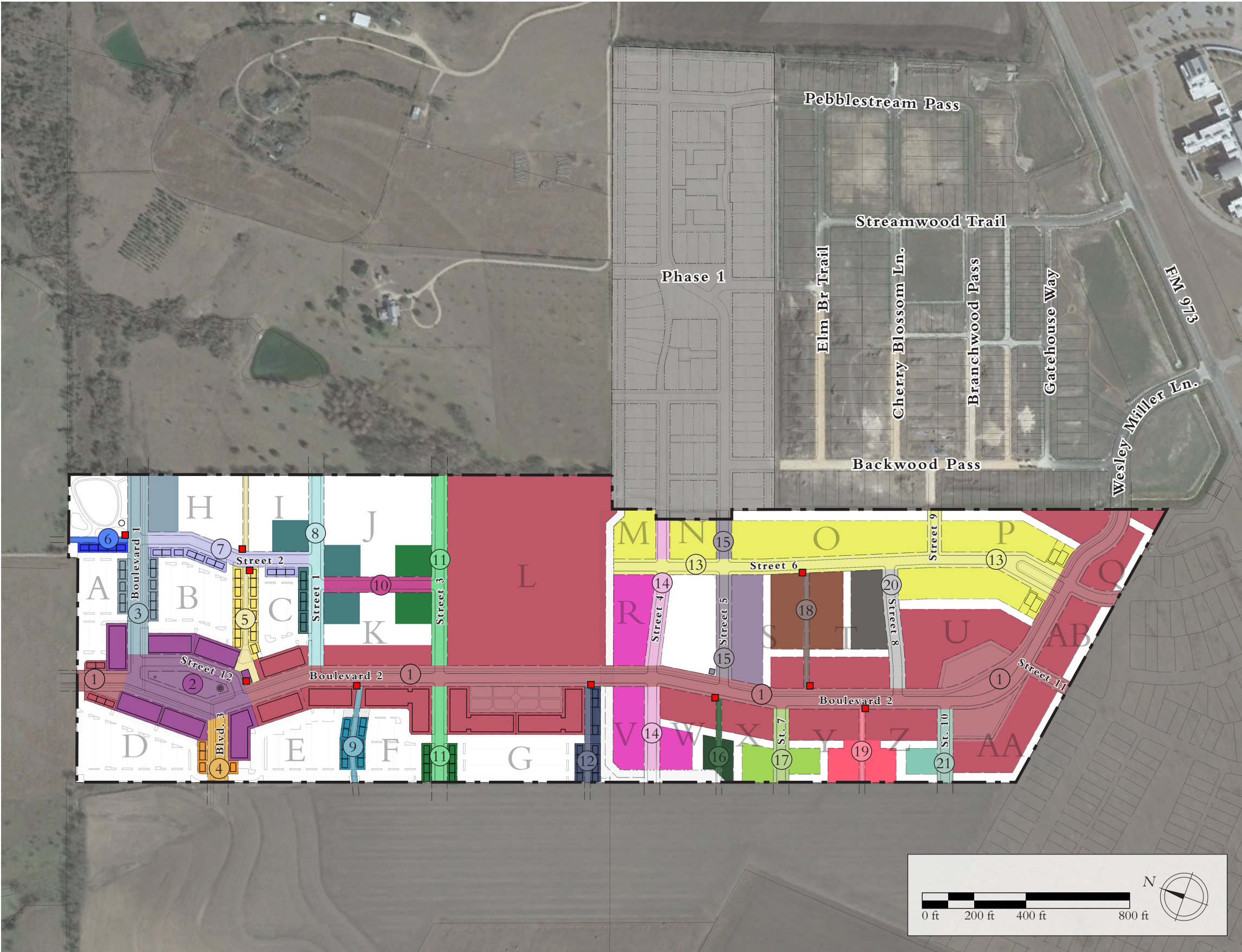
Fire Apparatus Access Notes

1. Applicants understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
2. For buildings 30 feet tall or greater:
 - Fire Apparatus Access Roads shall be 26 feet clear minimum.
 - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
 - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3. For buildings less than 30 feet tall:
 - Fire Apparatus Access Roads shall be 20 feet clear minimum
4. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (*see graphic below*).



Key

- 26-foot Fire Apparatus Access Road
- 20-foot Fire Apparatus Access Road
- Buildings over 30 feet
- Lots with buildings under 30 feet



Thoroughfare Names and Addressing Key	
1	Boulevard
2	Square (To match proper name of 1)
3	Boulevard
4	Boulevard
5	Way
6	Way
7	Street
8	Street
9	Street
10	Street
11	Street
12	Way
13	Street
14	Street
15	Street
16	Way (To match proper name of 15)
17	Street
18	Way
19	Way
20	Street
21	Street
■	Sign with unit numbers



City of Taylor City Council

January 11, 2024



PZ-2022-1920

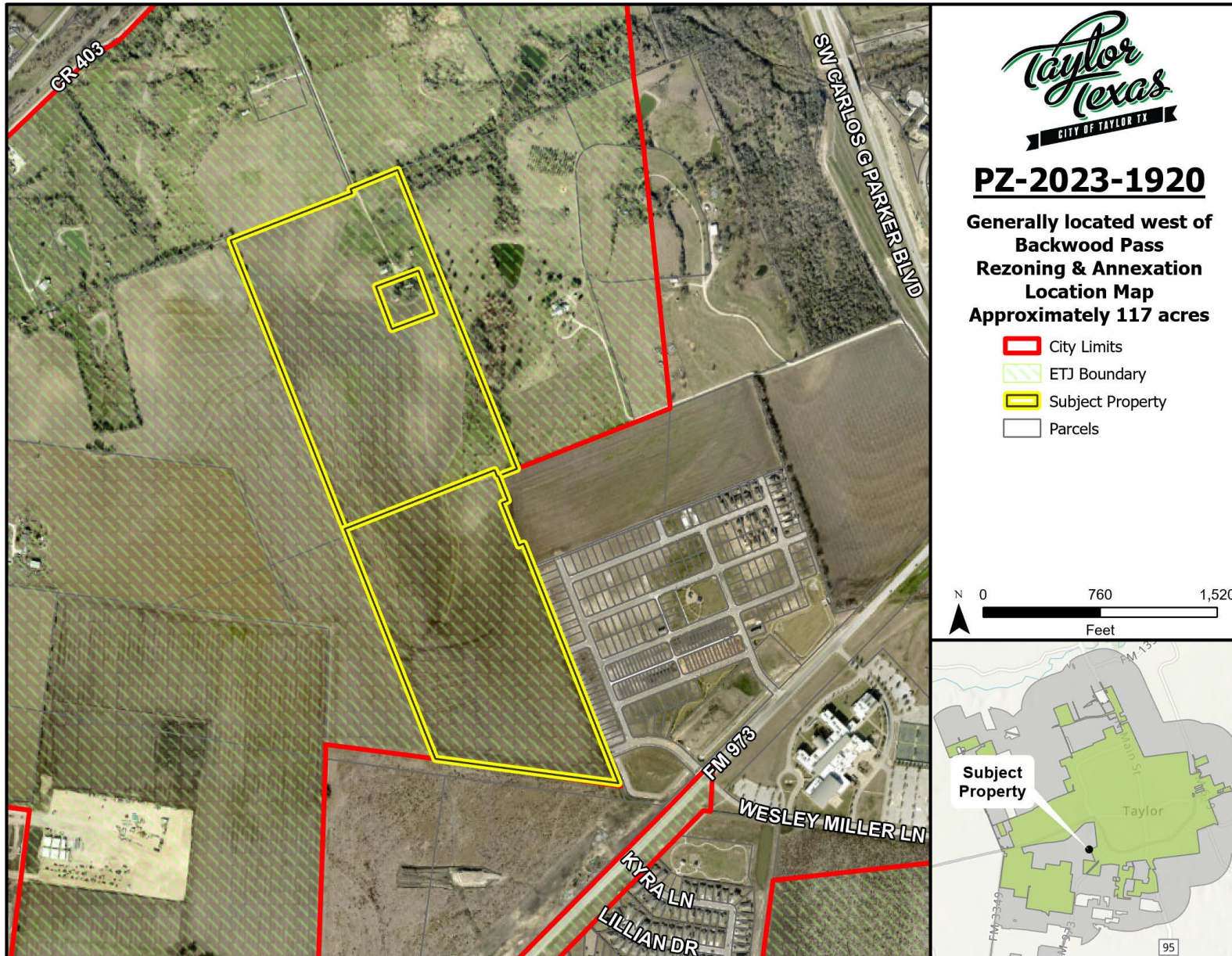
Zoning Amendment

Davis Tract Phase II

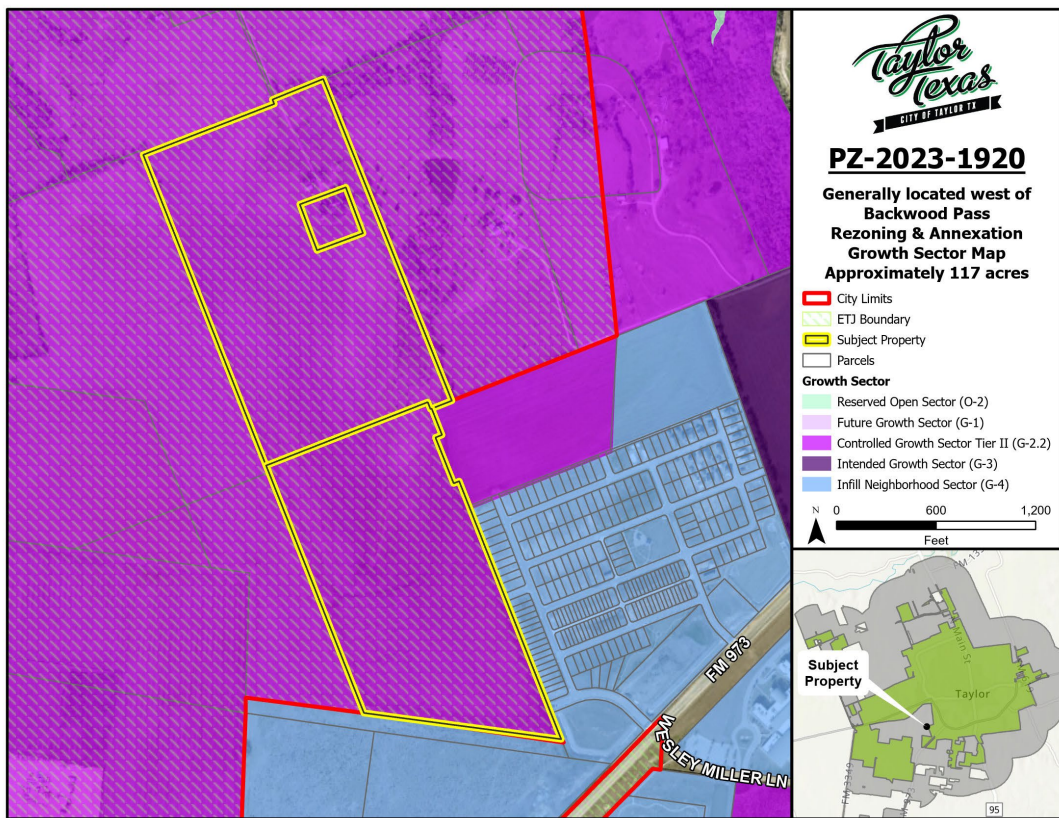
Development Process

- 1. Comprehensive Plan Amendment** – Growth Sector, Future Land Use, Transportation Master Plan
- 2. Rezoning** – Proposed uses and compliance with the Comprehensive Plan
- 3. Platting** – Division of land into lots (identifying lot boundaries, streets, easements)
- 4. Subdivision Improvement Plans** – Installation of public improvements (water, wastewater, drainage, roadways)
- 5. Final Plat** – After approved and accepted infrastructure improvements.
- 6. Building Permit** – Layout of building(s) on lot(s) and detailed construction drawings.

Location Map

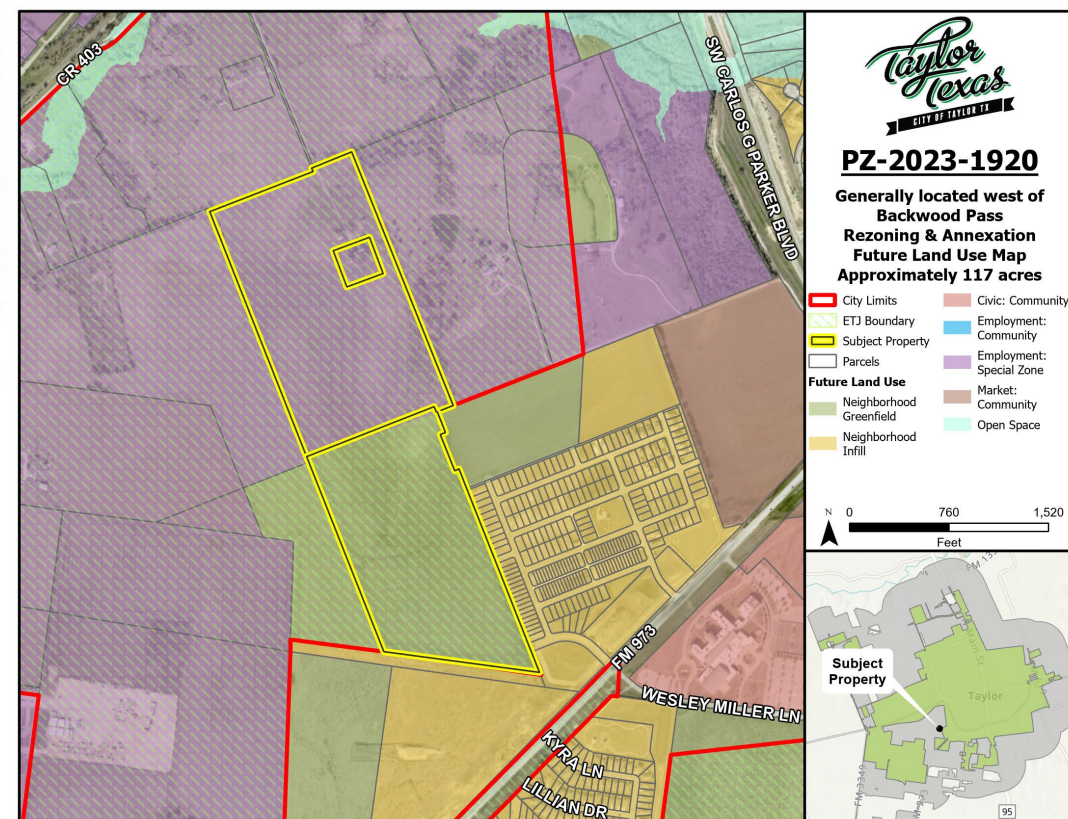


Growth Sector & Future Land Use



Controlled Growth Sector (G-2.2):

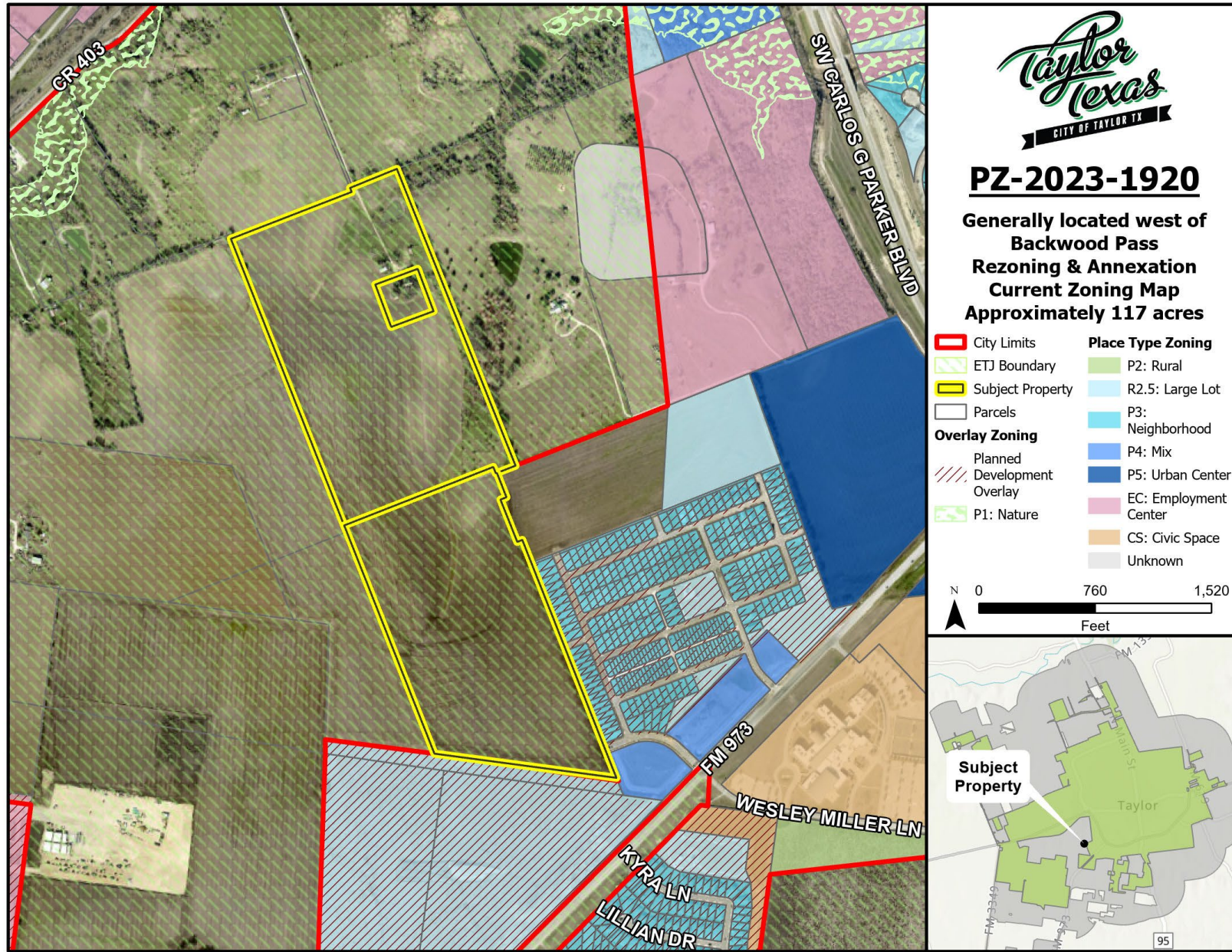
The Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion. (Page 50).



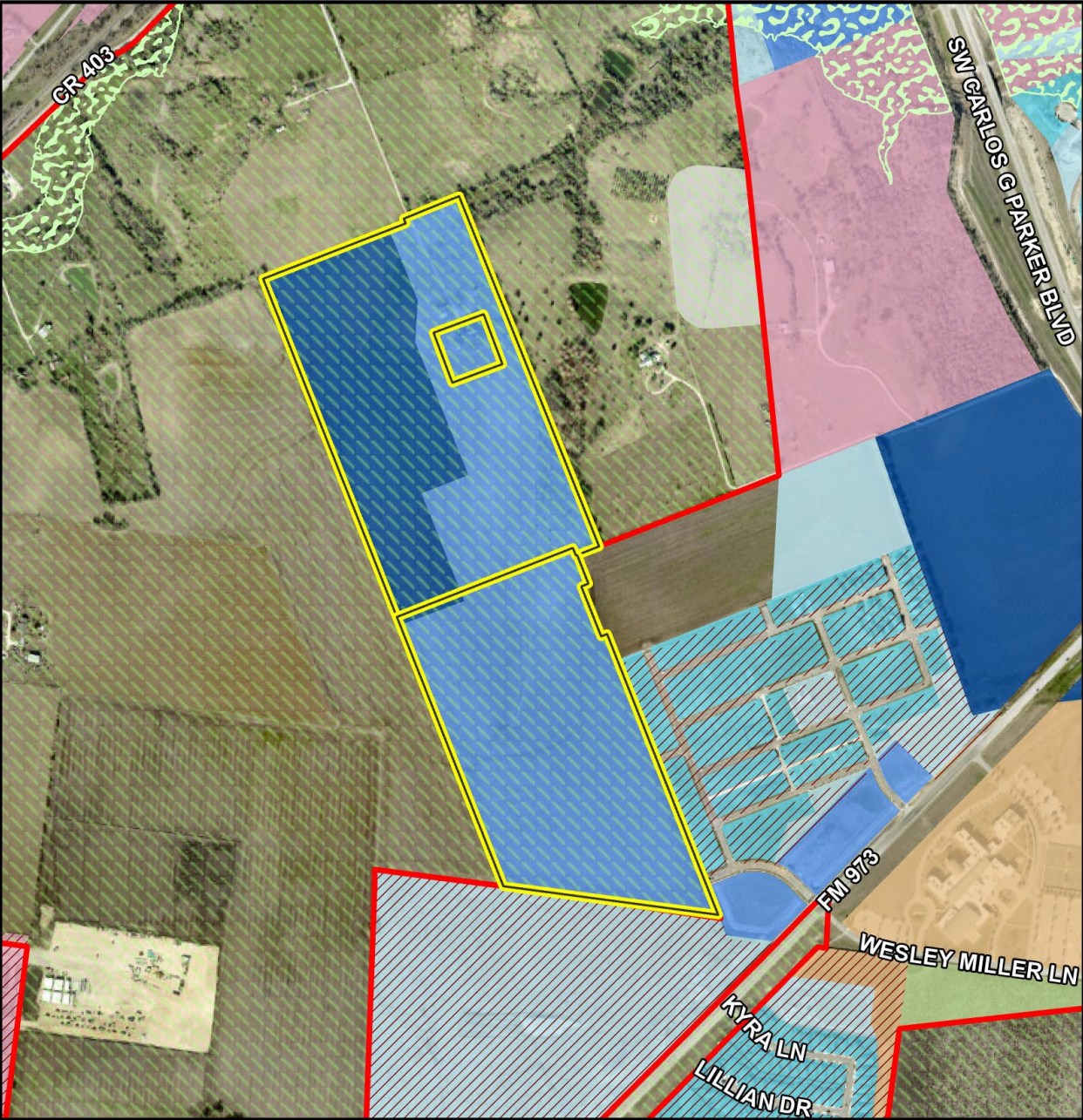
Employment Center: Special Zone & Neighborhood Greenfield

Employment Centers are mixed use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants. Infill Neighborhoods represent existing developed areas in Taylor that have access to existing streets and utility infrastructure (Page 72& 76).

Existing Zoning Map



Proposed Zoning Map





PZ-2023-1920

Generally located west of
Backwood Pass
Rezoning & Annexation
Proposed Zoning Map
Approximately 117 acres

 City Limits

 ETJ Boundary

 Subject Property

Overlay Zoning

 Planned Development Overlay

 P1: Nature

Place Type Zoning

 P2: Rural

 R2.5: Large Lot

 P3: Neighborhood

 P4: Mix

 P5: Urban Center

 EC: Employment Center

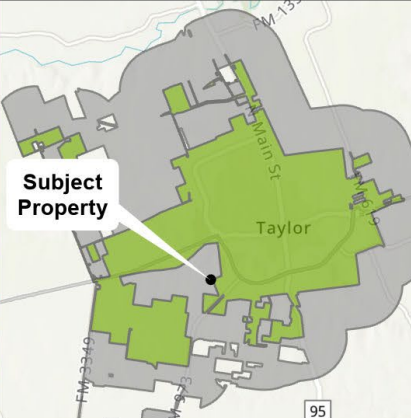
 CS: Civic Space

 Unknown

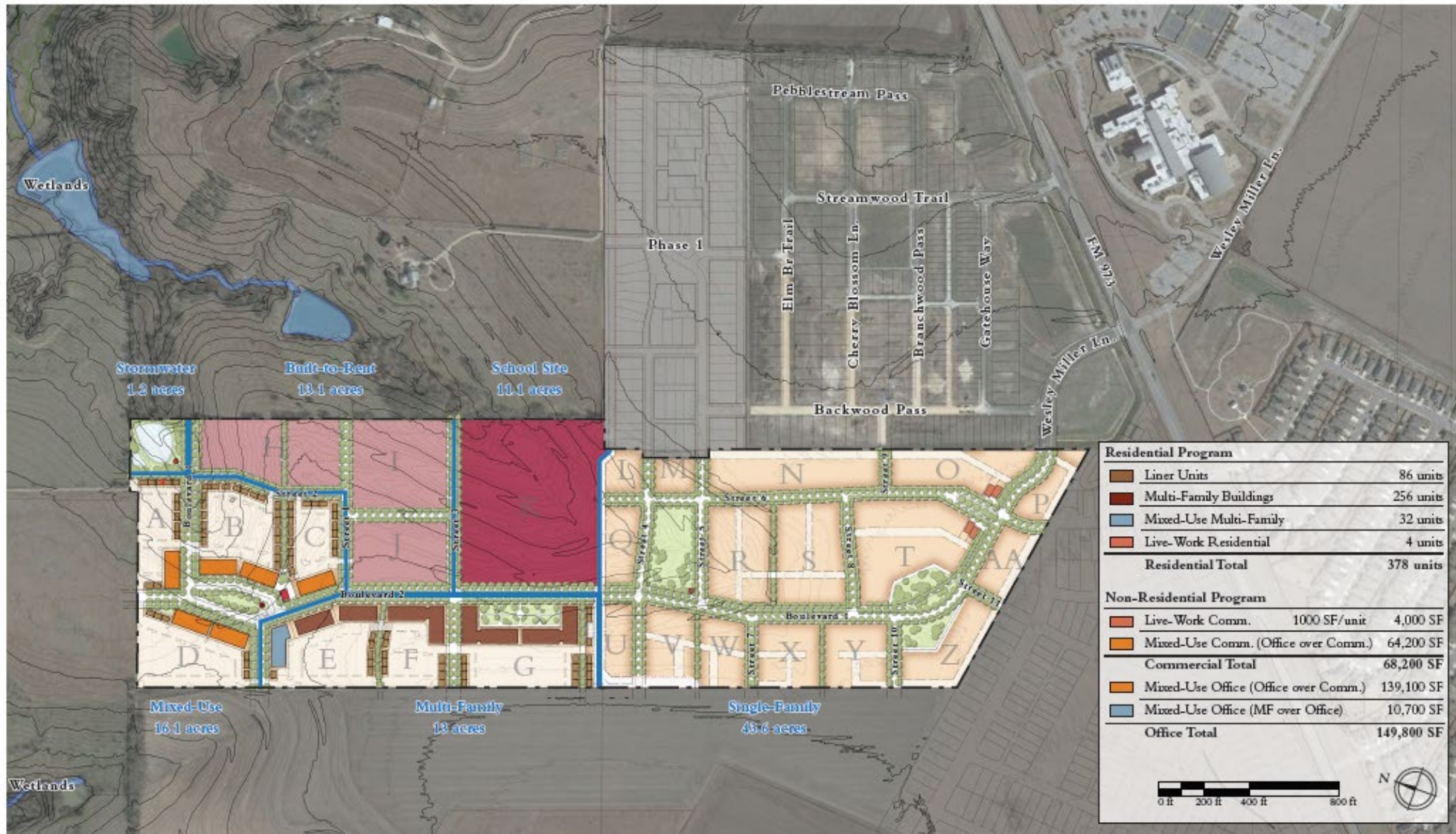
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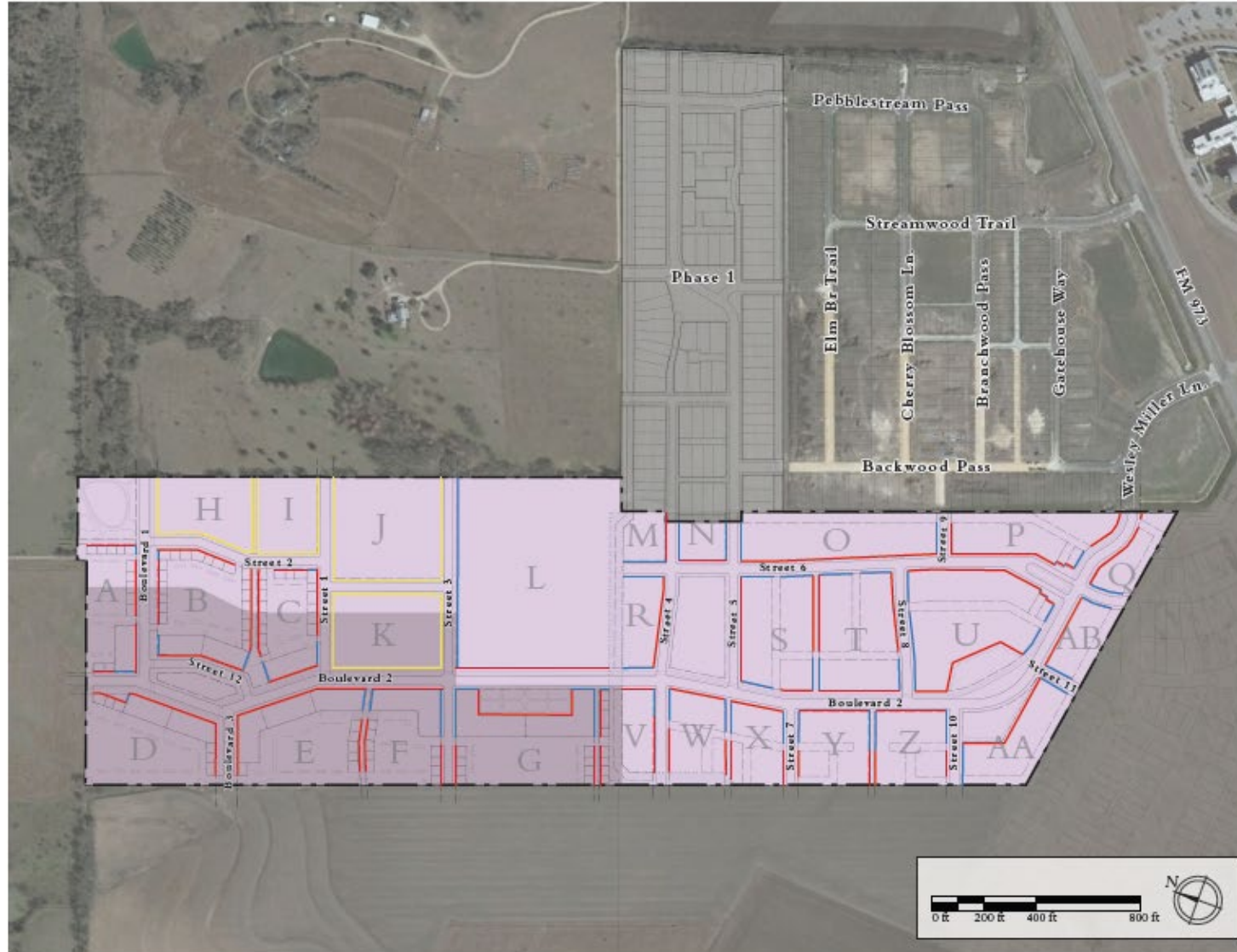
Feet



Davis Tract Phase II- New Neighborhood & Employment Center Plan



Davis Tract Phase II- New Neighborhood & Employment Center Plan



Plan Notes

1. Minor adjustments may be made to the Master Plan (and by extension the Regulating Plan) as consistent with these PD Standards.
2. The base zoning districts, as described in the Taylor Land Development Code, vary by transect as follows. Where these PD Standards specify standards, these PD Standards shall control. For items not addressed in these PD Standards, requirements of the base zoning district shall apply.
 - For T4, the base zoning district shall be P4.
 - For T5, the base zoning district shall be P5.
3. The exact locations of boundaries between transect zones may be adjusted, and can increase or decrease in size to accommodate future adjustments to the Master Plan. Each transect zone may increase or decrease by 2% of the total area of the community.
4. There is no site perimeter landscaping requirement. Landscaping shall comply with applicable City requirements.

Key

- T4: Neighborhood General Zone
- T5: Neighborhood Center Zone
- ROW
- Primary Frontage
- Secondary Frontage
- Frontage (Primary or Secondary TBD)



MICHAEL WATKINS ARCHITECT, LLC © 2023
The design is subject to change. Not for construction.

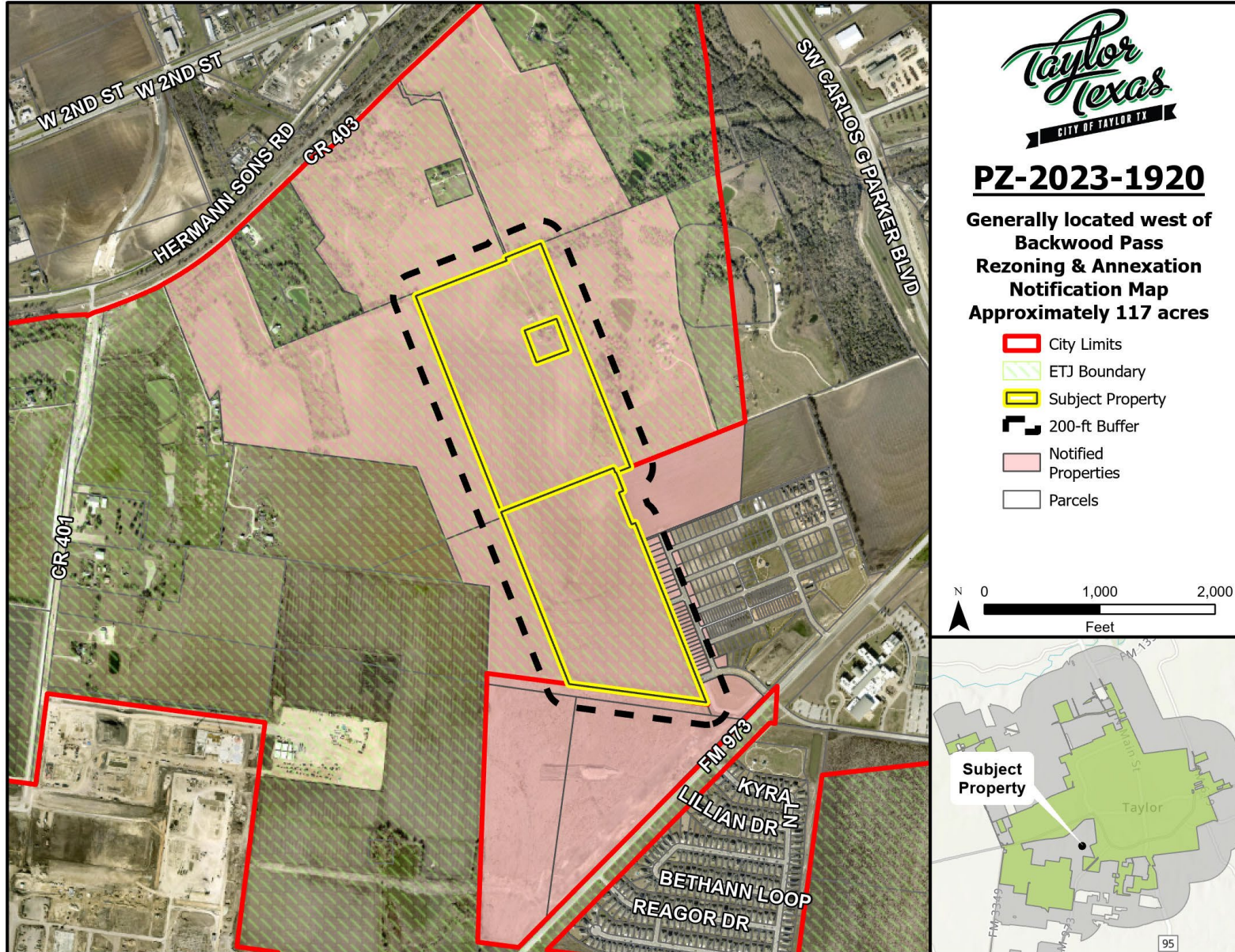
REGULATING PLAN

Davis Tract – Phase 2
December 6, 2023

C.4



Notice Area Map



- 14 notices were sent out to adjacent property owners within 200 ft. of the subject property and public entities.
- Staff received 0 responses from the notified parties.

Planning & Zoning Commission Recommendation

Planning and Zoning Commission recommended Approval of the proposed New Neighborhood and Employment Center Plan on approximately 118 acres of land that is pending annexation known as the Davis Tract Phase II, generally located west of Backwood Pass, more particularly described by the Williamson Central Appraisal District Parcels R019951, R019181, and R019651.



City Council Meeting

January 11, 2024

Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 6

Agenda Title: Hold a public hearing and introduce Ordinance 2024-02, PZ-2023-1921, regarding a request to approve a Voluntary Annexation of approximately 99.99 acres of land generally located northwest of Backwood Pass referred to as the Davis Tract Phase II.

Council Action to be taken: Hold Public Hearing and Introduce Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

The applicant has partaken in a charrette process with the City's urban design consultant and have brought together a product that aligns with the Envision Taylor Comprehensive Plan for a total of approximately 378 units of mixed residential units and an approximate total of 218,000 square feet of commercial and office use. The applicant has submitted a petition for voluntary annexation to bring the development into the City of Taylor city limits.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In summary, the applicant's request to voluntary annex 99.99 acres that incorporates a mix of residential, commercial and office uses in a variety of building types is consistent with the Comprehensive Plan in the proposed location. The results of the New Neighborhood and Employment Center Plan will create a walkable, human-scaled environment that aligns with the city's goals to keep Taylor developed within a grid-like pattern and incorporate a variety of housing types.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
- Consistent with the Comprehensive Plan for a Regional Employment Center. - Good transition from Industrial to New Neighborhood	N/A

4. RECOMMENDATION

Staff recommends approval of the voluntary annexation in conjunction with the New Neighborhood and Employment Center plan on the 99.99 acres.

5. FUNDING SOURCE

N/A

6. TIMELINE

City Council public hearing and ordinance introduction – January 11, 2023

City Council consideration of ordinance approval – January 25, 2023

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 6a. [Letter of Intent from the Applicant](#)
- 6b. [Location Map](#)
- 6c. [Ordinance 2024-02](#)
 - 6c.a Survey/Field Notes – [Exhibit A](#)
 - 6c.b Service Plan – [Exhibit B](#)
- 6d. [Service Plan Approval Letter](#)
- 6e. [PowerPoint presentation](#)



2121 E. 6th St.
Austin, TX 78702
Phone: 512-779-9464
Viewpointengineering.com

RE: Annexation Application Letter of Intent

Mr Yantis,

On behalf of Taylor 973 LLC, it is my sincere pleasure to present a voluntary annexation submittal for a 99.9 acre tract currently primarily located within the City of Taylor ETJ.

We sincerely look forward to working with staff to continue to optimize this conceptual plan into something the City of Taylor and the developer can be proud of. Please feel free to contact me directly at 512-779-9464.

Warm Regards,

A handwritten signature in black ink that reads "Luke Caraway". The signature is fluid and cursive, with the first name "Luke" and last name "Caraway" clearly distinguishable.

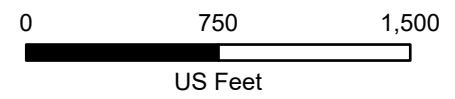
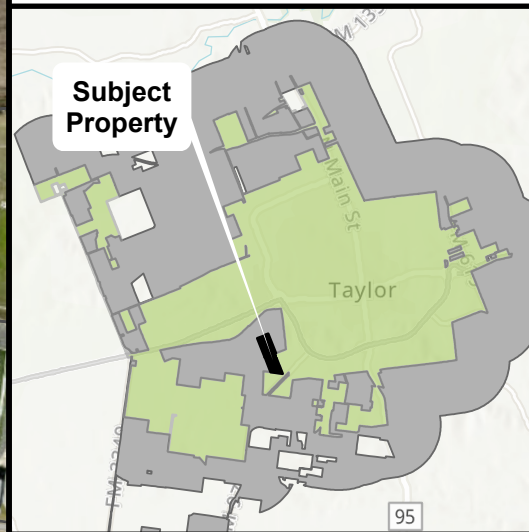
Luke Caraway, P.E.
President
Lcaraway@viewpointengineering.com



PZ-2023-1921

Davis Tract Phase II Voluntary Annexation
Approximately 99.99 acres
Generally located northwest of Backwood Pass
Location Map

- Subject Property
- Proposed Area for Voluntary Annexation
- City Limits
- ETJ Boundary
- Parcels



ORDINANCE NO. 2024-02

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY OF DAVIS TRACT PHASE II OF APPROXIMATELY 99.99 ACRES, LOCATED WEST OF BACKWOOD PASS TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED AS WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R019951, R019181, AND R019651, PART OF AND OUT OF THE EAVES, J.C. SUR. AND REESE, G.M. SUR., CITY OF TAYLOR EXTRATERRITORIAL JURISDICTION, TAYLOR, WILLIAMSON COUNTY, TEXAS WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS , AND PRIVILIGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.

WHEREAS, the Taylor City Council conducted a public hearing on January 11, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to annex approximately 99.99 acres from the Extra-Territorial Jurisdiction referred to as the Davis Tract Phase II; and

WHEREAS, §43.0671 of the Texas Local Government Code and the Charter of the City of Taylor, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state.

WHEREAS, the procedures prescribed by the Texas Local Government Code and Charter of the City of Taylor, Texas, and the laws of this state have been duly followed with respect to the following territory, consisting of approximately 99.99 acres, generally located west of Backwood Pass in the extraterritorial jurisdiction of the City of Taylor and further described in Exhibit “A”.

WHEREAS, the City Council, after the public hearing, approves the request for Voluntary Annexation.

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

SECTION 1. That the heretofore described property is hereby annexed to the City of Taylor, Williamson County, Texas, and that the boundary limits of the City of Taylor be and the same are hereby extended to include the above described territory within the city limits of the City of Taylor, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Taylor and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.

SECTION 2. A service plan or agreement for the property annexed is hereby adopted and attached as Exhibit “B”.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the annexation of approximate 99.99 acres known as Davis Tract Phase II.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2024-02 was introduced before the Taylor City Council on the 11th day of January 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2024-02, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, 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 _____ 2024.

Dianna McLean
City Clerk

EXHIBIT A

(Legal Description/Survey)

EXHIBIT B

(Service Plan)



ASH & ASSOCIATES

SURVEYING - MAPPING - PLANNING

"Serving the Community of Texas"

142 Jackson Lane
San Marcos, Texas 78666
Phone: 512-392-1719
ashandassociates.net

**STATE OF TEXAS
COUNTY OF WILLIAMSON**

**REM. (-) S&E ANNEXATION TRACT
99.990 ACRES
GM REESE & JC EAVES SURVEYS**

BEING A 99.990 ACRE TRACT OF LAND SITUATED IN THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533 AND THE JAMES C. EAVES SURVEY ABSTRACT NO. 214, WILLIAMSON COUNTY, TEXAS, THE SAME BEING ALL THAT CERTAIN 54.911 ACRE TRACT OF LAND CALLED TRACT 1 AND A PORTION OF THAT CERTAIN 70.644 ACRE TRACT OF LAND CALLED TRACT 2, AS CONVEYED BY DEED DATED DECEMBER 9, 2021 TO TAYLOR 973, LLC, RECORDED IN DOCUMENT NO. 2021188725, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3 inch buried metal fence post found at the south corner of said Taylor 973, LLC, called 70.644 acre Tract 2, for the south corner of the herein described tract of land, same being at the common east corner of that certain called 90.65 acre tract of land conveyed to T.W. Ford, LP, by deed dated June 1, 2017, recorded in Document No. 2017050597, Official Public Records, Williamson County, Texas, and being in the north line of that certain called 69.993 acre tract of land conveyed to Castlewood South, LLC, by deed dated June 4, 2021, recorded in Document No. 2021084226, Official Public Records, Williamson County, Texas;

THENCE North 21°34'49" West (N21°34'35"W Record), with the northeast line of said Ford called 90.65 acre tract and the common southwest line of said Taylor 973, LLC, called 70.644 acre Tract 2, at an approximate distance of 1556 feet passing the northwest line of said George M. Reese Survey and the common southeast line of said James C. Eaves Survey, at a distance of 1597.78 feet passing the west corner of said Taylor 973, LLC, called 70.644 acre Tract 2 and the common south corner of said Taylor 973, LLC, called 54.911 acre Tract 1, and continuing on with the northeast line of said Ford called 90.65 acre tract and the common southwest line of said called 54.911 acre Tract 1, a total distance of **3610.80 feet (3611.39' Record) to a 1/2" iron rod found at the west corner of said called 54.911 acre Tract 1, for the west corner of the herein described tract of land, same being at a south corner of that certain called 52.501 acre tract of land conveyed to Taylor 53 Business, LLC, by deed dated October 29, 2021, recorded in Document No. 2021166275, Official Public Records, Williamson County, Texas;**

THENCE North 68°46'43" East (N68°46'54"E Record) with the northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1 and the common southeast line of said Taylor 53 Business, LLC, called 52.501 acre tract, along the meander of a wire fence, at a distance of 852.54 feet (852.58' Record) passing a 1" iron pipe found, and continuing on for a total distance of **864.85 feet** (864.99' Record) to a 1/2" iron rod with cap "Chaparral" found at the east corner of said Taylor 53 Business, LLC, called 52.501 acre tract and a common interior corner of said Taylor 973, LLC, called 54.911 acre Tract 1, for an interior corner of the herein described tract of land, and from which a 1" bent iron pipe found bears North 68°55'04" East, a distance of 17.93 feet;

THENCE North 22°28'28" West (N22°20'19"W Record) with a northeast line of said Taylor 53 Business, LLC, called 52.501 acre tract and a common southwest line of said Taylor 973, LLC, called 54.911 acre Tract 1, a distance of **35.94 feet** (36.05' Record) to a 1/2" iron rod with cap "RPLS 2547" found at the northerly west corner of said 54.911 acre Tract 1, for a northerly west corner of the tract of land herein described, same being at the common south corner of that certain 0.873 acre tract of land called Tract 3, as conveyed by deed dated December 9, 2021 to Taylor 973, LLC, recorded in Document No. 2021188725, Official Public Records, Williamson County, Texas, and being in the northwest line of the said James C. Eaves Survey and the common southeast line of the H.G. Johnson Survey, Abstract No. 348;

THENCE North 68°47'56" East (N68°43'57"E Record), with the J.C. Eaves/H.G. Johnson Survey line and a northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1, a distance of **17.99 feet** (18.02' Record) to a 1/2" iron pipe found at an east corner of said Taylor 973, LLC, called 0.873 acre Tract 3 and a common corner of said Taylor 973, LLC, called 54.911 acre Tract 1, for a corner of the herein described tract of land, same being at the south corner of that certain called 142.37 acre tract of land conveyed to John Bohls by deed dated January 19, 1907, recorded in Volume 123, Page 191, Deed Records, Williamson County, Texas;

THENCE North 68°46'34" East (N68°46'48"E Record), with the southeast line of said Bohls called 142.37 acre tract, the common northwest line of said Taylor 973, LLC, called 54.911 acre Tract 1 and said J.C. Eaves/H.G. Johnson Survey line, along the meanders of a wire fence, a distance of **298.64 feet** (298.69' Record) to 1/2" iron rod found at the north corner of said called 54.911 acre Tract 1, for the north corner of the herein described tract of land, same being at the common west corner of that certain called 45.83 acre tract of land, conveyed to J. Patrick and Beverly K. Quinn by deed dated September 25, 1996, recorded in Document No. 1996052460, Official Public Records, Williamson County, Texas;

THENCE South 21°33'08" East (S21°33'03"E Record), with the northeast line of said Taylor 973, LLC, called 54.911 acre Tract 1 and the common southwest line of said J. Patrick and Beverly K. Quinn called 45.83 acre tract, along the meanders of a wire fence, a distance of **2086.64 feet** (2087.00' Record) to a 1/2" iron rod found at the east corner of said called 54.911 acre Tract 1 and the common south corner of said Quinn called 45.83 acre tract, for an east corner of the herein described tract of land, same being in the northwest line of the aforesaid Taylor 973, LLC, called 70.644 acre Tract 2, and the afore-mentioned Eaves/Reese Survey line;

THENCE South 68°35'33" West (S68°34'59"W Record), with the southeast line of said Taylor 973, LLC, called 54.911 acre Tract 1, the common northwest line of said called 70.644 acre Tract 2, and the said Eaves/Reese Survey line, a distance of **125.33 feet** to a corner of the herein described tract of land, and from which a common corner of said tracts 1 and 2, bears South 68°35'33" West (S68°34'59" W Record), a distance of 8.04 feet;

THENCE through and severing said Taylor 973, LLC, called 70.644 acre Tract 2, the following courses and distances numbered (1) through (5):

1) South 20°51'11" East, a distance of **170.39 feet** to corner;

2) South 68°35'08" West, a distance of **40.89 feet** to corner;

3) South 21°26'02" East, a distance of **295.44 feet** to corner;

4) North 68°24'19" East, a distance of **34.93 feet** to corner;

5) South 21°54'48" East, a distance of **160.00 feet** to a 1/2" iron rod found at an interior corner of said Taylor 973, LLC. called 70.644 acre Tract 2, and the common west corner of Castlewood Subdivision Phase 2, an addition to Williamson County, Texas, according to the map thereof recorded in Document No. 2022074792, Official Public Records, Williamson County, Texas;

THENCE with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common southwest line of said Castlewood Subdivision Phase 2, the following courses and distances numbered (1) and (2):

1) South 21°38'06" East (S21°35'30"E Record), a distance of **514.60 feet** (514.66' Record) to a 6 inch steel pipe post found for corner;

2) South 21°34'27" East (S21°35'30"E Record), at a distance of 80.4 feet passing the centerline of Blaze Trail, a 50 foot public right-of-way, and continuing on for a total distance of **759.37 feet** to a 1/2" iron rod found for corner at a south corner of said Castlewood Subdivision Phase 2 and a common west corner of Wesley Miller Lane, a 70 foot public right-of-way, as shown by plat of Castlewood Subdivision Phase 1, an addition to Williamson County, Texas, according to the map thereof recorded in Document No. 2021152781, Official Public Records, Williamson County, Texas;

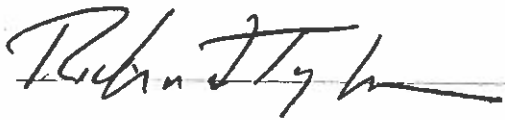
THENCE South 21°26'07" East (S21°35'25"E Record), continuing with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2, a distance of **70.01 feet** (70.00' Record) to a 1/2" iron rod found for corner at a south corner of said Castlewood Subdivision Phase 1, a south corner of said Wesley Miller Lane, and a common west corner of Castlewood Subdivision Phase 3, an addition to Williamson County, Texas, according to the afore-mentioned map thereof recorded in Document No. 2022074792, Official Public Records, Williamson County, Texas;

THENCE South 21°38'36" East (S21°35'30"E Record), continuing with a northeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common southwest line of said Castlewood Subdivision Phase 3, a distance of **162.78 feet** to a 1/2" iron rod with cap "Chaparral" found at the east corner of said called 70.644 acre Tract 2, for an east corner of the herein described tract of land, same being at an east corner of the of the afore-mentioned called 69.993 acre tract of land conveyed to Castlewood South, LLC, by deed dated June 4, 2021, recorded in Document No. 2021084226, Official Public Records, Williamson County, Texas, and from which a 1/2" iron rod with cap "Haynie Consulting" found in the south line of said George M. Reese Survey and the common north line of the HT&B RR. CO. Survey, Section 6, Abstract No. 211, a corner of said Castlewood Subdivision Phase 3 and a common interior corner of said called 69.993 acre tract, bears South 21°31'48" East (S21°35'30"E Record), a distance of 127.72 feet (127.58' Record);

THENCE North 82°37'18" West (N82°38'12"W Record), with the southeast line of said Taylor 973, LLC. called 70.644 acre Tract 2 and the common north line of said Castlewood South, LLC, called 69.993 acre tract a distance of **1196.62 feet** (1196.79' Record) to the **POINT OF BEGINNING** and **CONTAINING 99.990 ACRES OF LAND**.

BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS CENTRAL ZONE) & NAD83 (HORIZONTAL).

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during May 17, 2022, and is true and correct to the best of my knowledge and belief.



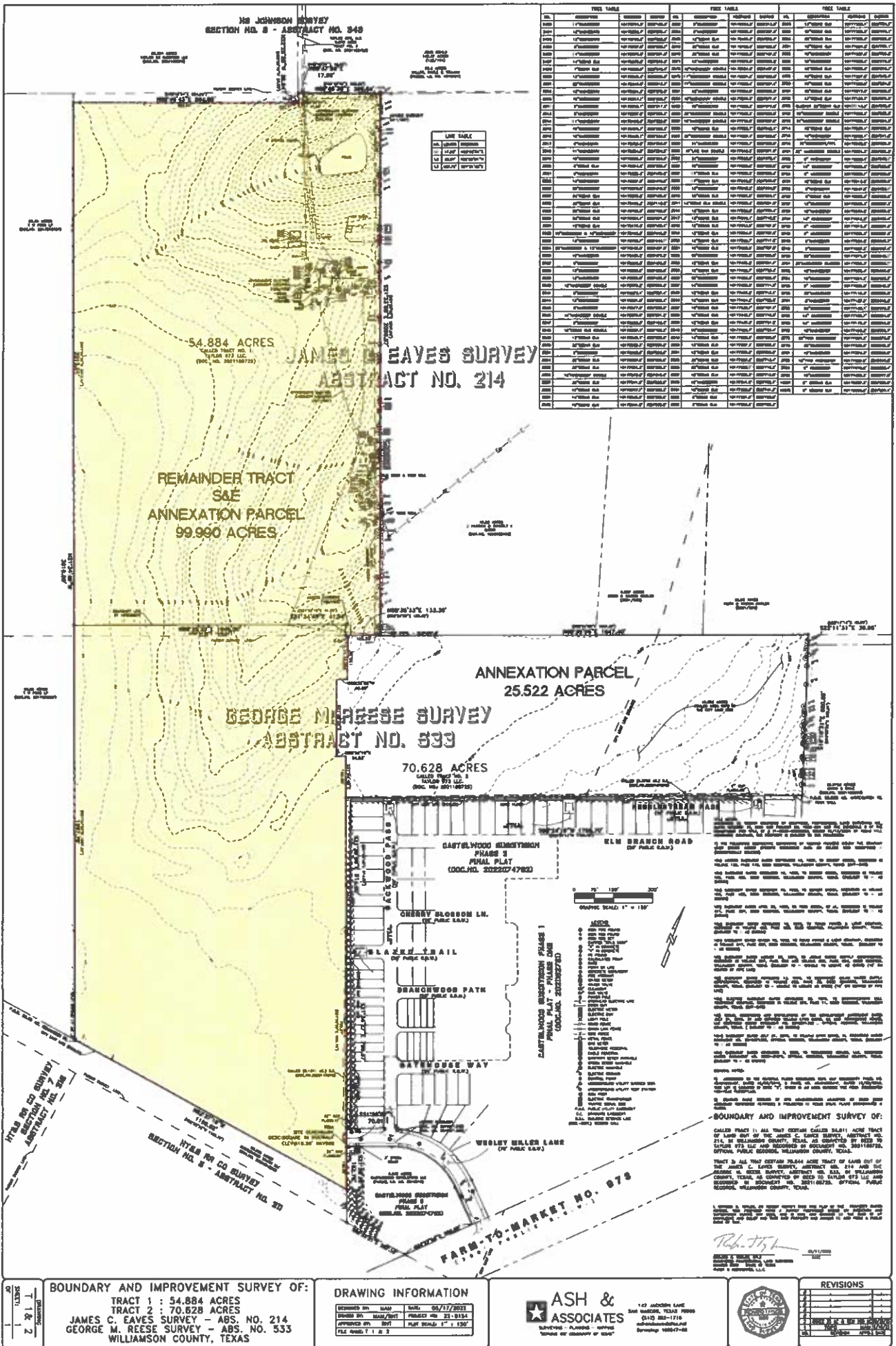
Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas

Attachment: Drawing of 99.990 Acre Remainder Tract & 25.522 Acre Annexation Tract
Job: 22-8154

10/23/2023

Date





VOLUNTARY ANNEXATION SERVICE PLAN

This **Voluntary Annexation Service Plan** ("Service Plan"), which is incorporated by reference as additional terms, conditions, and provisions of that certain, shall constitute, and is hereby deemed to be, the written agreement between the City of Taylor, Texas ("City") and Taylor 973 LLC ("Owner") required by Section 43.0672 of the Texas Local Government Code relating to the provision of municipal services to the Property upon enactment by the City of an ordinance annexing the Property into the City's corporate limits in response to the Company's voluntary petition requesting annexation ("the Petition") delivered to the City pursuant to Section 43.0671 of the Texas Local Government Code. For purposes of this Service Plan, the Property, as described in Exhibit "A" to the Petition, shall be referred to as the "Annexed Area".

The City will provide the Annexed Area with Municipal Services in compliance with the Texas Local Government Code in accordance with the following schedule A-K:

- A. CODE ENFORCEMENT, BUILDING INSPECTION, ETC.:** The City will provide code enforcement, building inspection services, and permit issuances to the area immediately upon annexation to the Annexed Area and in accordance with Article IV, Article V.
- B. EMERGENCY MEDICAL SERVICES:** Emergency Medical Services will be provided to the Annexed Area by Williamson County EMS and the City's Fire Department. Said services will be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area and in accordance with City budget appropriations.
- C. FIRE:** The City has a full-time career fire department under the direction of the Fire Chief, and Assistant Fire Chief to provide fire protection and paramedic-level emergency medical services. Upon the effective date of the annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the proposed Annexed Area in accordance with City budget appropriations.
- D. POLICE:** The City provides municipal police protection to its businesses and residents, including routine patrols throughout the City and law enforcement services upon call. Upon the effective date of the Annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Property and in accordance with City budget appropriations.

- E. WATER SERVICE AND MAINTENANCE OF WATER FACILITIES:** Water service will be provided in accordance with the applicable codes and departmental policy as development occurs in the area. Inspection of water distribution lines will be provided under the statutes of the State of Texas. Any water service will be provided by the City utility department on the same terms, conditions, and requirements as are applied to all similarly situated areas and customers of the City and subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. Water services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with City codes and ordinances.
- F. SANITARY SEWER SERVICE AND MAINTENANCE:** Sanitary sewer service will be provided in accordance with applicable City codes and departmental policy as development occurs within the Area. Any sewer service will be provided by the City utility department on the same terms, conditions, and requirements applied to all similarly situated areas and customers of the City, subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its policies. Sanitary sewer services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with applicable codes and ordinances.
- G. SOLID WASTE COLLECTION:** Solid Waste Collection services will be provided to the Annexed Area upon annexation in accordance with ordinances and City policies in effect at the time of annexation and within the City's budget appropriations.
- H. MAINTENANCE OF ROADS, STREET, AND STREET LIGHTING:** The City will begin maintenance of current roads and streets within the Annexed Area and as required by city ordinance upon the effective date of the Annexation. Such streets and roads shall be maintained in their current condition and on the same basis as other areas in the City with topography, land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Any such resurfacing or upgrade shall be made in accordance with current City policies and adopted Standard Construction Details or as approved by the City Engineer. The City will coordinate any request for street lighting with electric providers in accordance with City policy.
- I. PUBLIC LIBRARY SERVICES AND OTHER PUBLICLY OWNED FACILITIES, BUILDINGS AND SERVICES:** At this time there are no public library services in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public library and other publicly owned facilities, buildings, and services within the City on the same basis as other residents of the City upon annexation with such privileges being provided within the City budget appropriations.

- J. PARKS, PLAYGROUNDS AND OTHER PUBLIC RECREATION FACILITIES AND SERVICES:** At this time there are no parks, playgrounds, or other public recreation facilities in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public parks, playgrounds, and other recreational facilities and services of the City on the same basis as other residents of the City upon annexation and in accordance with City budget appropriations.
- K. GENERAL MUNICIPAL ADMINISTRATION:** General municipal administration services will be available to the Annexed Area upon the effective date of the Annexation. This Service Plan provides for full municipal services to the Annexed Area that are adequate to serve the Annexed Area on the same basis as municipal services are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Further, said municipal services are equal to or greater than the services and level of such services in existence in the Annexed Area immediately preceding the effective date of Annexation. This Service Plan does not constitute a right to a superior level of services in the Annexed Area; provided.



December 27, 2023

Taylor 973 LLC
Attn: Dharma Rajah
1345 Richelieu Lane
Houston, Texas 77018

RE: Voluntary Annexation of unannexed property consisting of 99.99 acres of land generally located north of Elm Branch Trail in the Extraterritorial Jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District part of Parcels R019651, R019181, and R019951 part of and out of the Eaves, J.C. Sur and Reese, G. M. Sur., City of Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Dear Mr. Rajah,

Please find the enclosed Voluntary Annexation Service Plan associated with the above referenced annexation. Please sign and return this document signifying your receipt and acceptance of the service plan.

A copy of this Voluntary Annexation Service Plan will also be available at the public hearing associated with the annexation on January 11, 2024 at 6:00 P.M. in the City of Taylor City Council Chambers located at 400 Porter Street, Taylor, Texas, 76574.

If you have any questions, please contact the Development Services Department at (512) 352-3675.

Sincerely,

A handwritten signature in black ink, appearing to read "Brenda Joyas".

Brenda Joyas, CNU-A
Senior City Planner
Development Services Department - City of Taylor

Enclosed (1): PZ-2023-1921 Davis Tract Phase II Voluntary Annexation Service Plan Received and Accepted by:

X Dharma Rajah

Dharma Rajah

Signature: *Dharma Rajah*

Email: dharma@epitome.dev

City of Taylor City Council

January 11, 2024



PZ-2023-1921

Voluntary Annexation

Davis Tract Phase II



Development Process

1. Annexation

2. Comprehensive Plan Amendment – Growth Sector, Future Land Use, Transportation Master Plan

3. Rezoning – Proposed uses and compliance with the Comprehensive Plan

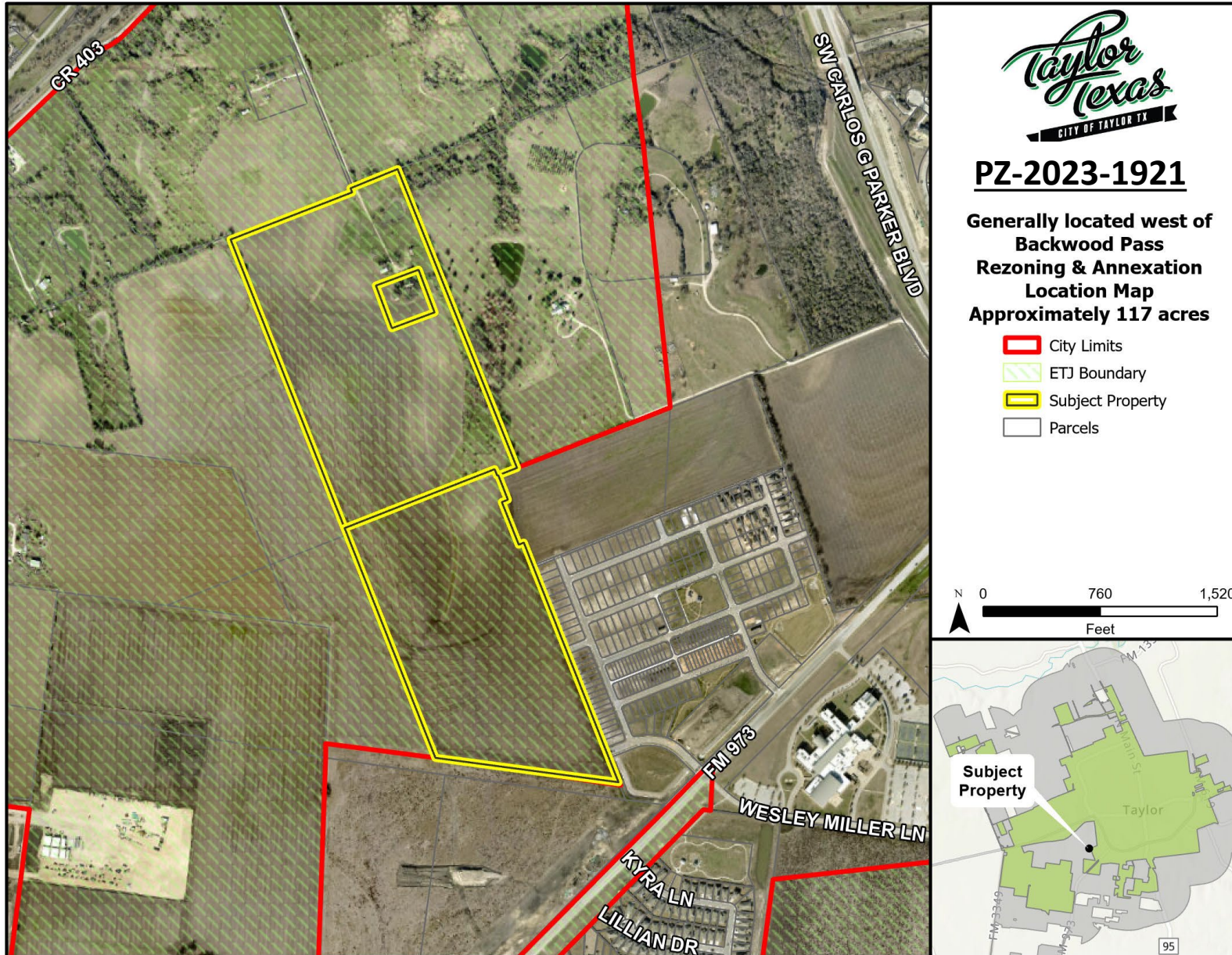
4. Platting – Division of land into lots (identifying lot boundaries, streets, easements)

5. Subdivision Improvement Plans – Installation of public improvements (water, wastewater, drainage, roadways)

6. Final Plat – After approved and accepted infrastructure improvements.

7. Building Permit – Layout of building(s) on lot(s) and detailed construction drawings.

Location Map



Staff Recommendation

Staff recommended **Approval** of the proposed Voluntary Annexation on approximately 99.99 acres of land known as the Davis Tract Phase II, generally located west of Backwood Pass, more particularly described by the Williamson Central Appraisal District Parcels R019951, R019181, and R019651.



City Council Meeting

January 11, 2024

Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #: 7

Agenda Title: Hold a Public Hearing and introduce Ordinance 2024 -04, PZ 2023 -1911 regarding requests to change place type zoning at 17 different lots.

Council Action to be taken: Hold Public Hearing and introduce ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

Consider requests from individual property owners to change the designated place type zoning districts for their properties in the Land Development Code.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This is the second tranche of place type change requests which were received after the second City wide consultation on the new Land Development Code. The Land Development Code was adopted in November 2023.

There is an individual report for each change request.

Further tranches of place type change requests will be brought to the Planning and Zoning Commission and the City Council as new change requests are received. During the next six months following the adoption of the Land Development Code these change requests will be processed free of charge to property owners.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Consistent with the 5 big ideas in the Comprehensive Plan. • Implementation of the community's vision to return to a historic pattern of walkable, mixed used neighborhoods. • Bringing more properties into conformity with the zoning regulations	• Will take time for the community and staff to acclimate to the new code.

4. RECOMMENDATION

At their December 13, 2023, meeting the Planning and Zoning Commission made a recommendation on each of the individual place type zoning change requests. The Commission's recommendations are recorded on each individual change request.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission public hearing and recommendation – December 12, 2023

City Council public hearing and ordinance introduction – January 11, 2024

City Council consideration of ordinance approval – January 25, 2024

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- 7a. [819 Hackberry](#) - Staff report, Location Map, Zoning request
- 7b. [217 S. Main Street](#) - Staff report, Zoning request, Applicants letter, Location Map
- 7c. [215 S. Main Street](#) - Staff report, Location Map
- 7d. [Oak Street](#) - Staff report, Location Map
- 7e. [109 Booth Street](#) - Staff report, Location Map
- 7f. [108 E. Oak Street](#) - Staff report, Location Map
- 7g. [305 Martin Luther King Blvd](#) - Staff report, Location Map
- 7h. [307 Martin Luther King Blvd](#) - Staff report, Location Map
- 7i. [W. Oak Street](#) - Staff report, Location Map
- 7j. [500 ES Carlos G Parker Blvd](#) - Staff report, Zoning request, Location Map
- 7k. [508 SE Carlos G Parker Blvd](#) - Staff report, Zoning request, Location Map
- 7l. [510 Murphy Street](#) - Staff report, Zoning request, Location Map, Plan revival project
- 7m. [512 Murphy Street](#) - Staff report, Zoning request, Location Map, Plan revival project
- 7n. [E. 4th Street](#) – Staff report, Zoning request, Location Map
- 7o. [4901 FM 619](#) – Staff report, Zoning request, Location Map
- 7p. [South of CR395 & East of CR101](#) – Staff report, Zoning request, Location Map
- 7q. [1006 W. 2nd Street](#) – Staff report, Zoning request, Location Map
- 7r. [Staff Presentation](#)
- 7s. [Ordinance 2024 –04](#)
 - 7s.a Exhibit A
 - 7s.b Exhibit B

**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: 819 Hackberry Street

Legal Description: AW0661 AW0661 -Winsett, J. Sur, Acres 0.653, Tract AKA High School, Block 1, Lot 1 (R017261)

Date Submitted: 10/10/2023

Current Place Type: P3 – Neighborhood

Requested Place Type: P4 – Mix

Future Land Use: Neighborhood Infill

Requestor: Jo Anna & Timothy McGinnis

Staff Analysis: The requestor desires the P4 Place type to continue operating the Pecan Manor Bed & Breakfast business.

The existence of the existing business being operated from this building plus its proximity to the Old Taylor High School is an appropriate location for P4 Place type and mixed-use, walkable neighborhoods.

The P4 Place type was recently approved for 902 Hackberry Street. This recommendation is consistent with this recent decision by the City Council in the immediate vicinity of 819 Hackberry Street.

Staff Recommendation: Approval for Place type P4 at 819 Hackberry Street.

P&Z Recommendation: Approval for Place type P4 at 819 Hackberry Street.

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map

Proposed Place Type Zoning Change Request Form



(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Jo Anna and Timothy McGinnis

Address for the proposed zoning change: 819 Hackberry St., Taylor, TX 76574

Phone: 501-993-4076 E-mail: tm9010@yahoo.com

Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

- We would like to continue running a business on our property & be zoned so others can also (Pecan Manor Bed and Breakfast)

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Jo Anna McGinnis Signature: Jo Anna McGinnis Date: 10/10/2023

Owner Name 2: Timothy McGinnis Signature: Timothy McGinnis Date: 10/10/2023

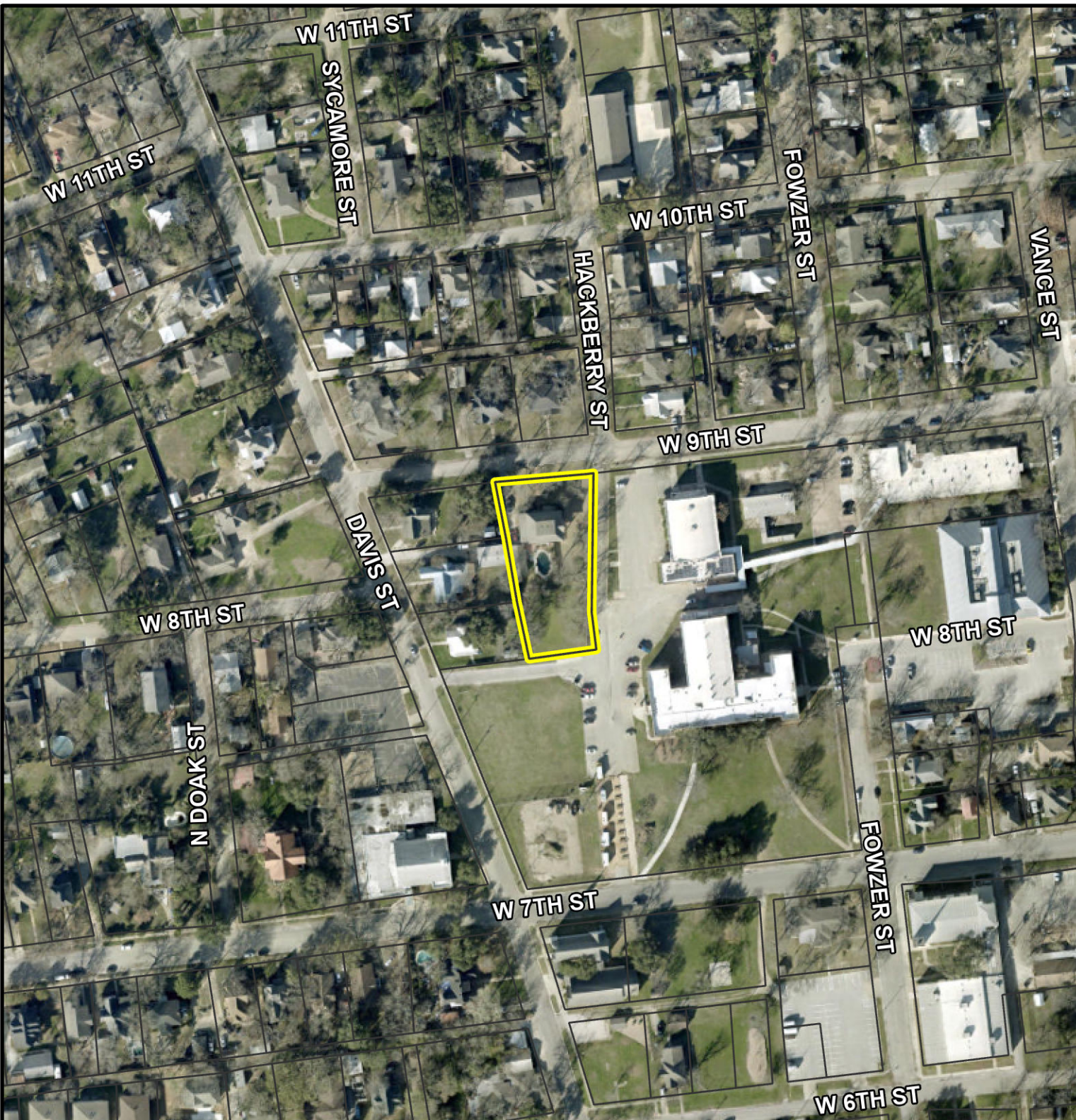
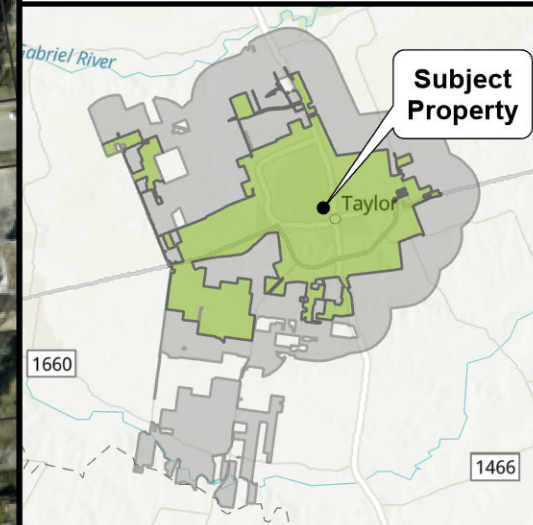
- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov



PZ-2023-1911

**819 Hackberry St.
Rezoning
Location Map
Approximately 0.7 acres**

-  City Limits
-  Subject Property
-  Parcels



**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: 217 S. Main Street
Legal Description: AW0214 AW0214 – Eaves, J.C.Sur, 9.335 acres (R051473)
Date Submitted: 10/24/2023
Current Place Type: P4 – Mix
Requested Place Type: EC – Employment Center
Future Land Use: Employment: Neighborhood
Requestor: Jordan Grier
Staff Analysis: This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St.

The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.

The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.

Staff Approval of Place Type EC at 217 S. Main St.

Recommendation:

P&Z Approval of Place Type EC at 217 S. Main St

Recommendation:

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map
3. Applicants letter

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)



Name(s) of property owner(s): Texas Cotton Growers Cooperative Association

Address for the proposed zoning change: 217 S. Main, Taylor, Tx 76574

Phone: 512-713-8448 E-mail: jordan.grier@taylorcompress.com

Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

These parcels of land are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products. Typical building sizes of 250' x 600'.

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Jordan Grier

Signature: 

Date: 10/24/2023

Owner Name 2: _____

Signature: _____

Date: _____

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

The following parcels are submitted for consideration under this application:

R015558 Texas Cotton Growers Cooperative Association
R015559 Texas Cotton Growers Cooperative Association
R051473 Texas Cotton Growers Cooperative Association
R015568 Texas Cotton Growers Cooperative Association
R510028 Texas Cotton Growers Cooperative Association
R015636 Texas Cotton Growers Cooperative Association
R019206 Texas Cotton Growers Cooperative Association
R327608 Texas Cotton Growers Cooperative Association

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov



October 24, 2023

Planning & Zoning Committee
400 Porter St.
Taylor, TX 76574

To Whom It May Concern:

I have been following this process at about the 10,000-foot level but I guess I should have been looking at it a little closer and making some noise. In the versions of the proposal that I have seen prior to this final draft, the properties for Taylor Compress located at 217 S. Main, and in District #1, were designated as Employment: Neighborhood as a future land use. This in my mind was no change from a M-1 Industrial as we had no more information to go on than seeing a grouping of three different Employment: "Types". At the time of the development of the future land use map it didn't seem like much was going to change with our properties; they were being characterized in a manner that seemed consistent with before and would probably hold the same development characteristics. I now see our properties have been designated as a P4: Mix based on the specific designation of employment: neighborhood and the development characteristics are drastically different than before. I cannot determine how this translation was made but believe that this designation will not be positive for agricultural service businesses long term and goes against the comprehensive plan adopted.

Taylor Compress has always been a major Employment Center for Taylor by aggregating regional agricultural products, storing them, and processing/sorting them for timely use as needed. Our business was founded where we were strategically located along the railroad with the ability for inbound transportation along state highways and Farm to Market roads as a means of delivery from regional cotton gins. At the time rail transportation was key with a large domestic textile industry. Today that isn't so much the case but continues to be a viable option if needed. I recall a discussion during the comprehensive plan amendment about employment centers being located along railroad tracks. This description certainly fits us.

I also believe I heard it said in the comprehensive planning discussions and meetings that Taylor wants to maintain its agriculture roots moving forward; I do not believe these changes accomplish this goal. Agriculture goes well beyond the notion of raising an animal, cultivating the ground, baling hay, planting a seed. These products have to be gathered, stored, processed, and delivered in order to be usable for the consumer. Taylor Compress and surrounding businesses are vital parts of Taylor's agriculture past, present, and hopefully future.

The type and manner in which our buildings are constructed and laid out may seem odd to many; many "smaller" buildings, unlike a modern distribution warehouse, on a large parcel totaling a large amount of square feet. However, this design is not only strategic but essential due to regulations set by USDA, and the ability to get insurance on the products we store. In industry

meetings I attend these issues continue to arise amongst the industry because of the nature of the products we handle and the amount of exposure we have in the event of a loss. Many of our post 1950's buildings are designed to hold a certain volume of cotton bales and are separated by 100' of clear space. This was done as a means to spread out the associated risk of storing large volumes of baled cotton and lowering the risk of an outbreak fire.

My interpretation of the place type zoning P4: Mix would not allow us to reconstruct buildings of similar shape and size to replace aging ones, or in the unfortunate event of disaster. In what is being touted as "Patterns of the Past: Tools for Our Future", only certain parts of Taylor's past seem to shine through. I strongly urge you to accept this request to change the place type zoning for parcels owned by Texas Cotton Growers Cooperative Association as well as other neighboring agricultural and industrial enterprises located adjacent to us to a place type of Employment Center that will ensure a future for the agricultural industry of Taylor.

If you have any questions, concerns, or just want to know more about us please feel free to reach out any time. My cell phone number is 512-713-8448

Respectfully,

A handwritten signature in black ink, appearing to read "Jordan Grier". The signature is fluid and cursive, with a large, stylized initial 'J'.

Jordan Grier
General Manager



Office of the Secretary of State
Reports Unit
P.O. Box 12028
Austin, Texas 78711-2028
(Form 802)

Filed in the Office of the
Secretary of State of Texas
Filing #: 7923701 05/17/2023
Document #: 1247484840003
Image Generated Electronically
for Web Filing

PERIODIC REPORT - DOMESTIC NONPROFIT CORPORATION

File Number: **7923701**

1. The name of the corporation is: **TEXAS COTTON GROWERS COOPERATIVE ASSOCIATION**
2. It is incorporated under the laws of: **TEXAS, USA**
3. The name of the registered agent is: **Jordan L Grier**
4. The registered office address, which is identical to the business office address of the registered agent in Texas, is:
217 S Main, Taylor, TX, USA 76574

Consent of Registered Agent

- ☐ A. A copy of the consent of registered agent is attached.
- OR**
- ☒ B. The consent of the registered agent is maintained by the entity.

5. If the corporation is a foreign corporation, the address of its principal office in the state or country under the laws of which it is incorporated, is:

6. The names and addresses of all directors of the corporation are:

Director 1: (Individual Name) **Rick Kruger**

Address: **5090 CR 100 Hutto, TX, USA 78643**

Director 2: (Individual Name)	Michael Brown
Address:	677 FM 132 Crockett, TX, USA 75835
Director 3: (Individual Name)	Tim Vrabel
Address:	4750 Cr 301 Bartlett, TX, USA 76511
Director 4: (Individual Name)	Joe Marek
Address:	PO Box 222 Rosebud, TX, USA 76570
Director 5: (Individual Name)	Melvin Marek
Address:	1401 CR 381 Granger, TX, USA 76530
Director 6: (Individual Name)	Steve Scarmado
Address:	PO Box 6747 Bryan, TX, USA 77805
Director 7: (Individual Name)	Tony Varisco
Address:	5354 Steele Store Road Bryan, TX, USA 77807
Director 8: (Individual Name)	Patrick DeStefano
Address:	3906 Esquire Ct. Bryan, TX, USA 77808
Director 9: (Individual Name)	Roger J Wilson
Address:	1204 Mount Vernon St. Ennis, TX, USA 75119
Director 10: (Individual Name)	Aaron Martinka
Address:	608 FM 2268 Holland, TX, USA 76534
Director 11: (Individual Name)	Luke Sell
Address:	304 CR 363 Rosebud, TX, USA 76570

7. The names, addresses and titles of all officers of the corporation are:

Officer 1: (Individual Name)	Patrick DeStefano	Title:	President
Address:	3906 Esquire Ct. Bryan, TX, USA 77808		
Officer 2: (Individual Name)	Jordan Grier	Title:	Secretary
Address:	17341 FM 112 Thrall, TX, USA 76578		
Officer 3: (Individual Name)	Jordan Grier	Title:	Treasurer
Address:	17341 FM 112 Thrall, TX, USA 76578		
Officer 4: (Individual Name)	Roger J Wilson	Title:	Vice-President
Address:	1204 Mount Vernon St Ennis, TX, USA 75119		

Execution:

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: **May 17, 2023**

Jordan Grier

Signature of authorized officer



October 24, 2023

Planning & Zoning Committee
400 Porter St.
Taylor, TX 76574

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If you have any questions, concerns, or just want to know more about us please feel free to reach out any time. My cell phone number is 512-713-8448

Respectfully,

A handwritten signature in black ink, appearing to read "Jordan Grier", with a stylized flourish at the end.

Jordan Grier
General Manager



PZ-2023-1911

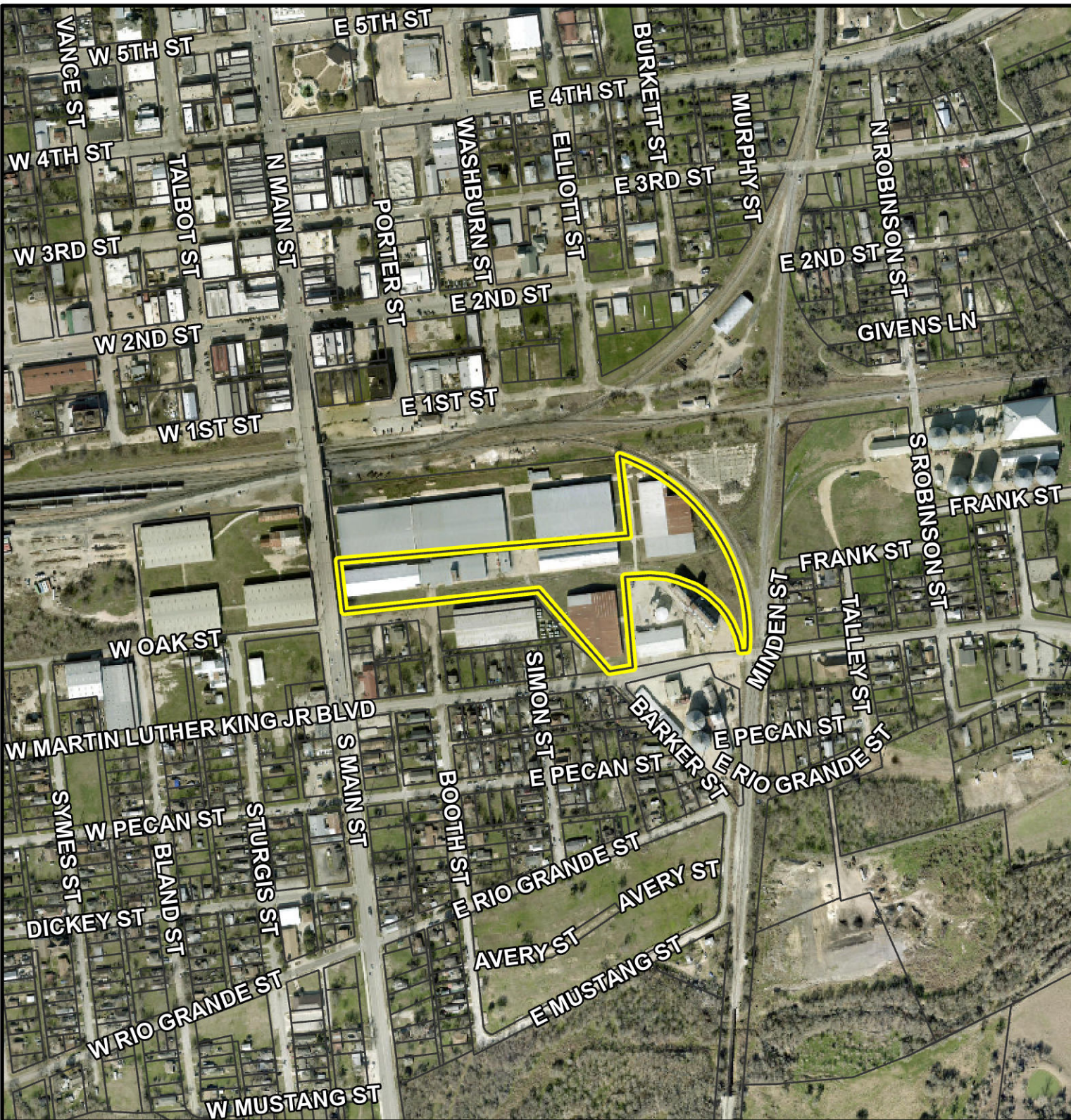
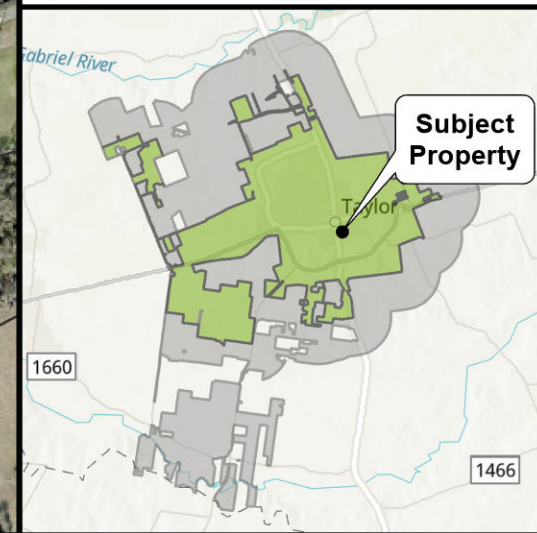
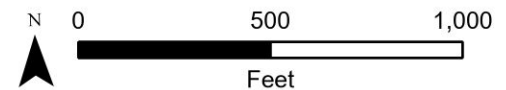
217 S. Main St. (R051473)

Rezoning

Location Map

Approximately 9.3 acres

-  City Limits
-  Subject Property
-  Parcels



**City of Taylor
Place Type Change Request**

Staff Report

Item Details

Agenda No.

Address/Location: 215 S. Main Street

Legal Description: AW0214 Eaves, J.C.Sur (R019206)

Date Submitted: 10/24/2023

Current Place Type: P4 – Mix

Requested Place Type: EC – Employment Center

Future Land Use: Employment: Neighborhood

Requestor: Jordan Grier

Staff Analysis: This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St and abutting the railroad track.

The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.

The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.

Staff Recommendation: Approval of Place Type EC at 215 S. Main St.

P&Z Recommendation: Approval of Place Type EC at 215 S. Main St

Attachments

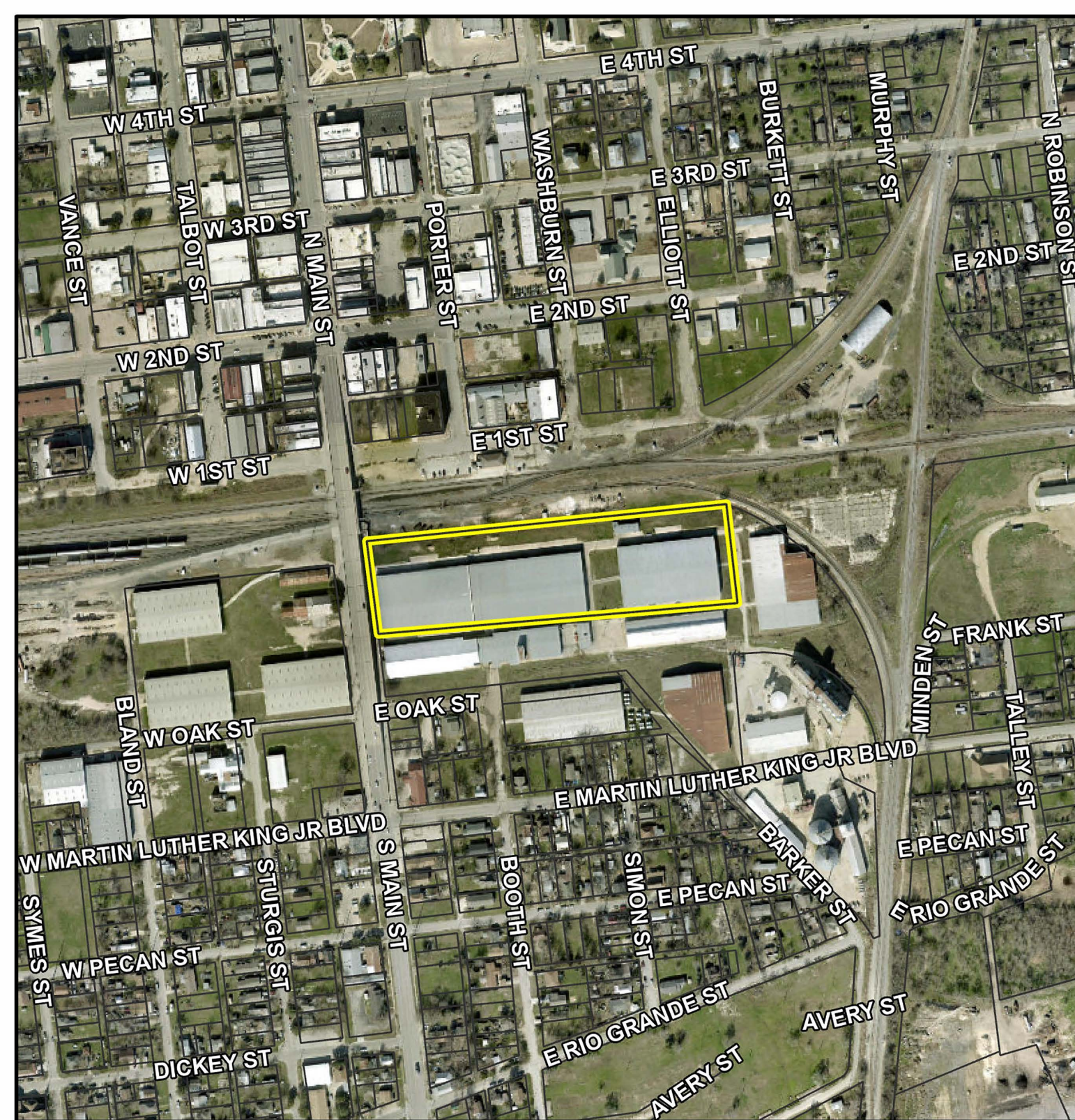
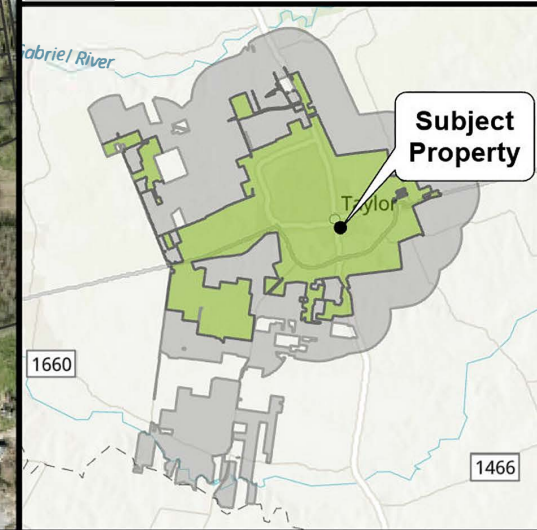
1. Location Map



PZ-2023-1911

215 S. Main St.
(R019206) Rezoning
Location Map
Approximately 7.5 acres

-  City Limits
-  Subject Property
-  Parcels



**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: Oak Street (R510028)

Legal Description: S4790 – Taylor City of, Lot 92, Acre 0.512 (Pt vacated Oak St) (R510028)

Date Submitted: 10/24/2023

Current Place Type: P4 – Mix

Requested Place Type: EC – Employment Center

Future Land Use: Neighborhood Infill

Requestor: Jordan Grier

Staff Analysis: This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St.

The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.

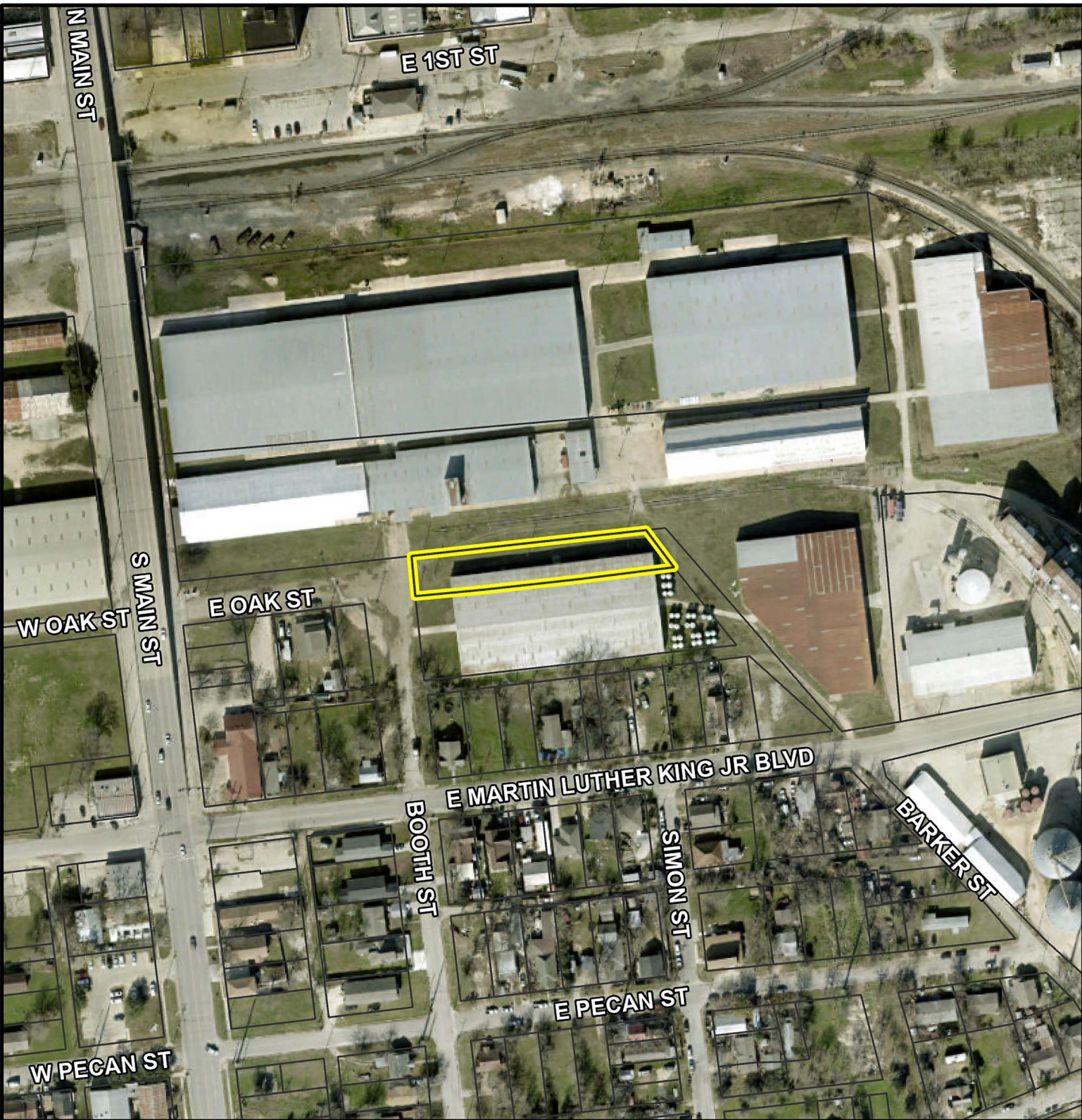
The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.

Staff Recommendation: Approval of Place Type EC at Oak St. (R510028)

P&Z Recommendation: Approval of Place Type EC at Oak St. (R510028)

Attachments

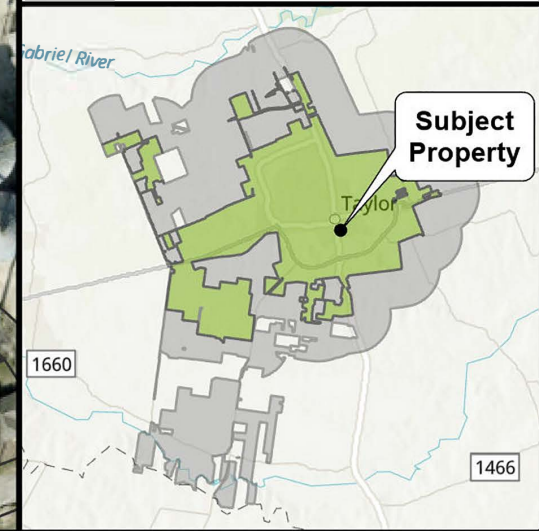
1. Location Map



PZ-2023-1911

Oak St. (R510028)
Rezoning
Location Map
Approximately 0.5 acres

-  City Limits
-  Subject Property
-  Parcels



**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: 109 Booth Street

Legal Description: Taylor City of, Block 92, Lot 11-18 (R015568)

Date Submitted: 10/24/2023

Current Place Type: P4 – Mix

Requested Place Type: EC – Employment Center

Future Land Use: Neighborhood Infill

Requestor: Jordan Grier

Staff Analysis: This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St. There are residential properties to the south of this lot.

The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.

The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.

Staff Approval of Place Type EC at 109 Booth St.

Recommendation:

P&Z

Approval of Place Type EC at 109 Booth St.

Recommendation:

Attachments

1. Location Map

E 1ST ST



PZ-2023-1911

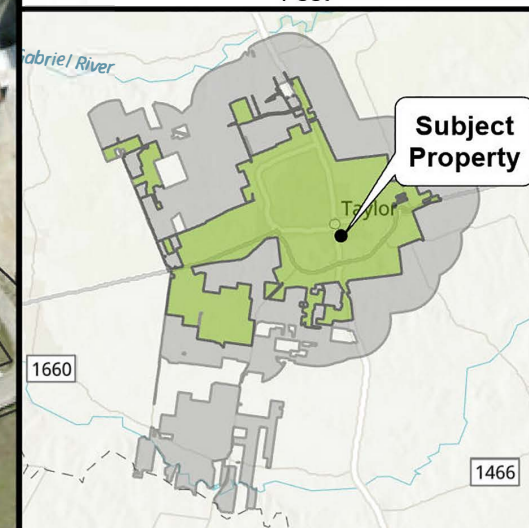
109 Booth St. (R015568)

Rezoning

Location Map

Approximately 1.2 acres

-  City Limits
-  Subject Property
-  Parcels



W OAK ST

E OAK ST

S MAIN ST

E MARTIN LUTHER KING JR BLVD

BARKER ST

SIMON ST

BOOTH ST

E PECAN ST

W PECAN ST

E RIO GRANDE ST

**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: 108 E Oak Street
Legal Description: Taylor City of, Block 97, Lot 12 (R105636)
Date Submitted: 10/24/2023
Current Place Type: P4 – Mix
Requested Place Type: EC – Employment Center
Future Land Use: Market: Neighborhood
Requestor: Jordan Grier
Staff Analysis: This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St and south of E. Oak St. There are residential properties to the south and south east of this lot.

The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.

The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.

Staff Recommendation: Approval of Place Type EC at 108 E Oak St

P&Z Recommendation: Approval of Place Type EC at 108 E Oak St

Attachments

1. Location Map



PZ-2023-1911

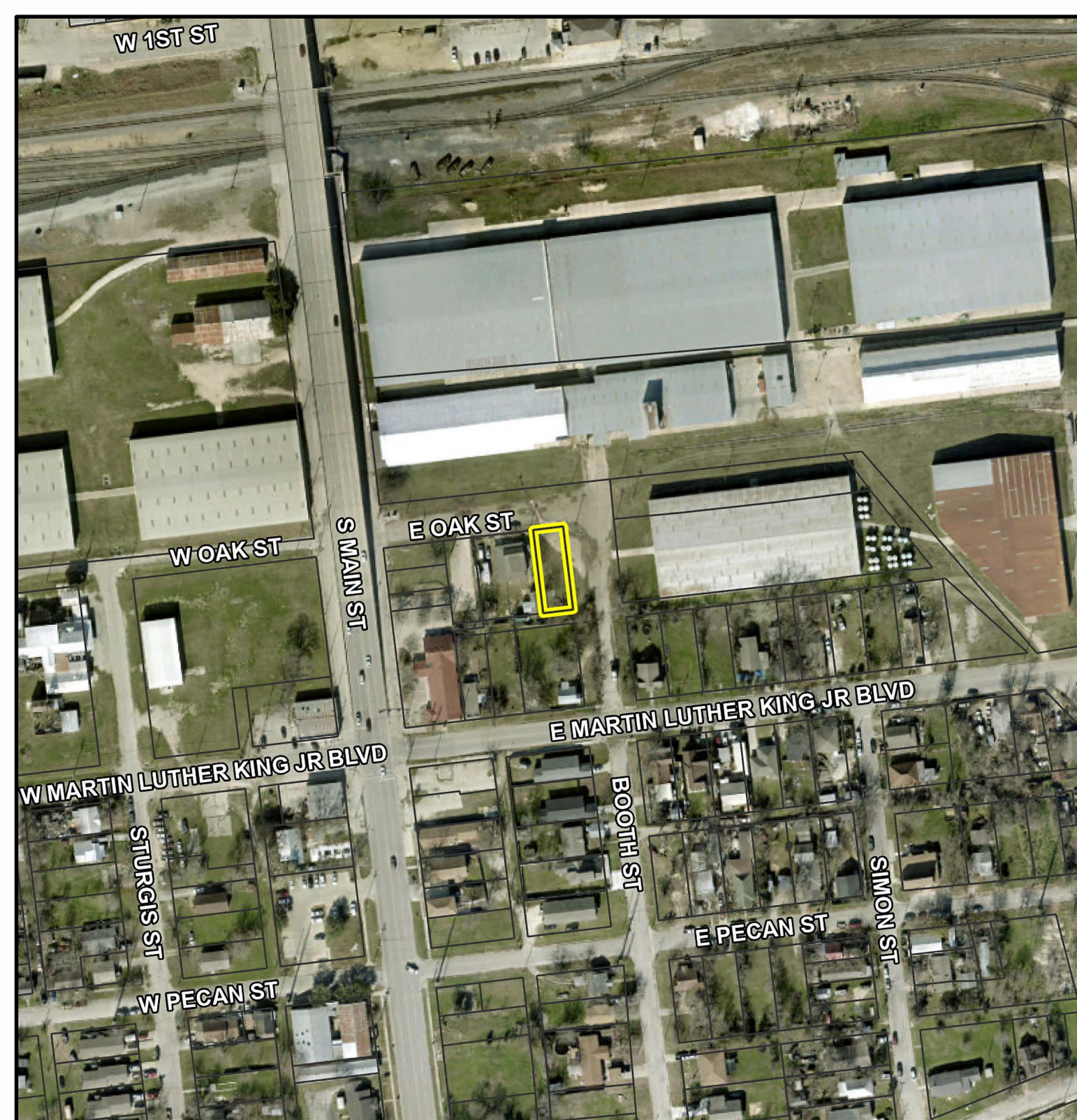
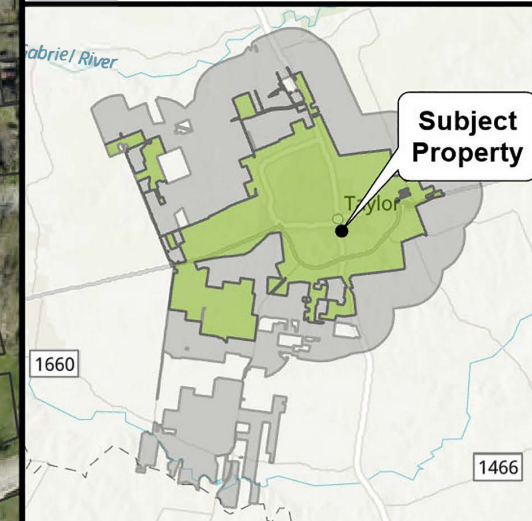
108 E Oak St. (R015636)

Rezoning

Location Map

Approximately 0.1 acres

-  City Limits
-  Subject Property
-  Parcels



**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: 305 Martin Luther King Jr. Blvd
Legal Description: Taylor City of, Block 92, Lot 1-2 (Pts) Acres.13 (R015559)
Date Submitted: 10/24/2023
Current Place Type: P4 – Mix
Requested Place Type: EC – Employment Center
Future Land Use: Neighborhood Infill
Requestor: Jordan Grier
Staff Analysis:

This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St and north of E. Martin Luther King Jr. Blvd. There is a residential property to the west and south of this lot.

The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.

The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.

Staff Recommendation: Approval of Place Type EC at 305 Martin Luther King Jr. Blvd
P&Z Recommendation: Approval of Place Type EC at 305 Martin Luther King Jr. Blvd

Attachments

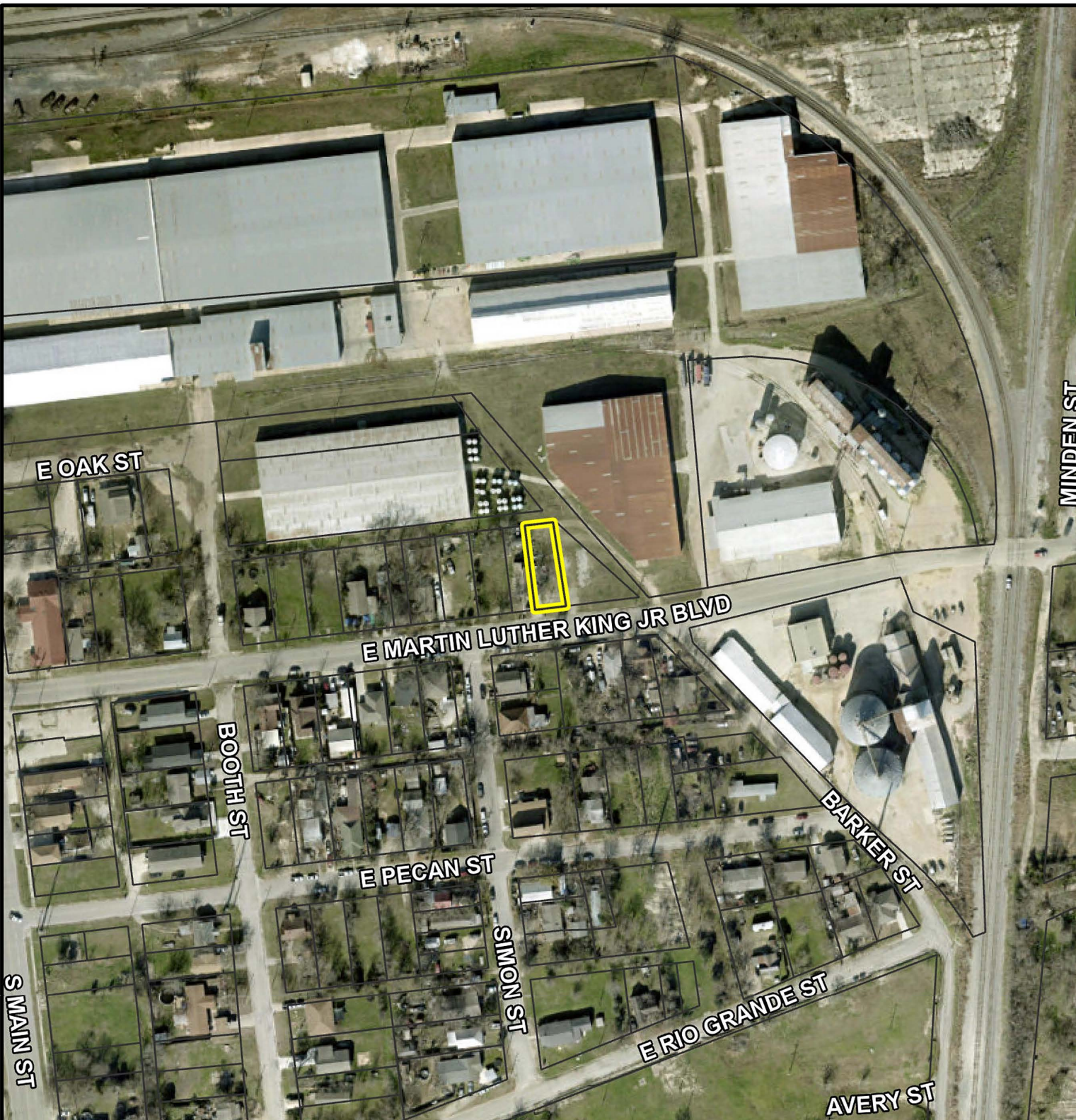
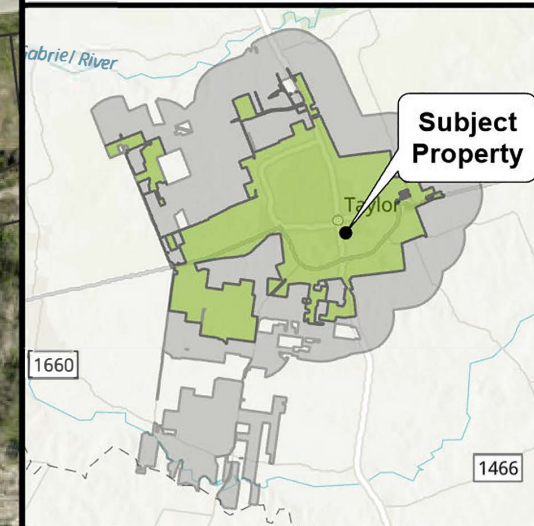
1. Location Map



PZ-2023-1911

305 Martin Luther King Jr
Blvd (R105559) Rezoning
Location Map Approximately
0.1 acres

-  City Limits
-  Subject Property
-  Parcels



**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: 307 Martin Luther King Jr. Blvd.

Legal Description: Taylor City of, Block 92, Lot 1 (E/PT), Acre .18 (R015558)

Date Submitted: 10/24/2023

Current Place Type: P4 – Mix

Requested Place Type: EC – Employment Center

Future Land Use: Neighborhood Infill

Requestor: Jordan Grier

Staff Analysis: This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St., which are currently used by Taylor Compress. This lot is located on the eastern side of S. Main St. and the most western parcel to the north of E. Martin Luther King Jr. Blvd. There are residential properties to the west and south of this lot.

The applicant states that these eight lots are located along the railroad tracks and act as a logistics center for regional agricultural products. The nature of the business requires the ability to construct large commercial or industrial sized buildings for the storage of agricultural products.

The P4 Place Type is intended to provide neighborhood scale commercial and residential development. The nature of the existing use necessitates a change to the Employment Center designation to allow the applicant to prepare an Employment Center Plan to tailor the development standards to their specific needs.

Staff Recommendation: Approval of Place Type EC at 307 Martin Luther King Jr Blvd.

P&Z Recommendation: Approval of Place Type EC at 307 Martin Luther King Jr Blvd.

Attachments

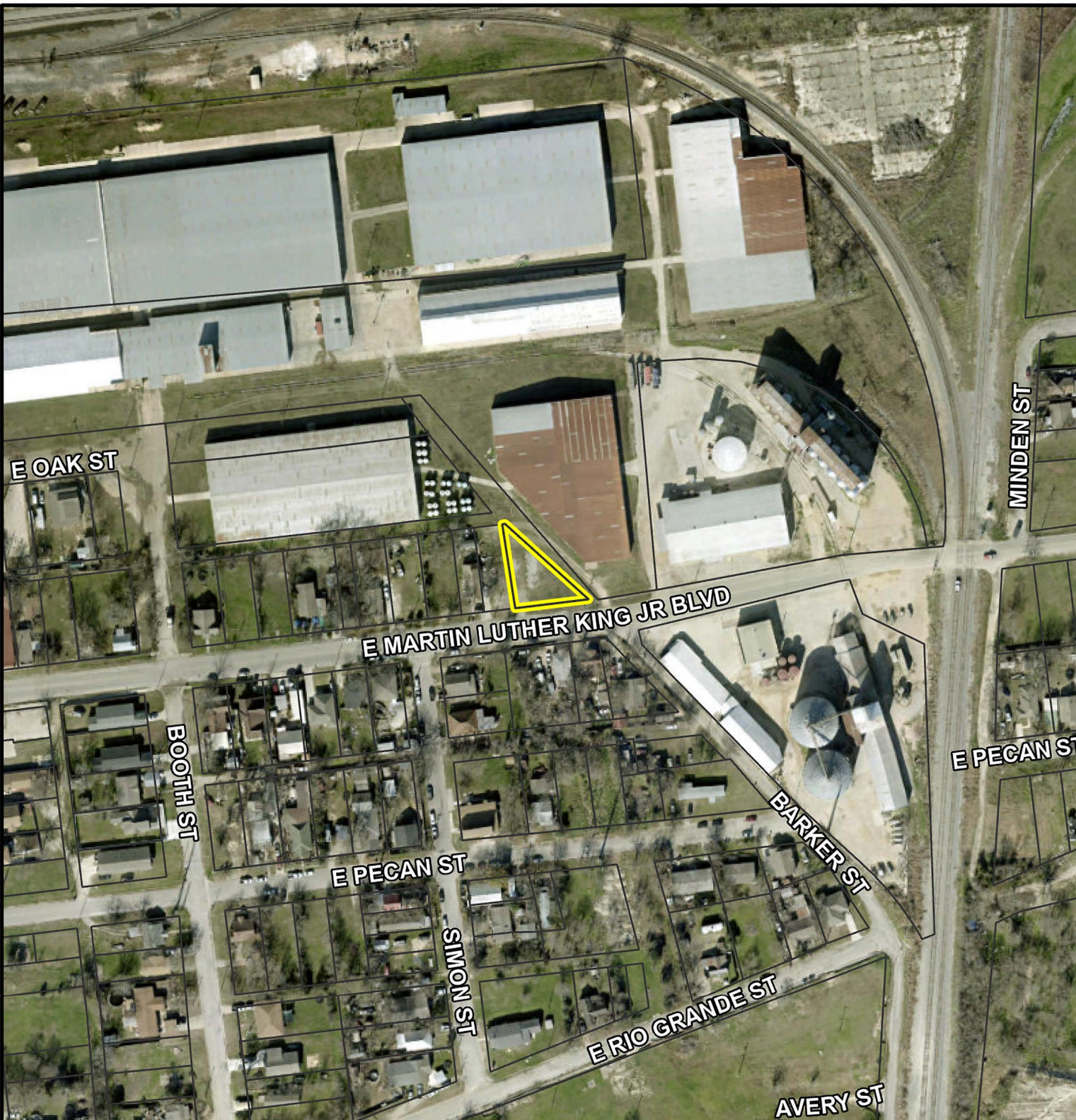
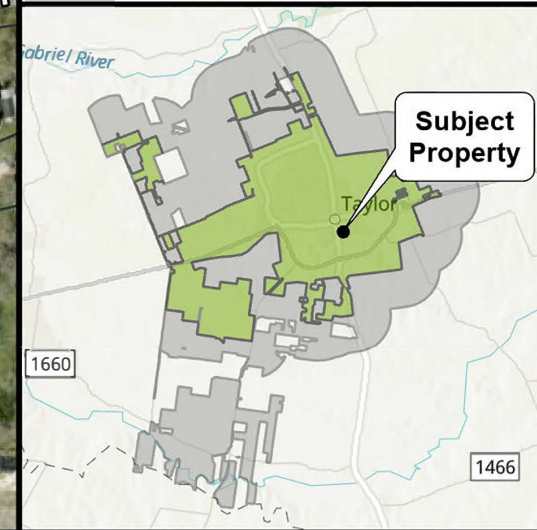
1. Location Map



PZ-2023-1911

307 Martin Luther King Jr
Blvd (R105558) Rezoning
Location Map
Approximately 0.2 acres

-  City Limits
-  Subject Property
-  Parcels



**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: W. Oak Street (R327608)
Legal Description: AW0214 – Eaves, J.C. Sur, Acres 6.07 (R327608)
Date Submitted: 10/24/2023
Current Place Type: P4 – Mix
Requested Place Type: EC – Employment Center
Future Land Use: Neighborhood Infill
Requestor: Jordan Grier
Staff Analysis: This is one of eight lots to the south of the railroad track. There are seven lots to the east of S. Main St. and one lot to the west of S. Main St. which are currently used by Taylor Compress. This is the single lot on the western side of S. Main St.

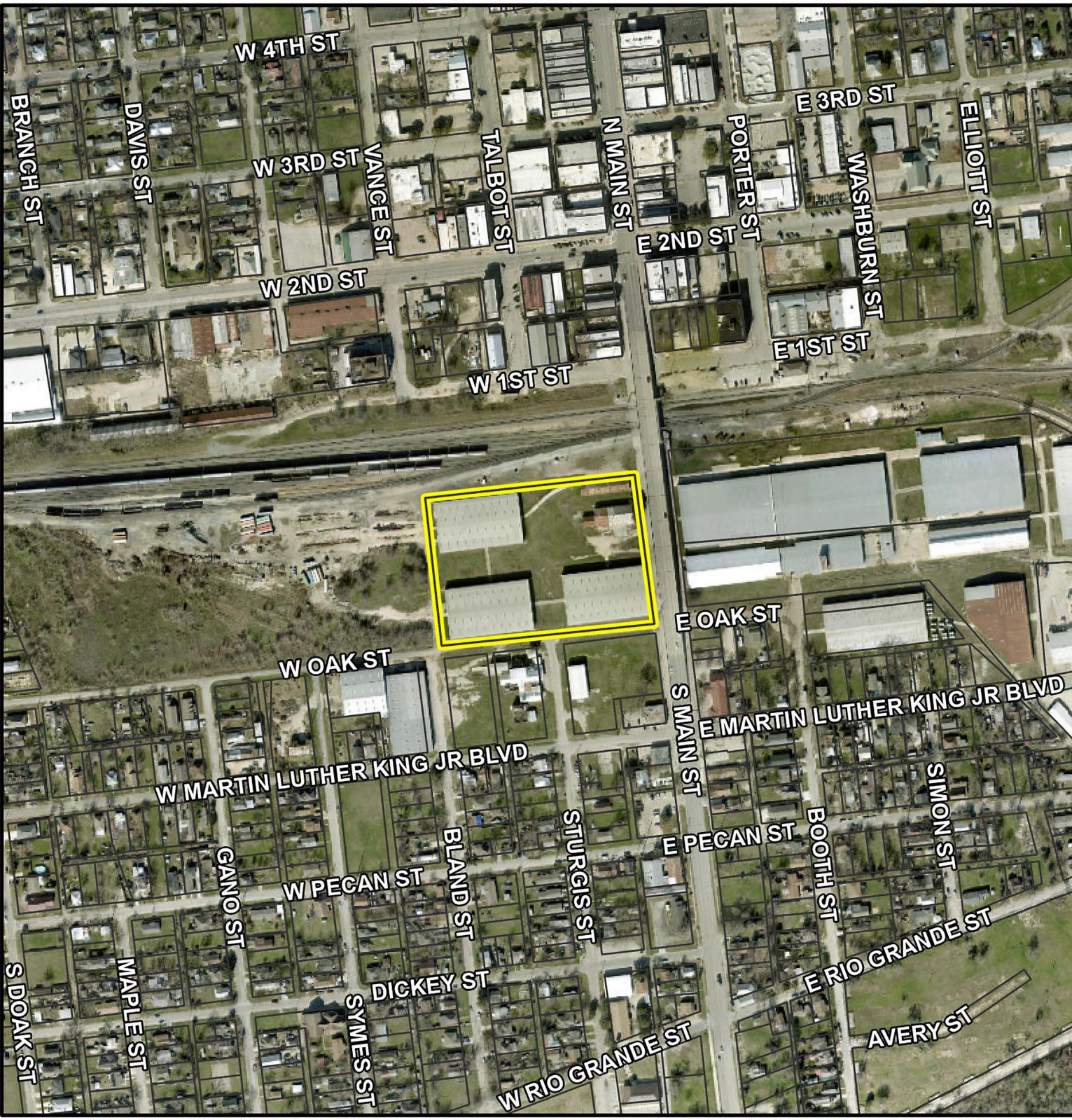
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Staff Recommendation: Approval of Place Type EC at W. Oak St. (R327608)
P&Z Recommendation: Approval of Place Type EC at W. Oak St. (R327608)

Attachments

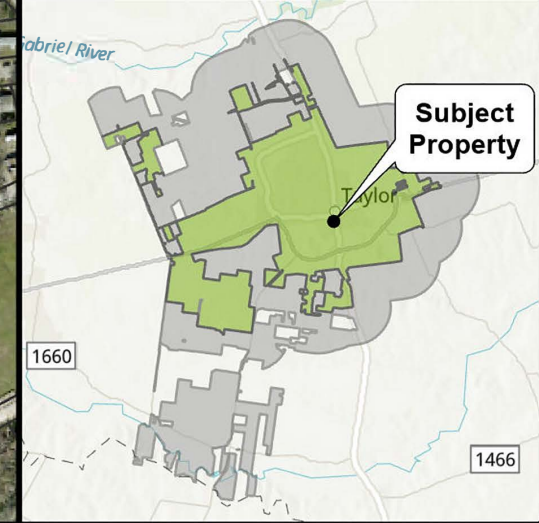
1. Location Map



PZ-2023-1911

W Oak St (R327608)
Rezoning
Location Map
Approximately 6.1 acres

-  City Limits
-  Subject Property
-  Parcels



**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: 500 SE Carlos G Parker Blvd

Legal Description: S6788- Hilltop Sub, Lot 2 Acres 5.6 (R381281)

Date Submitted: 11/10/2023

Current Place Type: P4 – Mix

Requested Place Type: EC – Employment Center

Future Land Use: Neighborhood Infill

Requestor: 500 Carlos Parker LLC

Staff Analysis: The requestor states that the “employment center zoning fits much better”. A similar place type request to employment center has been made for the adjoining lot to the east of this site (508 SE Carlos G Parker Blvd).

There are residential place types (P2.5) to the south and Carlos G Parker Blvd along the northern property line. If approved, the applicant will need to submit an Employment Center Plan to establish the development standards for their specific needs.

Staff Approve Place Type EC at 500 SE Carlos G Parker Blvd.

Recommendation:

P&Z Approve Place Type EC at 500 SE Carlos G Parker Blvd.

Recommendation:

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): DL 500 CARLOS PARKER LLC

Address for the proposed zoning change: 500 SE CARLOS G. PARKER LLC

Phone: 512-848-7010 E-mail: DARREN@DONQUICK.COM



Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Employment Center zoning fits much better.

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request.

(please check box)

Owner Name 1: Darren Quick Signature: [Signature] Date: 11/10/23

Owner Name 2: Lakshik Singh Signature: [Signature] Date: 11/10/2023

DocuSigned by:

CB1A4CF5F2984F8

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

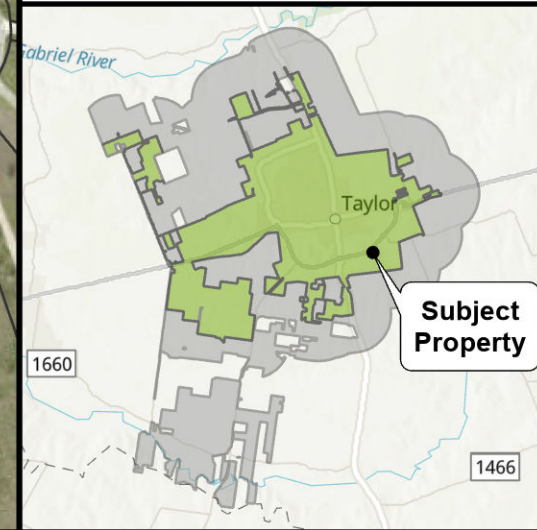
* Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylor.tx.gov



PZ-2023-1911

**500 SE Carlos G Parker Blvd.
Rezoning
Location Map
Approximately 5.6 acres**

-  City Limits
-  Subject Property
-  Parcels



**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: 508 SE Carlos G Parker Blvd

Legal Description: S6788- Hilltop Sub, Lot 3, Acres 6.7 (R381282)

Date Submitted: 10/5/2023

Current Place Type: P2 – Rural

Requested Place Type: EC – Employment Center

Future Land Use: Neighborhood Greenfield

Requestor: Francisco Perez

Staff Analysis: The requestor states that the previous zoning was light industrial. We have been working on developing a 78,200 sq ft flex office/warehouse project since the beginning of 2023. We are in the final stage prior to submitting documents.

A similar place type request to employment center has been made for the adjoining lot to the west of this site (500 SE Carlos G Parker Blvd). The lot to the south was recently changed to place type P4. There are residential place types (P2.5) to the south west.

If approved, the applicant will need to submit an Employment Center Plan to establish the development standards for their specific needs. This request will also require an amendment to the Future Land Use to be considered at a later date, should this request be approved.

Staff Approval of Place Type EC at 508 SE Carlos G Parker Blvd

Recommendation:

P&Z Approval of Place Type EC at 508 SE Carlos G Parker Blvd

Recommendation:

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name: Campo Azul Development, LLC / Francisco J. Perez



Address (where Proposed Place Type Change is requested):

508 SE Carlos G. Parker Blvd., Taylor, TX 76574

Phone #: _____ OR E-mail: FP@campoazul.us

Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

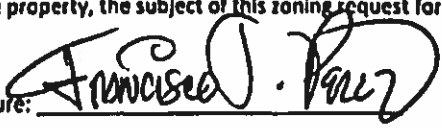
Reason for the Proposed Place Type Zoning Change Request:

Current zoning is M-1 Light Industrial. From the beginning of 2023, we have been working on the development of a 78,200 SF flex office / warehouse

project divided in 10 buildings. We are in the final stage prior to submitting documents for site development permits. Details: www.TaylorFlexPark.com

☐ I hereby confirm that I am the property owner for the property, the subject of this zoning request form (please check box).

Name: Francisco J. Perez

Signature: 

Date: October 5, 2023

If you have any questions or need help completing this form, please call 512-365-3863

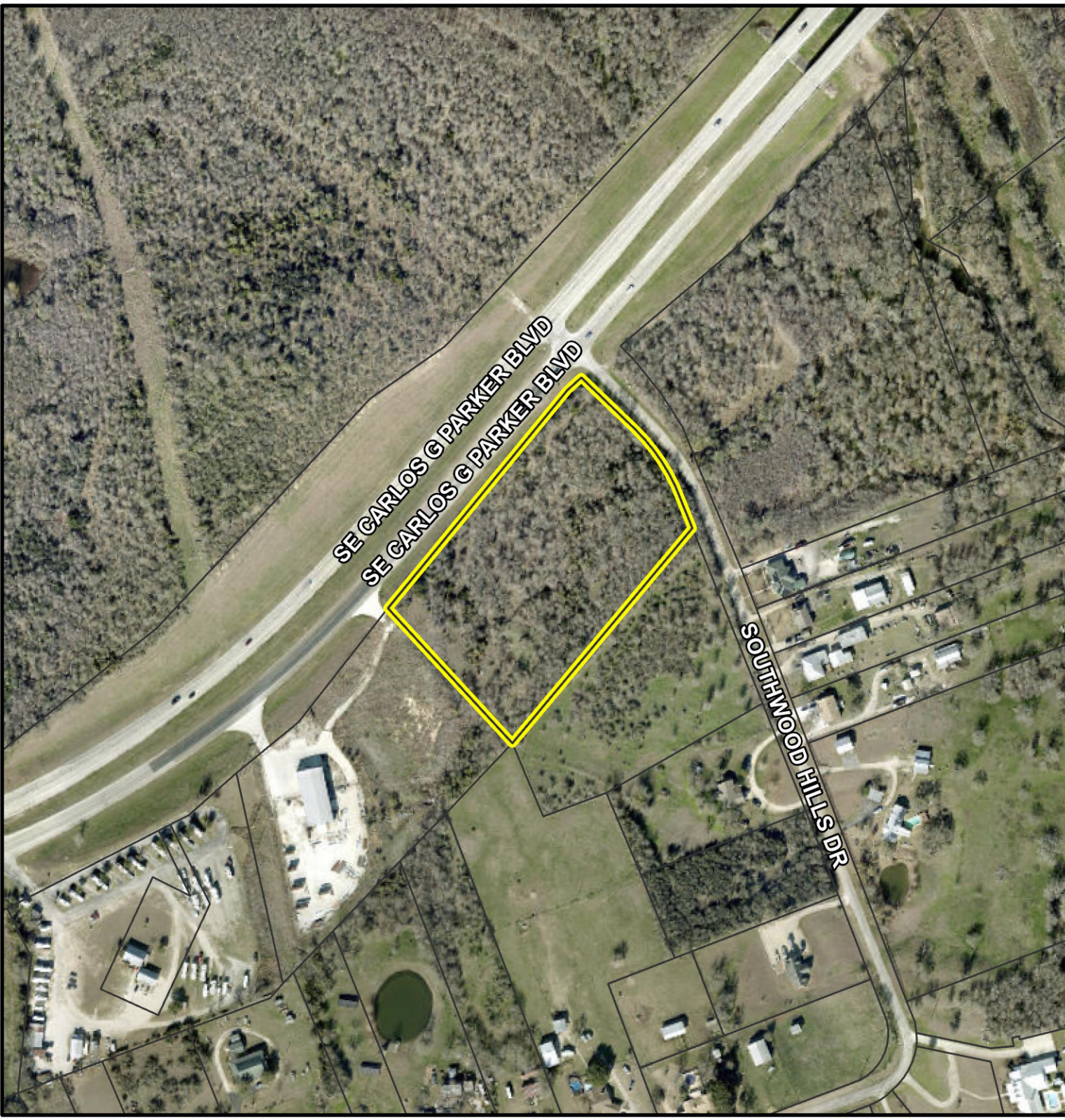
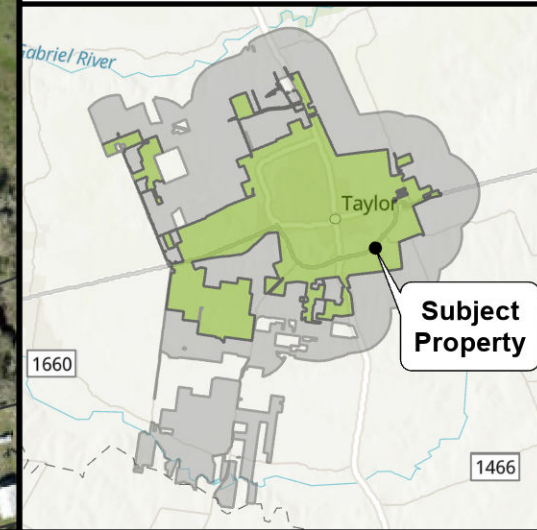
Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov



PZ-2023-1911

**508 SE Carlos G Parker Blvd.
Rezoning
Location Map
Approximately 6.4 acres**

-  City Limits
-  Subject Property
-  Parcels



**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: 510 Murphy Street

Legal Description: S4790 – Taylor City of, Block 56, Lot 1 (N/PT) Acre 0.119 (R015258)

Date Submitted: 11/7/2023

Current Place Type: CS– Civic Space

Requested Place Type: P4 – Mix

Future Land Use: Open Space

Requestor: David Legere

Staff Analysis: There are three parcels which were part of a land swap connected to the Murphy Street Revival II project (see attachment 2). Two parcels (R015258 and R015264) previously owned by the City were transferred to the requestor. The requestor transferred one parcel (R015268) to the City.

The current zoning maps do not take account of this change in land ownership. All the City lots have the place type CS – Civic Space and the lots included within the Murphy Street Revival II require a place type P4. This request updates the recent change in ownership which generates a change in the place type zoning.

Staff Recommendation: Approval of Place Type P4 at 510 Murphy Street.

P&Z Recommendation: Approval of Place Type P4 at 510 Murphy Street.

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map
3. Master Plan for Murphy Street Revival project

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)



Name(s) of property owner(s): David Legere

Address for the proposed zoning change: 510 + 512 Murphy St (R015258 + R015264)

Phone: _____ E-mail: davidlegere@outlook.com

Proposed Place Type Zoning

(Circle One)

Requested Place Type Zoning

(Circle One)

P1 - Nature

P1 - Nature

P2 - Rural

P2 - Rural

P2C - Rural Commercial

P2C - Rural Commercial

P2.5 - Large Lot

P2.5 - Large Lot

P3 - Neighborhood

P3 - Neighborhood

P3M - Manufactured Housing

P3M - Manufactured Housing

P4 - Mix

P4 - Mix

P5 - Urban Center

P5 - Urban Center

EC - Employment Center

EC - Employment Center

CS - Civic Space

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Land swap with City of Taylor

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: David Legere Signature: _____ Date: 11/7/23

Owner Name 2: _____ Signature: _____ Date: _____

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

Colin Harrison

From: Tom Yantis
Sent: Wednesday, November 8, 2023 7:16 AM
To: David Legere
Cc: Colin Harrison
Subject: Re: potential place type concern

David,

We will put this on the list to correct.

Tom

Tom Yantis, AICP
Assistant City Manager
City of Taylor
400 Porter Street
Taylor, Texas 76574
Office: 512-352-5990
Cell: 512-962-8243
tom.yantis@taylortx.gov

On Nov 7, 2023, at 9:36 PM, David Legere <DavidLegere@outlook.com> wrote:

Caution! This message was sent from outside your organization.

Hello Tom,

The WCAD has put the two lots I purchased from the City of Taylor for the Murphy St Project (**512 & 510 Murphy St**) into my name, but I don't see the change in '**place type**'...on the zoning tool, for example (maybe I should look somewhere else?).

I believe the two lots need to change *from* CS to **P4** (like the rest of the project).
[I think you probably want to change Parcel R015268 (my old lot that the city now owns) to CS; I believe that was the intention of Parks & Rec.]

Can you have this change made? Do you need anything from me?

Thank you,

David
David Legere
Managing Partner

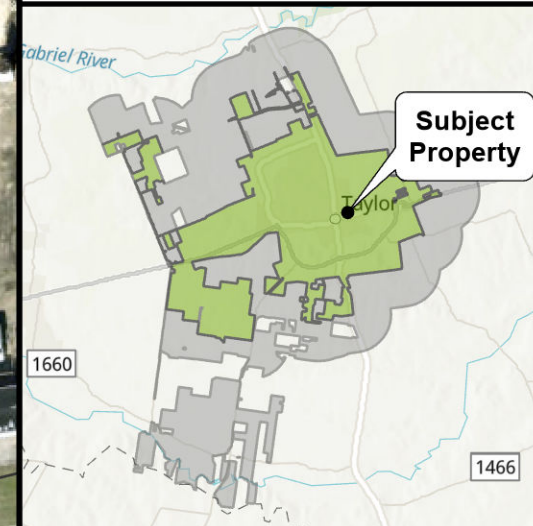
CapNode LLC

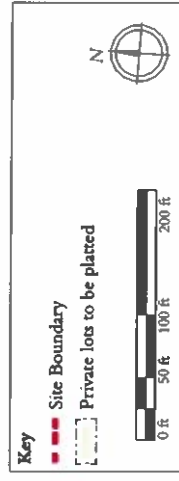


PZ-2023-1911

**510 Murphy St.
Rezoning
Location Map
Approximately 0.12 acres**

-  City Limits
-  Subject Property
-  Parcels





**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: 512 Murphy Street

Legal Description: S4790 – Taylor City of, Block 56, Lots 4-5 Acres 0.601 (R015264)

Date Submitted: 11/7/2023

Current Place Type: CS– Civic Space

Requested Place Type: P4 – Mix

Future Land Use: Open Space

Requestor: David Legere

Staff Analysis: There are three parcels which were part of a land swap connected to the Murphy Street Revival II project (see attachment 2). Two parcels (R015258 and R015264) previously owned by the City were transferred to the requestor. The requestor transferred one parcel (R015268) to the City.

The current zoning maps do not take account of this change in land ownership. All the City lots have the place type CS – Civic Space and the lots included within the Murphy Street Revival II require a place type P4. This request updates the recent change in ownership which generates a change in the place type zoning

Staff Approval of Place Type P4 at 512 Murphy Street

Recommendation:

P&Z Approval of Place Type P4 at 512 Murphy Street

Recommendation:

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map
3. Master Plan for Murphy Street Revival project

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)



Name(s) of property owner(s): David Legere

Address for the proposed zoning change: 510 + 512 Murphy St (R015258 + R015264)

Phone: _____ E-mail: davidlegere@outlook.com

Proposed Place Type Zoning

(Circle One)

Requested Place Type Zoning

(Circle One)

P1 - Nature

P1 - Nature

P2 - Rural

P2 - Rural

P2C - Rural Commercial

P2C - Rural Commercial

P2.5 - Large Lot

P2.5 - Large Lot

P3 - Neighborhood

P3 - Neighborhood

P3M - Manufactured Housing

P3M - Manufactured Housing

P4 - Mix

P4 - Mix

P5 - Urban Center

P5 - Urban Center

EC - Employment Center

EC - Employment Center

CS - Civic Space

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Land swap with City of Taylor

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: David Legere Signature: _____ Date: 11/7/23

Owner Name 2: _____ Signature: _____ Date: _____

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

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[I think you probably want to change Parcel R015268 (my old lot that the city now owns) to CS; I believe that was the intention of Parks & Rec.]

Can you have this change made? Do you need anything from me?

Thank you,

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Managing Partner

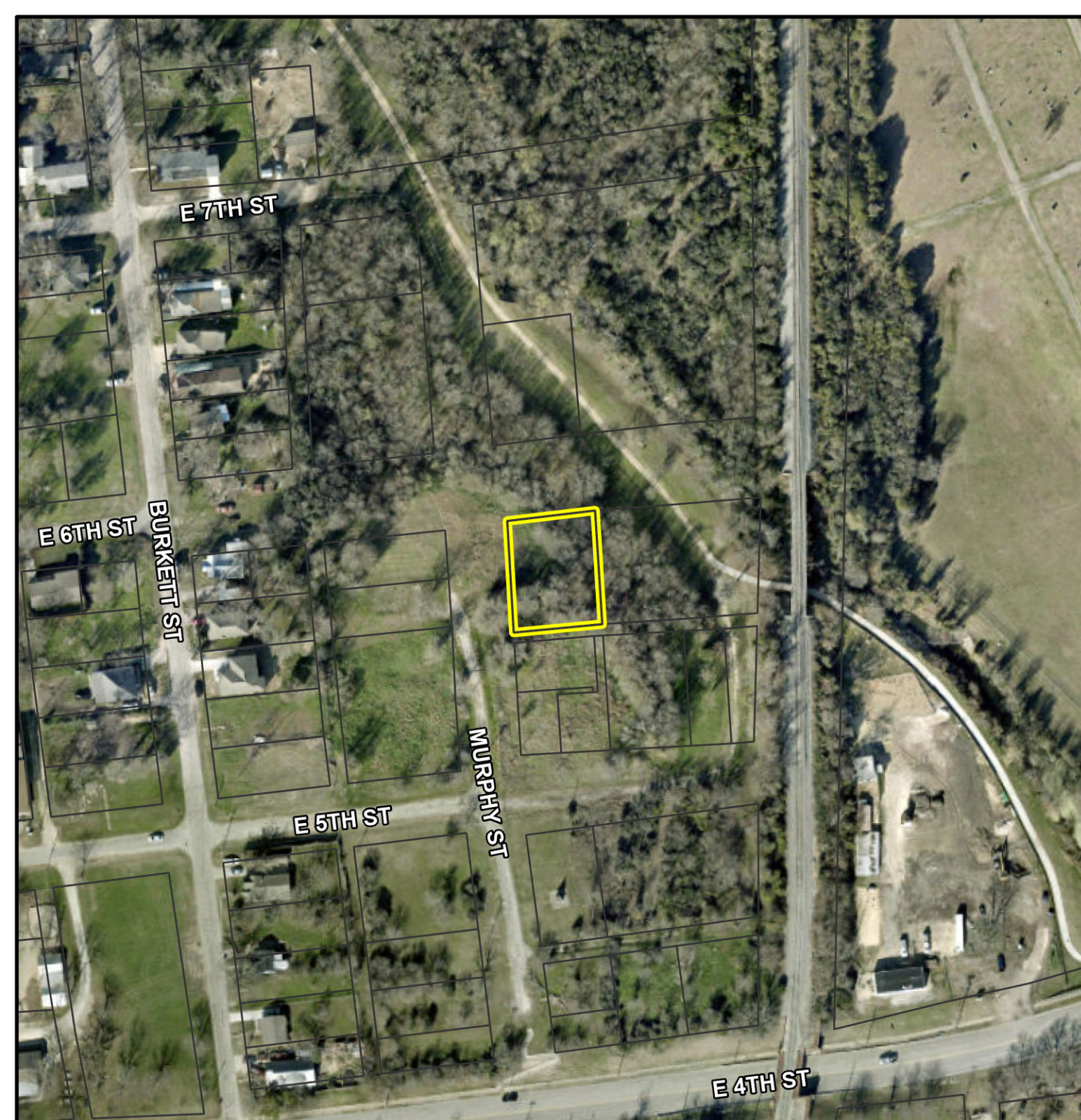
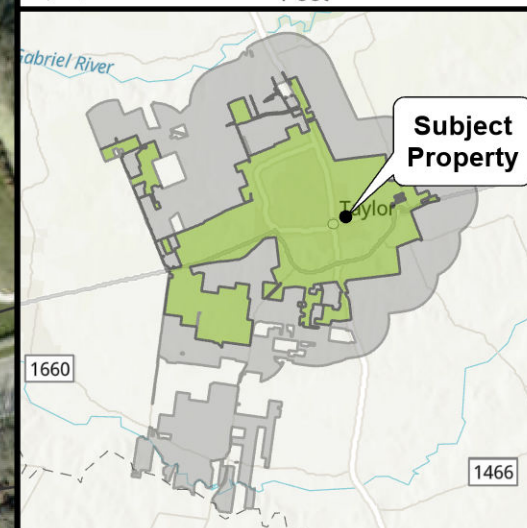
CapNode LLC

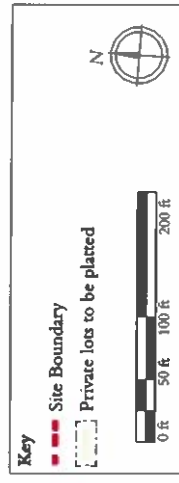


PZ-2023-1911

**512 Murphy St.
Rezoning
Location Map
Approximately 0.6 acres**

-  City Limits
-  Subject Property
-  Parcels





**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: North of East 4th St and East of Murphy St (R015268)

Legal Description: S4790 – Taylor City of, Block 57, Lot 3 (pt) Acres 0.196, PRO EX 3/29/23 – 12/31/23 (R015268)

Date Submitted: 11/7/2023

Current Place Type: P4 – Mix

Requested Place Type: CS– Civic Space

Future Land Use: Neighborhood Infill

Requestor: David Legere

Staff Analysis: There are three parcels which were part of a land swap connected to the Murphy Street Revival II project (see attachment 2). Two parcels (R015258 and R015264) previously owned by the City were transferred to the requestor. The requestor transferred one parcel (R015268) to the City. This request relates to the lot transferred to the City.

The current zoning maps do not take account of this change in land ownership. All the City lots have the place type CS – Civic Space. This request updates the recent change in ownership which generates a change in the place type zoning

Staff Recommendation: Approval of Place Type CS for North of East 4th St and East of Murphy St (R015268)

P&Z Recommendation: Approval of Place Type CS for North of East 4th St and East of Murphy St (R015268)

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map

Proposed Place Type Zoning Change Request Form

(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)



Name(s) of property owner(s): David Legere

Address for the proposed zoning change: 4th St (R015268)

Phone: _____ E-mail: davidlegere@outlook.com

Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Land swap with City of Taylor

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: David Legere Signature: _____ Date: 11/7/23

Owner Name 2: _____ Signature: _____ Date: _____

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov

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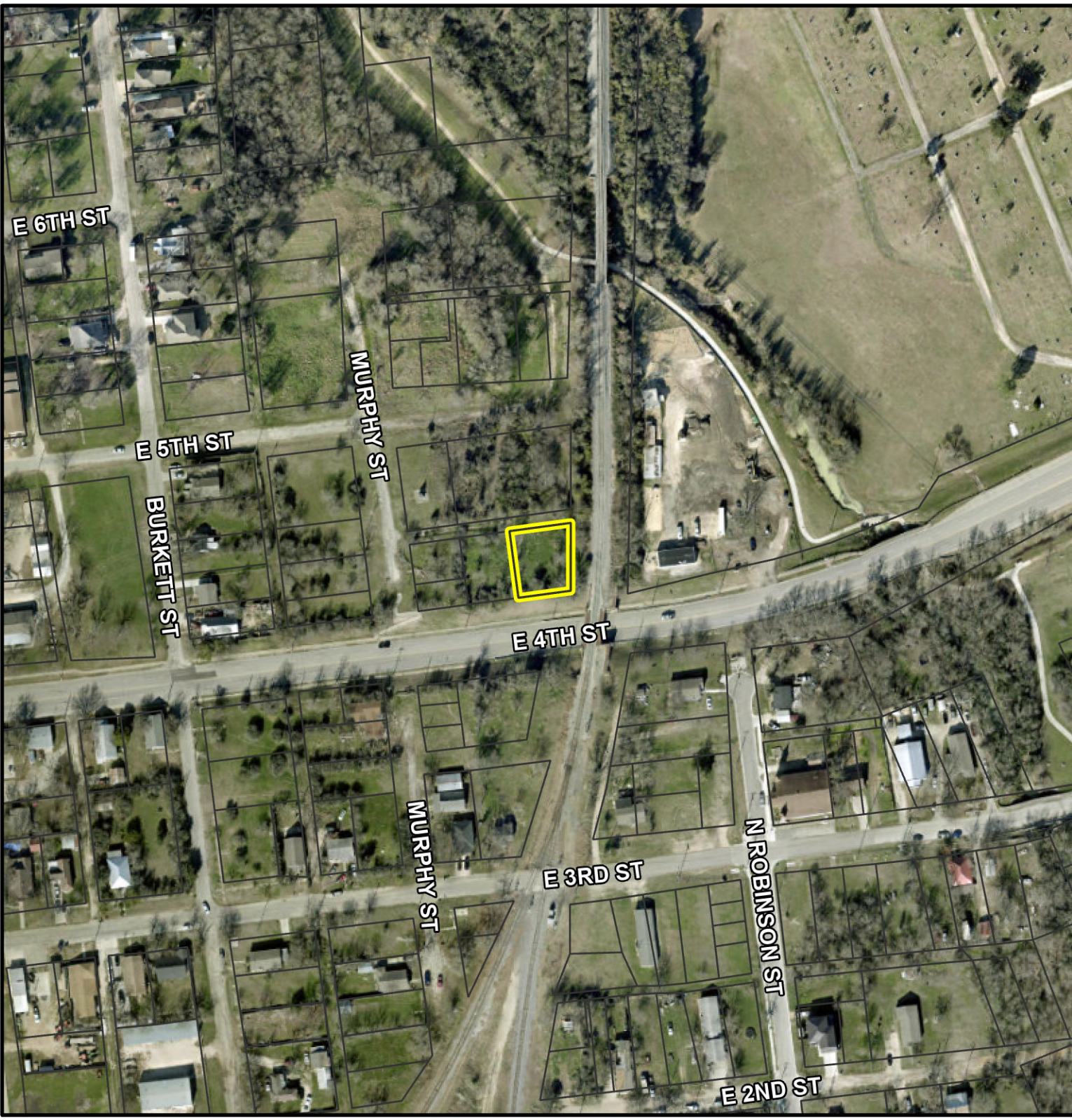
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Can you have this change made? Do you need anything from me?

Thank you,

David
David Legere
Managing Partner

CapNode LLC



PZ-2023-1911

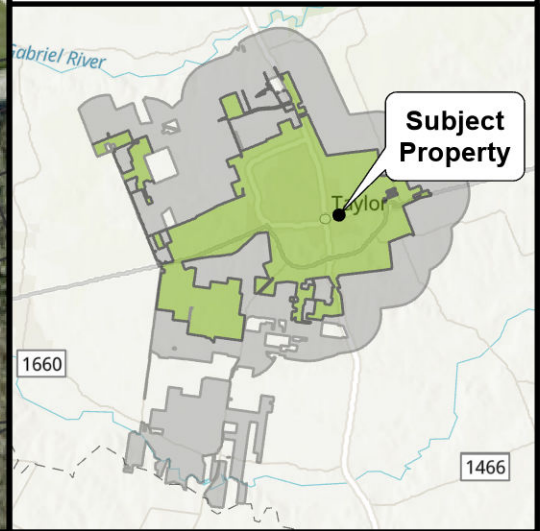
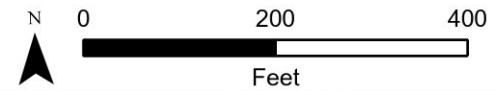
Generally located east of 4th St.
and Murphy St.

Rezoning

Location Map

Approximately 0.2 acres

-  City Limits
-  Subject Property
-  Parcels



**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: 4901 FM 619

Legal Description: AW0443 McDaniel, M. Sur, Acres 1.090 (R006455)

Date Submitted: 10/25/2023

Current Place Type: P2 – Rural

Requested Place Type: P2C – Rural Commercial

Future Land Use: Area of Minimal Change

Requestor: Harlan Raesz

Staff Analysis: The requestor states the P2C place type is to allow for a home office business just like other properties on FM 619. They are seeking a used car lot or a landscape business.

The rural commercial place type applies to properties with a standalone building on an individual lot with large set-backs. Sites are generally located along rural roads.

Staff Recommendation: Approval of Place Type P2C at 4901 FM 619

P&Z Recommendation: Approval of Place Type P2C at 4901 FM 619

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map

Proposed Place Type Zoning Change Request Form



(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Harlan Raesz

Address for the proposed zoning change: 4901 FM 619 Taylor TX 76574

Phone: 512-826-3841 E-mail: harlan.raesz@nutrien.com

Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

To allow for Home office business just like other properties on FM 619; want a used car lot or landscape business

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Harlan Raesz

Signature: [Signature]

Date: 10-25-23

Owner Name 2: _____

Signature: _____

Date: _____

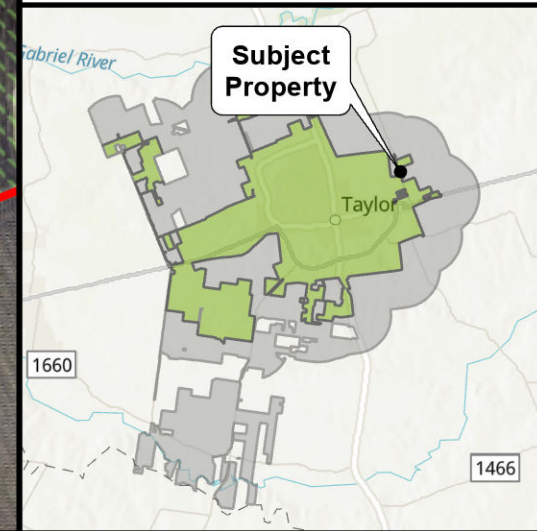
- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov



PZ-2023-1911

**4901 FM 619
Rezoning
Location Map
Approximately 1.1 acres**

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels



**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: South of CR 395 & East of CR 101 (R019150)

Legal Description: AW0213 AW0213 – Eaves, J.C. Sur, Acres 49.913 (R019150)

Date Submitted: 11/16/2023

Current Place Type: P2 - Rural

Requested Place Type: EC - Employment Center

Future Land Use: Employment Special Zone

Requestor: Kalyan Chaganti

Staff Analysis: Separate from this place type zoning change request the requestor is seeking a voluntary annexation for this lot. If the voluntary annexation is approved, the default place type zoning would be P2 Rural. The requestor is seeking a change from the default zoning upon annexation to Employment Center, subject to the voluntary annexation being approved by the City Council.

This lot is located within the Employment Special Zone so the Employment Centre place type designation would be appropriate, if the voluntary annexation is approved.

If approved, the applicant will need to submit an Employment Center Plan to establish the development standards for their specific needs.

Staff Recommendation: Approval of Place Type EC at South of CR 395 and East of CR 101 (R019150) subject to the voluntary annexation being approved by the City Council.

P&Z Recommendation: Approval of Place Type EC at South of CR 395 and East of CR 101 (R019150) subject to the voluntary annexation being approved by the City Council.

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map

Proposed Place Type Zoning Change Request Form



(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): HWY 79 TAYLOR LLC

Address for the proposed zoning change: SOUTH ^{OF} CR 395 EAST OF CR 101 (R019150)

Phone: 703 608 0204 E-mail: chagantikalyan@gmail.com

Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request:

Default zoning upon annexation to be Employment Center rather than P2 rural.

If you have any questions or need help completing this form, please call 512-365-3863

☐ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request. (please check box)

Owner Name 1: Kalyan Chaganti Signature: _____ Date: 11/16/23

Owner Name 2: _____ Signature: _____ Date: _____

- Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov



2121 E. 6th St.
Austin, TX 78702
Phone: 512-779-9464
ebeals@viewpointengineering.com

RE: Annexation and Place Type Zoning Change Request for City of Taylor

To whom it may concern,

On behalf of HWY79TAYLOR LLC, it is my sincere pleasure to present an application requesting annexation into the city of Taylor and requesting Place Type – Employment Center (EC) zoning on the property, if the City accepts our proposed annexation and zoning change by providing the available utilities with paying the impact fees.

Warm Regards,

A handwritten signature in blue ink that reads "Eric Beals".

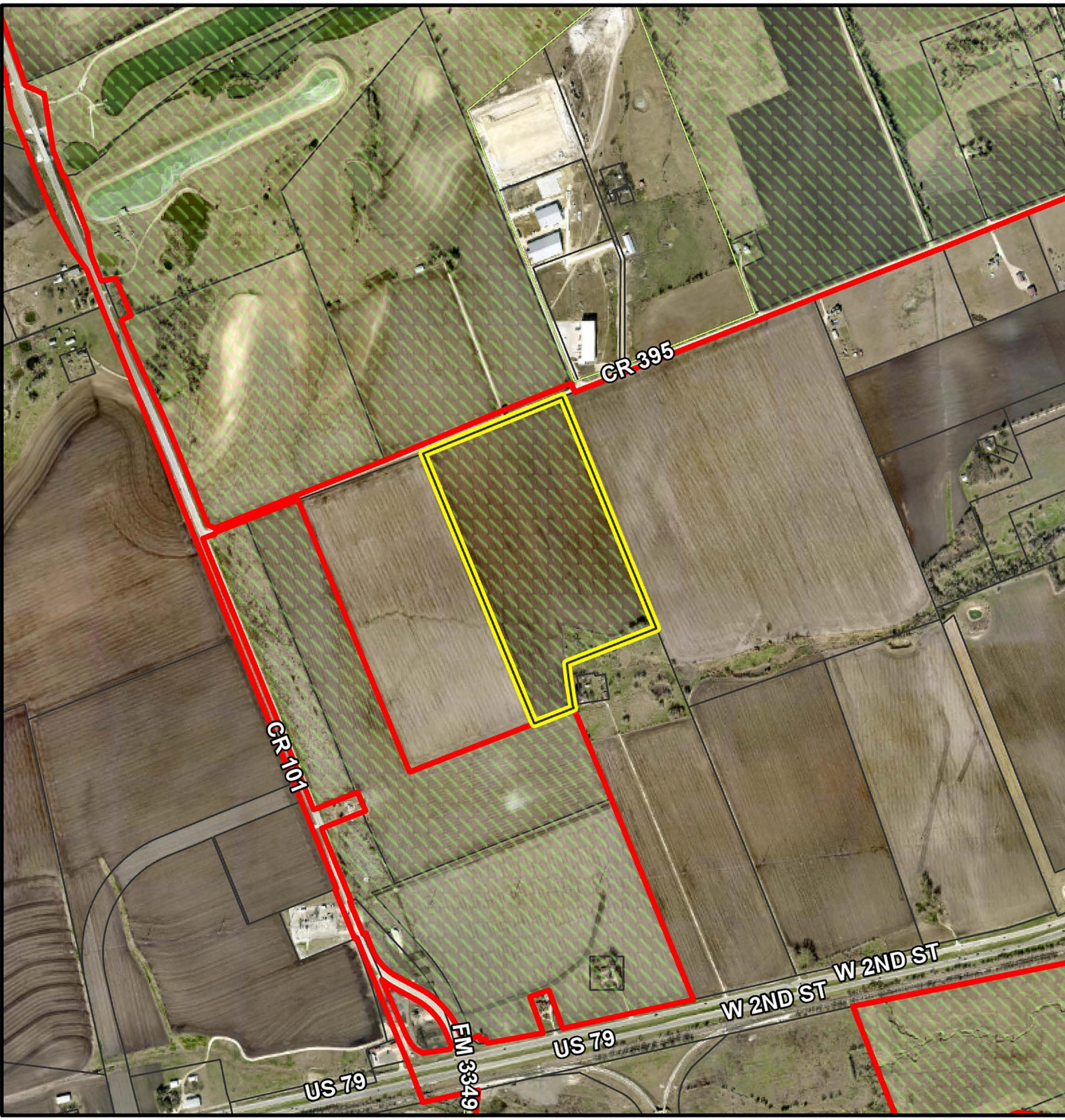
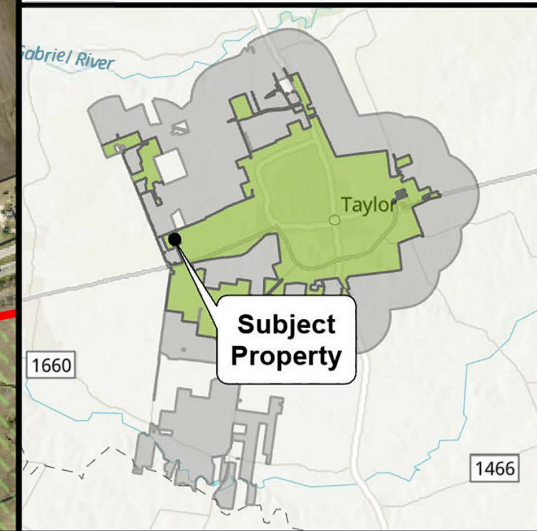
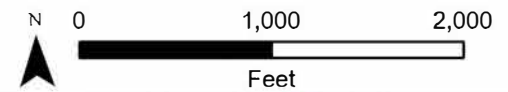
Eric Beals, P.E.
Director of Horizontal Design
ebeals@viewpointengineering.com



PZ-2023-1911

**369C CR 395
Place Type Change
Request
Location Map
Approximately 50 acres**

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels



**City of Taylor
Place Type Change Request
Staff Report**

Item Details

Agenda No.

Address/Location: 1006 W 2nd Street

Legal Description: S3564 – Doak Addition, Block 18, Lot 12, 13 (W/p) (R016445)

Date Submitted: 10/31/2023

Current Place Type: P5 – Urban Center

Requested Place Type: P4 – Mix

Future Land Use: Market Center: Community

Requestor: Marcus Reese

Staff Analysis: The requestor states that his family has lived on this lot since 1964. The property was recently rebuilt under the HOME Program and the requestor wishes to live in this property for the foreseeable future.

The P5 Place Type does not permit detached residential dwellings. However, the requestor can continue to live in the existing residential house as a legal non-conforming structure. The place type zoning limitation on a detached dwelling would only become effective if the property was redeveloped at some time in the future or if the structure required maintenance that exceeded 50% of its value.

The P5 Urban Center place type regulates the highest intensity of development in the Land Development Code. P5 was assigned to all properties with the Market Center: Community future land use designation. Most all of W. 2nd Street has this land use designation due to the high traffic volume nature of W. 2nd Street as a Community Boulevard.

A change to the P4 – Mix Place Type for one lot along W. 2nd Street is inconsistent with the future land use plan for this area. This request is a similar scenario to the request at 105 W. Pecan (P4 to P5) which was recommended for denial by P&Z and denied by the City Council on October 26, 2023.

While staff understands the concerns of Mr. Reese for the long-term viability of a single-family detached dwelling on this lot, other options are available to him if, for some reason in the future, his current home required repairs of more than 50% of its value. One option in that scenario would be to seek a variance from ZBA to allow for the reconstruction of a non-conforming structure.

Staff	Denial of the request. Property at 1006 W 2 nd Street to remain P5.
Recommendation:	
P&Z	Approval of Place Type P4 at 1006 W 2 nd St
Recommendation:	

Attachments

1. Proposed Place Type Zoning Change Request Form
2. Location Map

Proposed Place Type Zoning Change Request Form



(PLEASE PRINT SO THE INFORMATION CAN BE EASILY READ)

Name(s) of property owner(s): Marcus Reese

Address for the proposed zoning change: 11106 West 2nd St Taylor, TX 76574

Phone: 512-476-9596 E-mail: marcusreese09@gmail.com

Proposed Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Requested Place Type Zoning

(Circle One)

P1 - Nature

P2 - Rural

P2C - Rural Commercial

P2.5 - Large Lot

P3 - Neighborhood

P3M - Manufactured Housing

P4 - Mix

P5 - Urban Center

EC - Employment Center

CS - Civic Space

Reason for the Proposed Place Type Zoning Change Request: My family has used this property to live in since 1961. I was an recent recipient of the "Home Program" and also required to live here for another 4 years and I plan to live here well beyond that.

If you have any questions or need help completing this form, please call 512-365-3863

☒ The following signatories hereby confirm that they are the owner(s) of the property that is the subject of this zoning request.

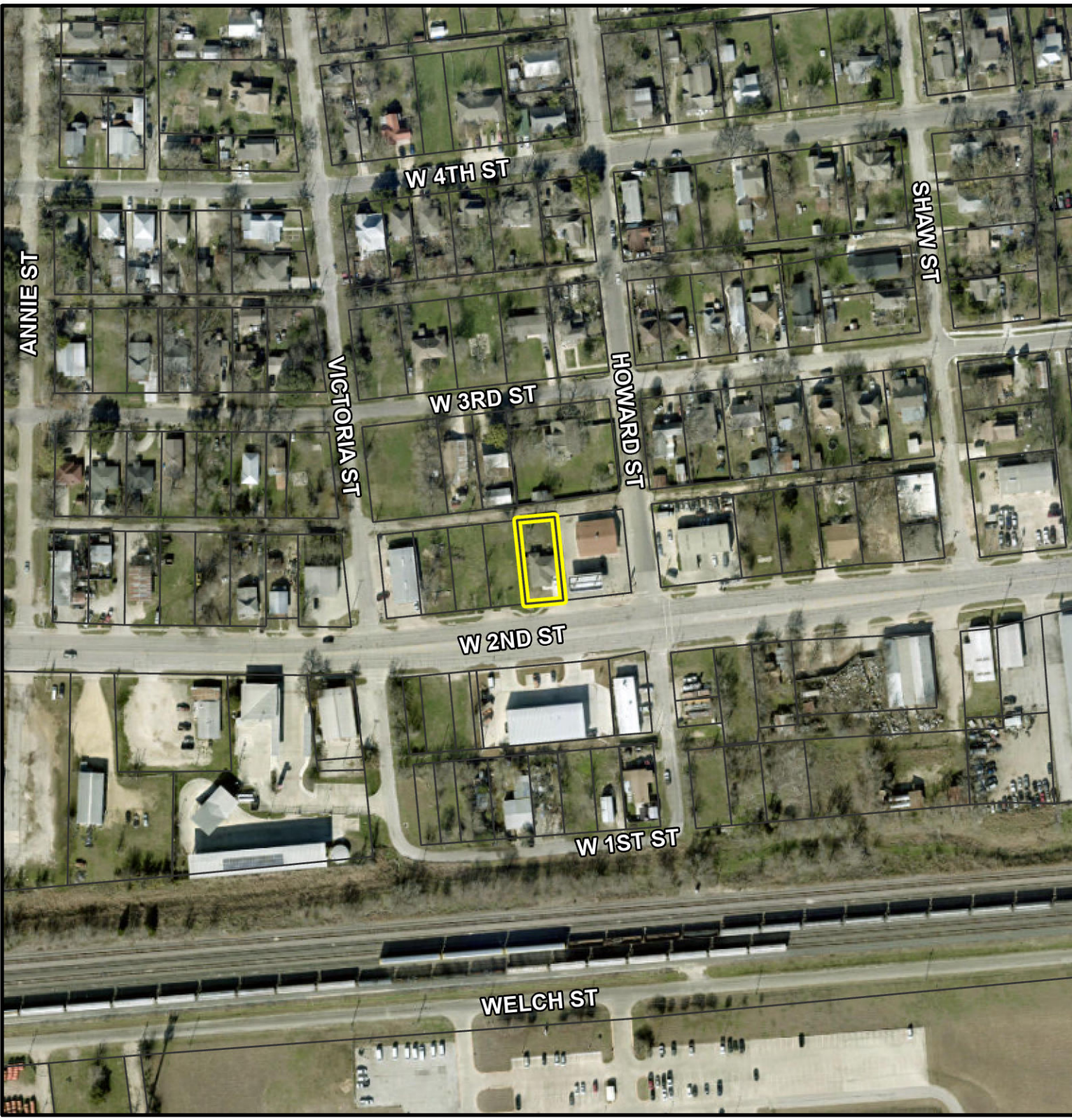
(please check box)

Owner Name 1: Marcus Reese Signature: [Signature] Date: 10-31-2013

Owner Name 2: _____ Signature: _____ Date: _____

Additional owners, please attach names and signatures to this form. If you are the authorized agent of the property owner, please attach an agent authorization form to this form.

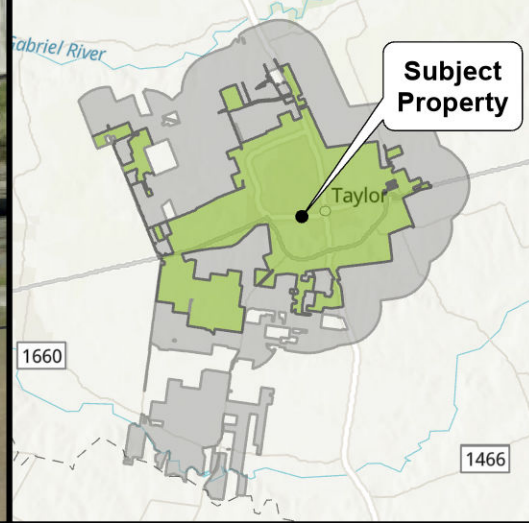
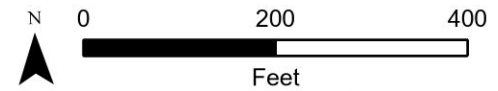
* Please return the completed request form to (1) Development Services Dept at City Hall, 400 Porter St., Taylor TX 76574 or (2) email the completed request form to planning@taylortx.gov



PZ-2023-1911

1006 W 2nd St.
Rezoning
Location Map
Approximately 0.2 acres

-  City Limits
-  Subject Property
-  Parcels



City of Taylor City Council

January 11, 2024



PZ-2023-1911

Zoning Amendment

Place Type Zoning Change Requests

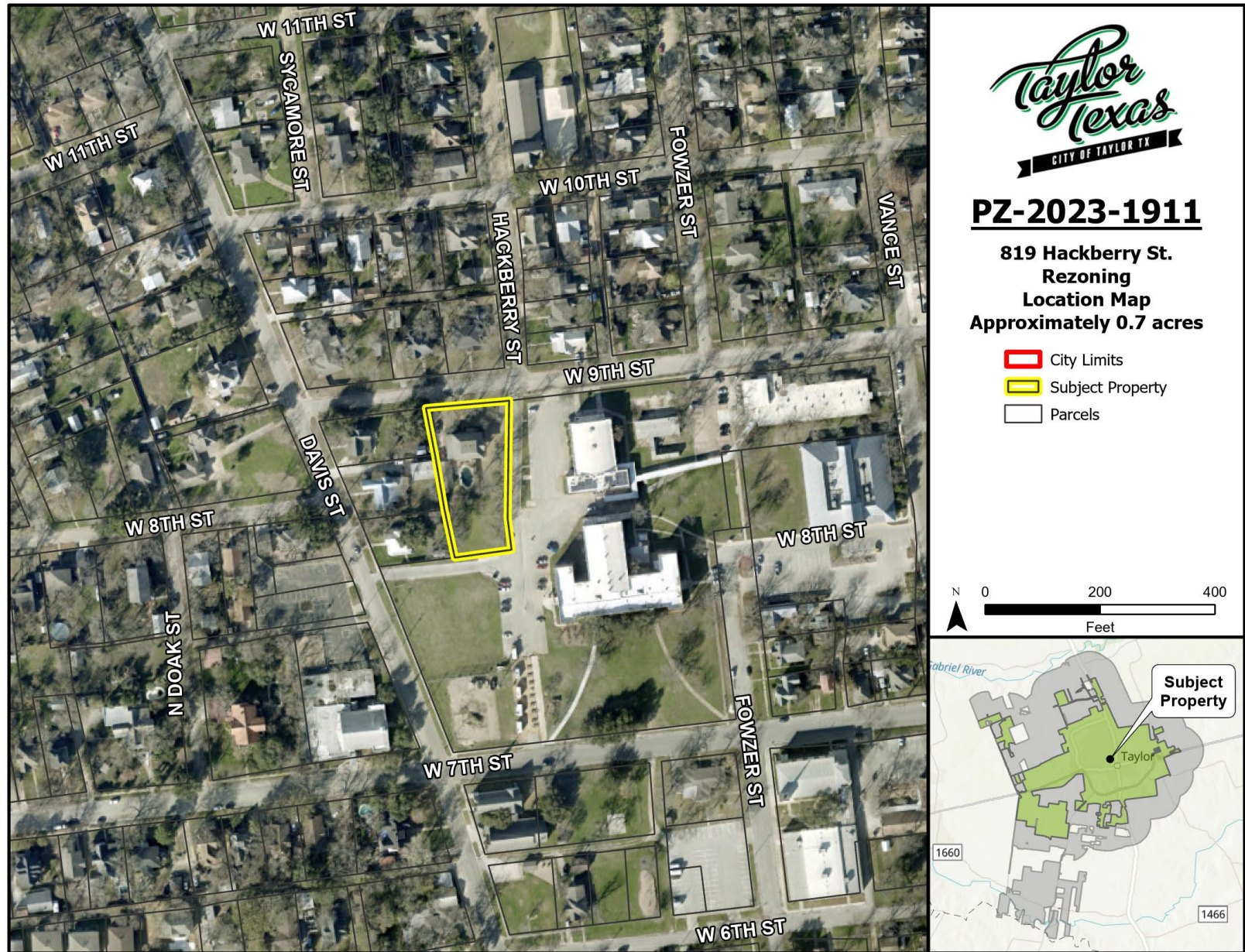
PZ-2023-1911: 819 Hackberry

Place Type Zoning Change Requests

Location Map

Current Place Type:
P3 - Neighborhood

Requested Place
Type:
P4 - Mix



Recommendation

Planning and Zoning Commission recommended approval of the Place Type Change Request from P3-Neighborhood to P4-Mix.

PZ-2023-1911: 217 S Main (8 Different Lots)

Place Type Zoning Change Requests

Taylor Compress Combined Location Map



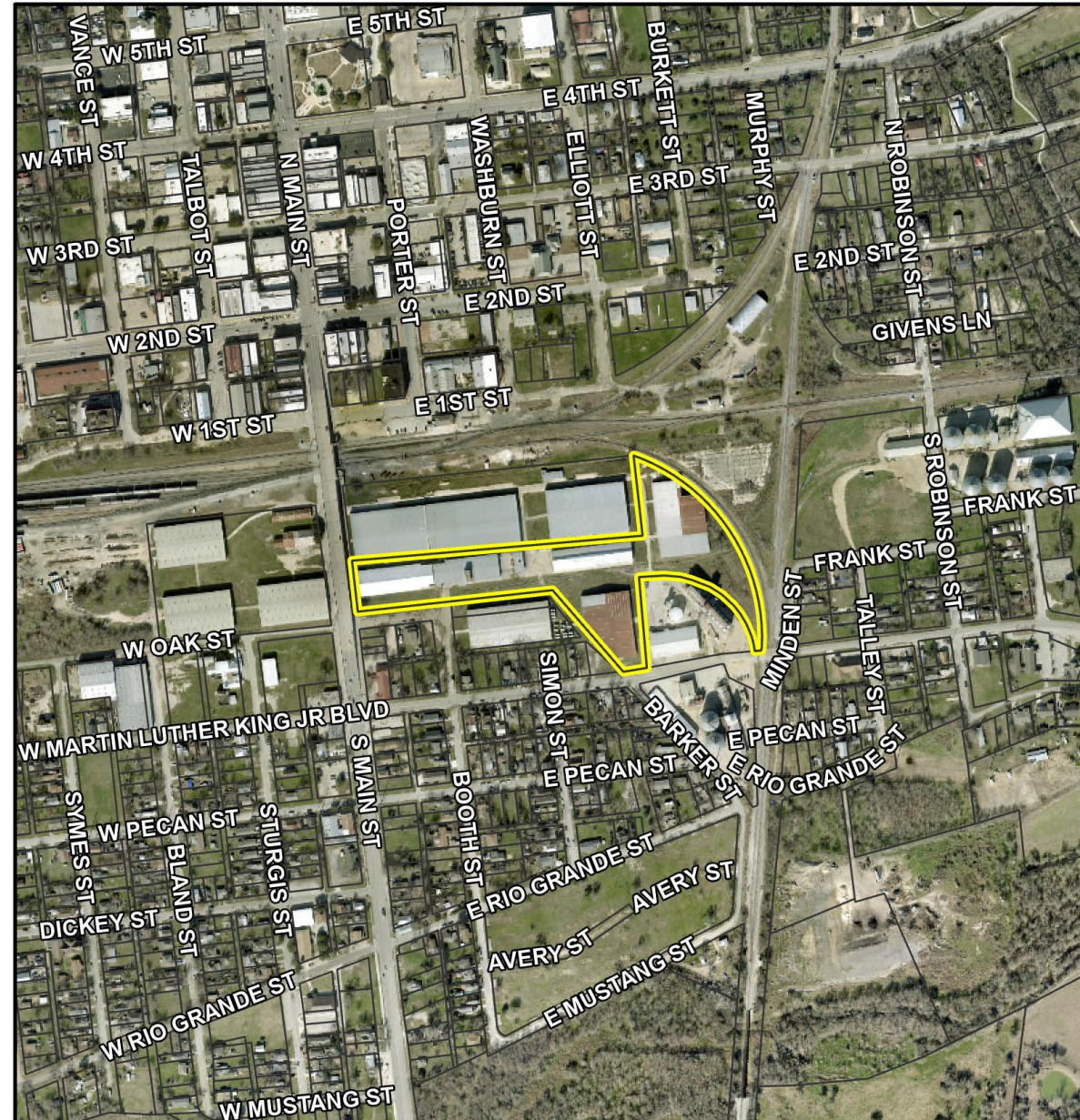
Location Map

Current Place Type:

P4 – Mix

Requested Place Type:

EC- Employment Center



PZ-2023-1911

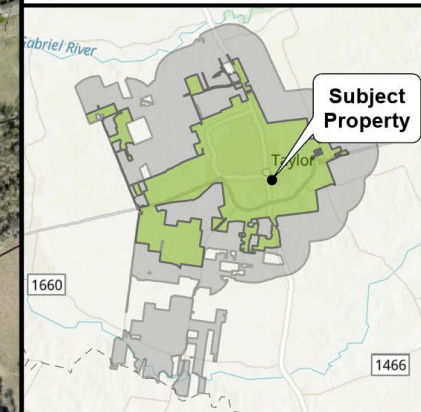
217 S. Main St. (R051473)

Rezoning

Location Map

Approximately 9.3 acres

-  City Limits
-  Subject Property
-  Parcels



Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC-Employment Center for 217 S Main.

PZ-2023-1911:Lot 2: 215 S Main

Place Type Zoning Change Requests

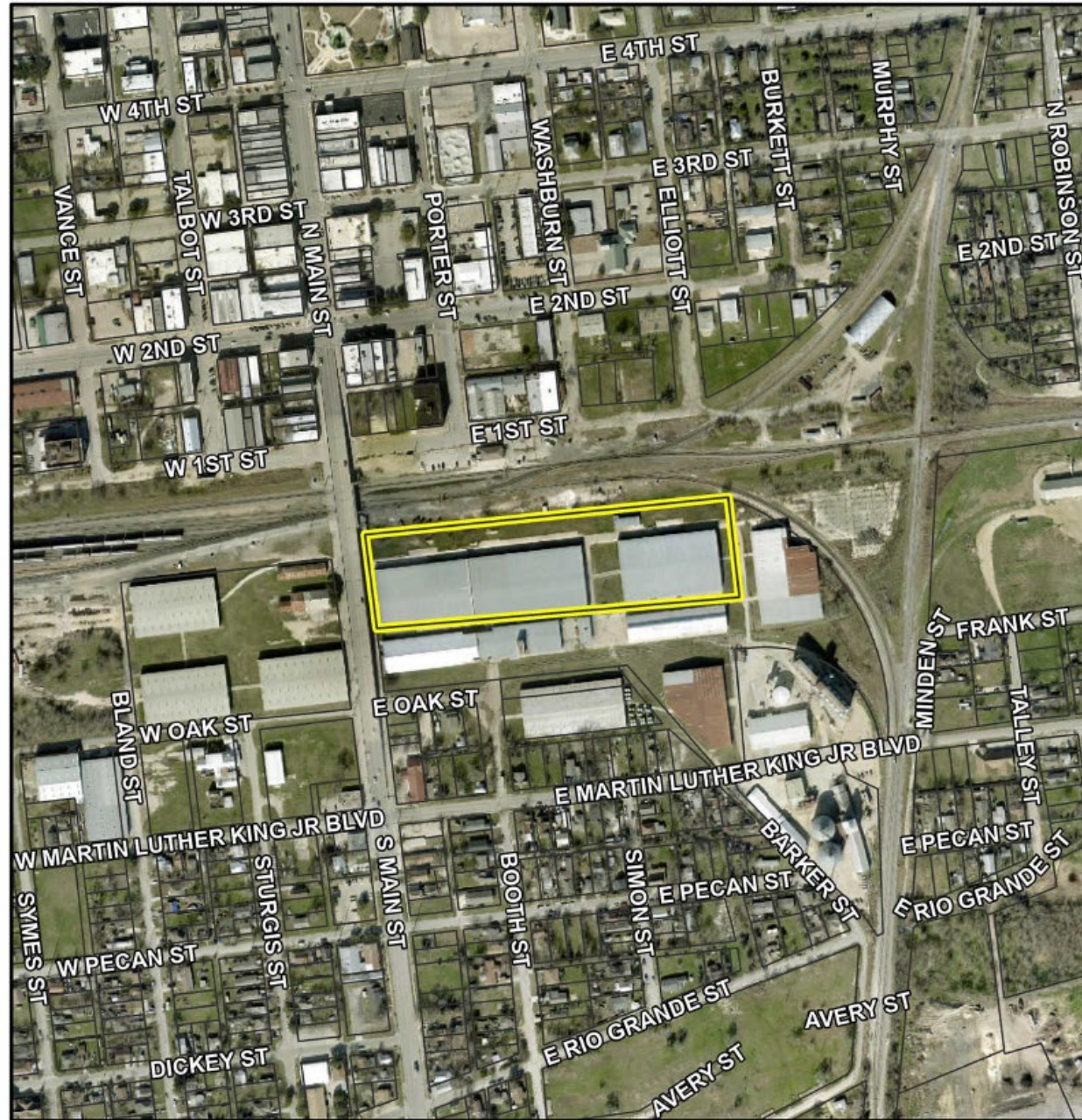
Location Map

Current Place Type:

P4 – Mix

Requested Place Type:

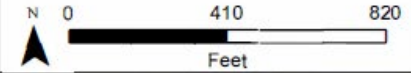
EC- Employment Center



PZ-2023-1911

**215 S. Main St.
(R019206) Rezoning
Location Map
Approximately 7.5 acres**

-  City Limits
-  Subject Property
-  Parcels



Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC-Employment Center for 215 S Main.

PZ-2023-1911:Lot 3: Oak St.

Place Type Zoning Change Requests

Location Map

Current Place Type:

P4 – Mix

Requested Place Type:

EC- Employment Center



PZ-2023-1911

Oak St. (R510028)

Rezoning

Location Map

Approximately 0.5 acres

-  City Limits
-  Subject Property
-  Parcels



Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC-Employment Center for Oak St.

PZ-2023-1911:Lot 4-109 Booth St.

Place Type Zoning Change Requests

Location Map

Current Place Type:

P4 – Mix

Requested Place Type:

EC- Employment Center



Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC-Employment Center for 109 Booth St.

PZ-2023-1911:Lot 5- 108 E. Oak St.

Place Type Zoning Change Requests

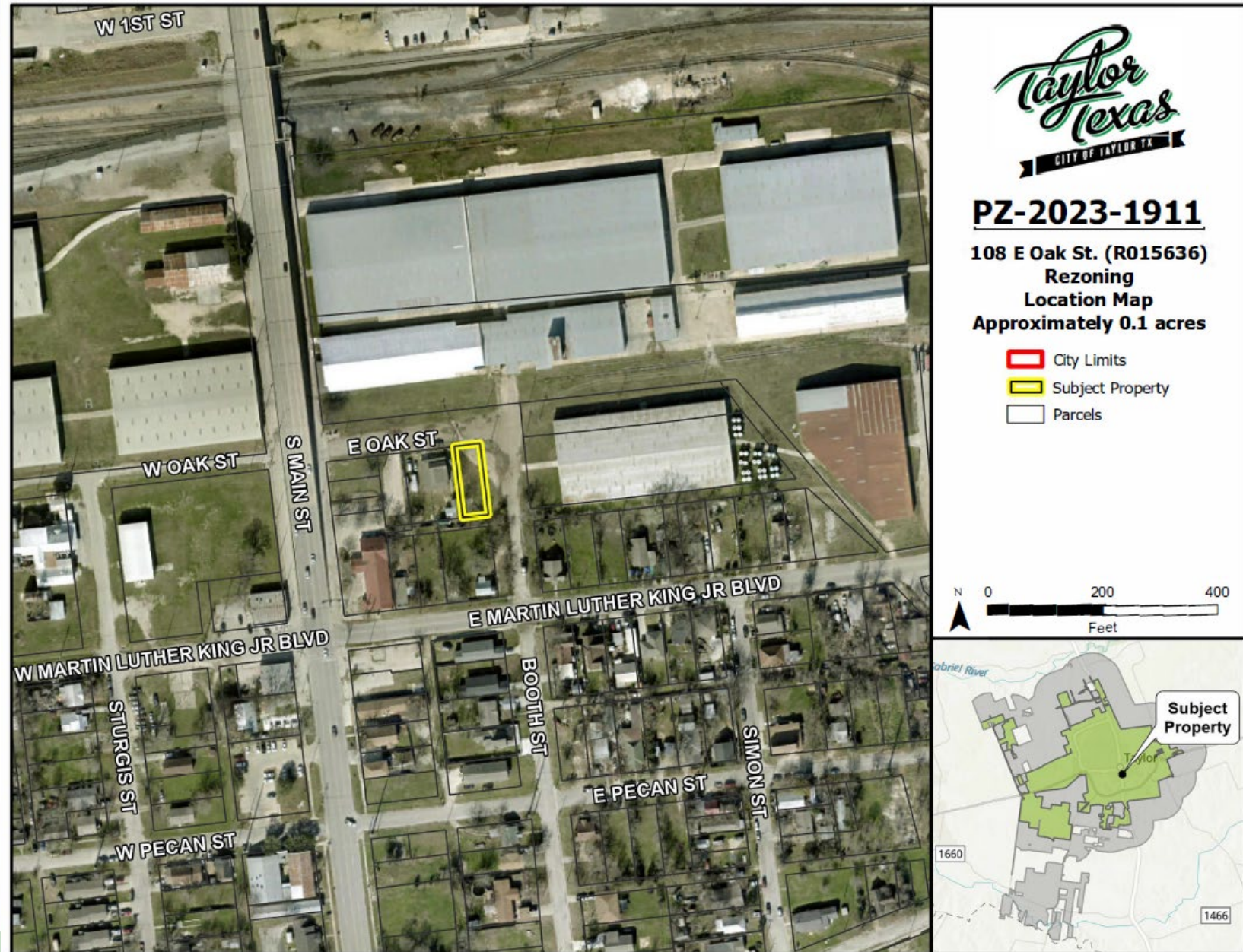
Location Map

Current Place Type:

P4 – Mix

Requested Place Type:

EC- Employment Center



Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC-Employment Center for 108 E Oak St.

PZ-2023-1911:Lot 6- 305 Martin Luther King Jr. Blvd.

Place Type Zoning Change Requests

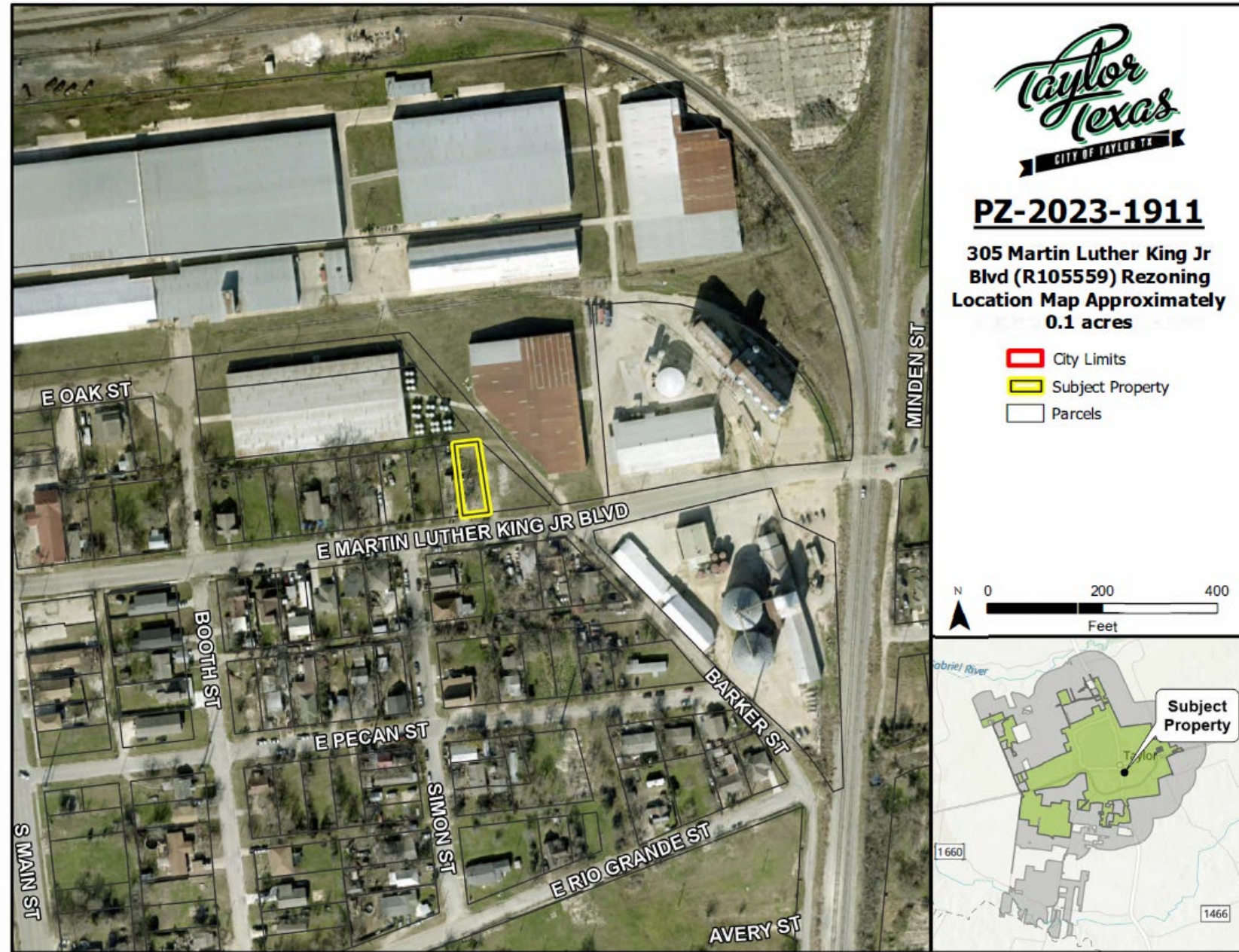
Location Map

Current Place Type:

P4 – Mix

Requested Place Type:

EC- Employment Center



Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC- Employment Center for 305 East MLK

PZ-2023-1911:Lot 7- 307 Martin Luther King Jr. Blvd.

Place Type Zoning Change Requests

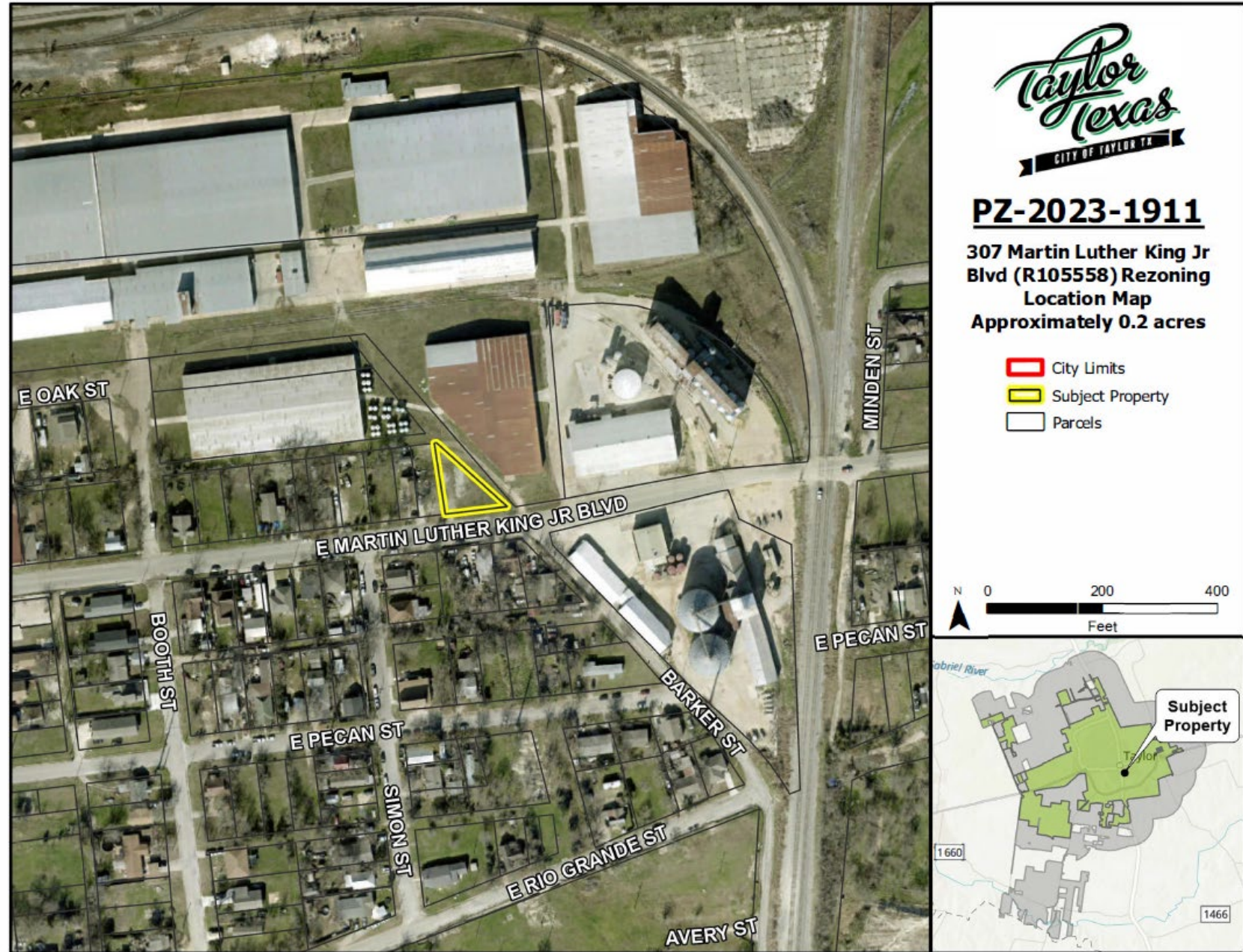
Location Map

Current Place Type:

P4 – Mix

Requested Place Type:

EC- Employment Center



Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC- Employment Center for 307 E MLK.

PZ-2023-1911:Lot 8- W. Oak St.

Place Type Zoning Change Requests

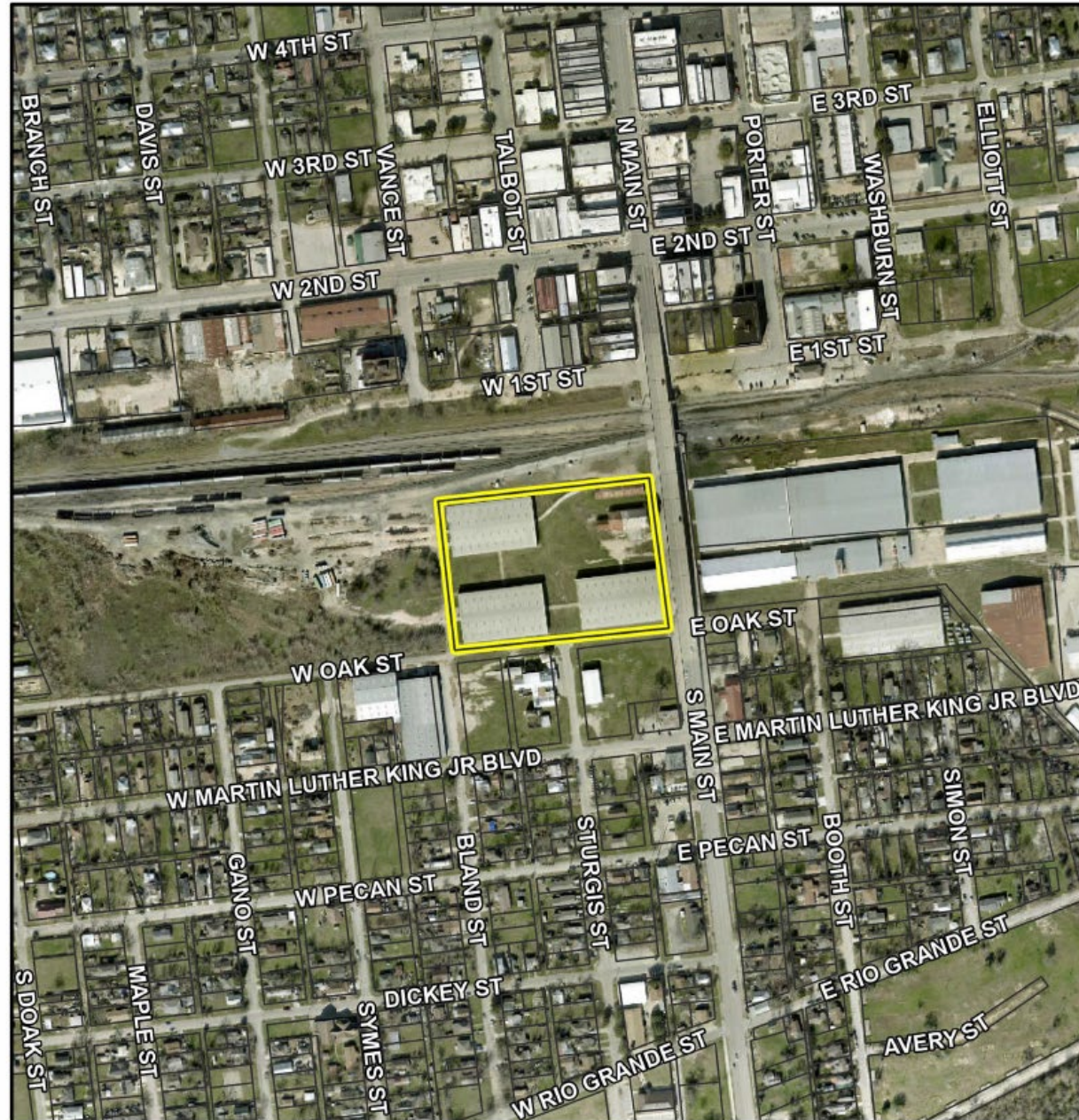
Location Map

Current Place Type:

P4 – Mix

Requested Place Type:

EC- Employment Center



PZ-2023-1911

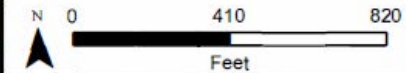
W Oak St (R327608)

Rezoning

Location Map

Approximately 6.1 acres

-  City Limits
-  Subject Property
-  Parcels



Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC-Employment Center for W Oak St.

PZ-2023-1911: 500 S.E. Carlos G. Parker Blvd.

Place Type Zoning Change Requests

Location Map

Current Place Type:

P4 – Mix

Requested Place Type:

EC- Employment Center



PZ-2023-1911

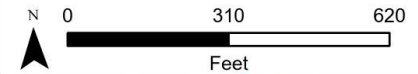
500 SE Carlos G Parker Blvd.

Rezoning

Location Map

Approximately 5.6 acres

-  City Limits
-  Subject Property
-  Parcels



Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to EC-Employment Center.

PZ-2023-1911: 508 S.E. Carlos G. Parker Blvd.

Place Type Zoning Change Requests

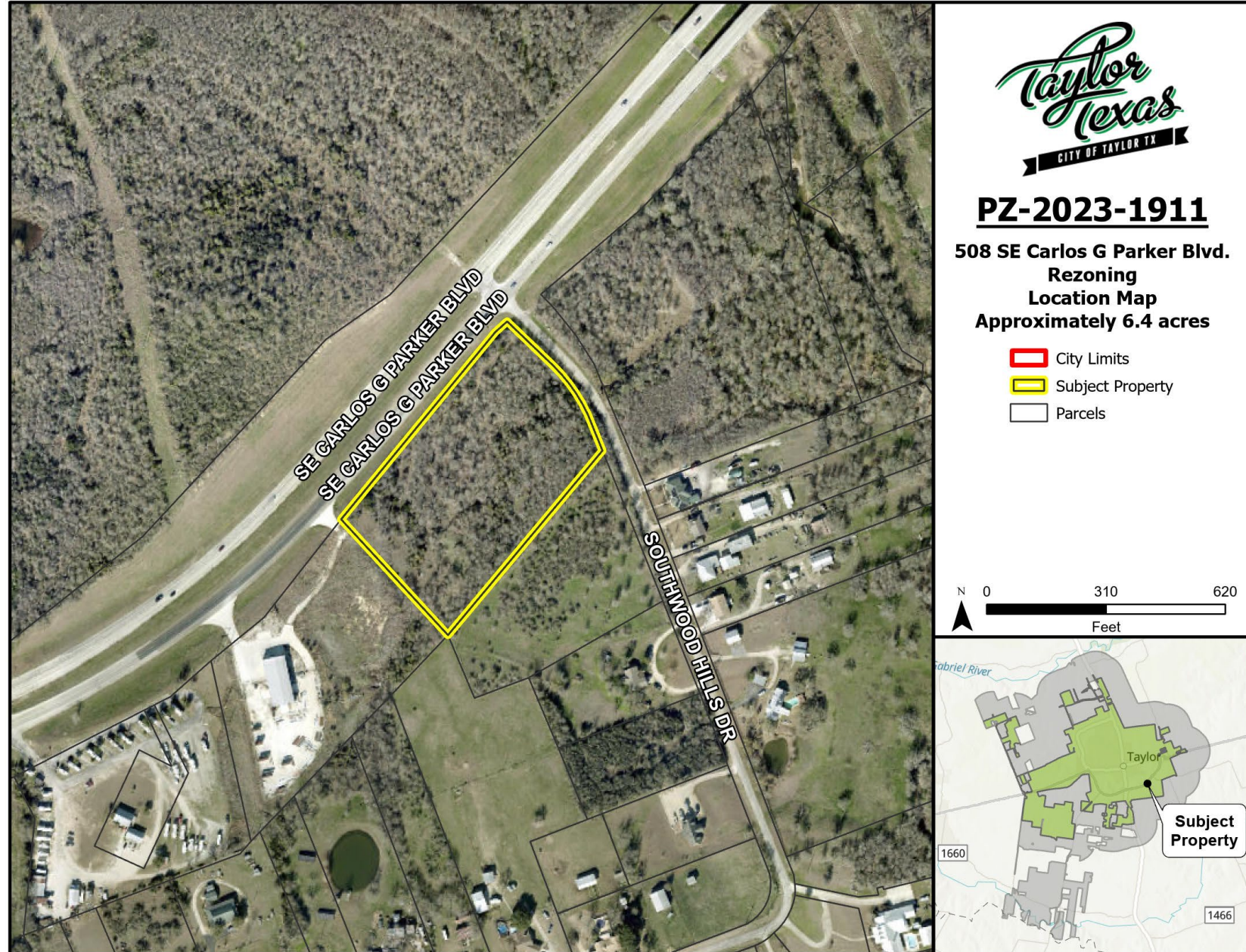
Location Map

Current Place Type:

P2- Rural

Requested Place Type:

EC- Employment Center



Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P2-Rural to EC- Employment Center.

PZ-2023-1911: 510 Murphy St.

Place Type Zoning Change Requests

Location Map

Current Place Type:

CS – Civic Space

Requested Place Type:

P4 – Mix



Recommendation

Planning and Zoning Commission recommended Approval of the Place Type Change Request from CS-Civic Space to P4-Mix.

PZ-2023-1911: 512 Murphy St.

Place Type Zoning Change Requests

Location Map

Current Place Type:

CS – Civic Space

Requested Place Type:

P4 – Mix



Recommendation

Planning and Zoning Commission recommended Approval of the Place Type Change Request from CS-Civic Space to P4-Mix.

PZ-2023-1911: E 4th St.

Place Type Zoning Change Requests

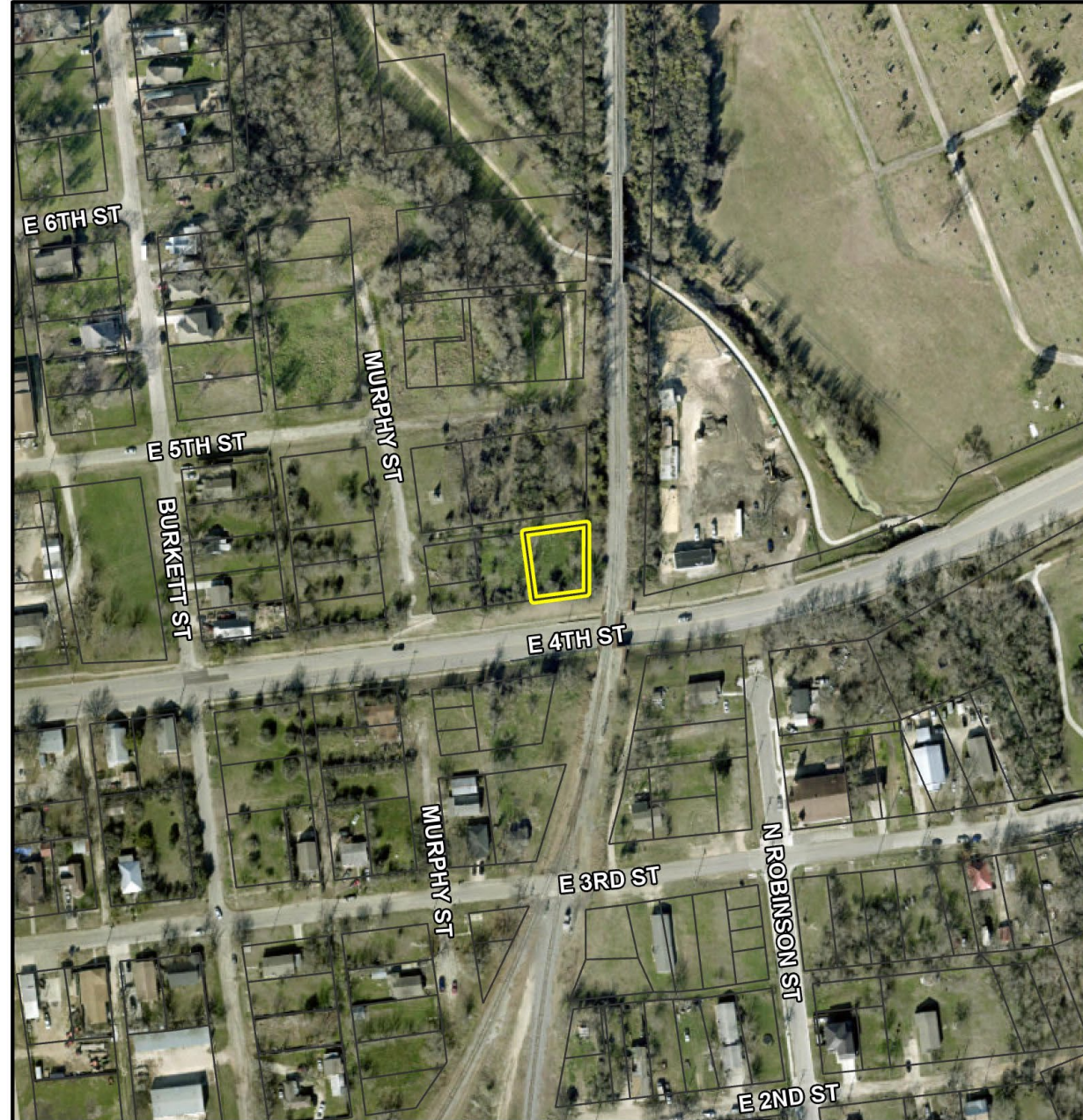
Location Map

Current Place Type:

P4 – Mix

Requested Place Type:

CS – Civic Space



PZ-2023-1911

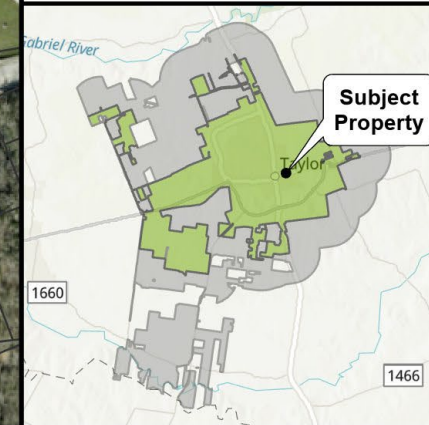
Generally located east of 4th St.
and Murphy St.

Rezoning

Location Map

Approximately 0.2 acres

-  City Limits
-  Subject Property
-  Parcels



Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P4-Mix to CS-Civic Space.

PZ-2023-1911: 4901 FM 619

Place Type Zoning Change Requests

Location Map

Current Place Type:

P2 - Rural

Requested Place Type:

P2- Commercial



PZ-2023-1911

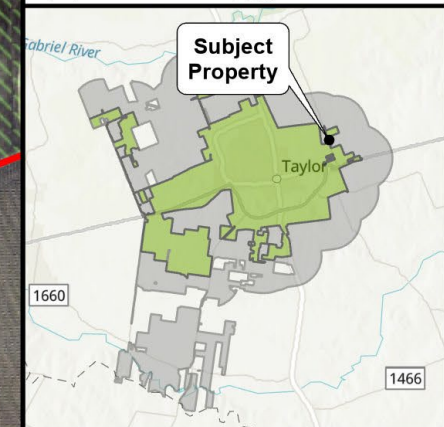
4901 FM 619

Rezoning

Location Map

Approximately 1.1 acres

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels



Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P2-Rural to P2C-Rural Commercial.

PZ-2023-1911:South CR395 & East of CR101

Place Type Zoning Change Requests

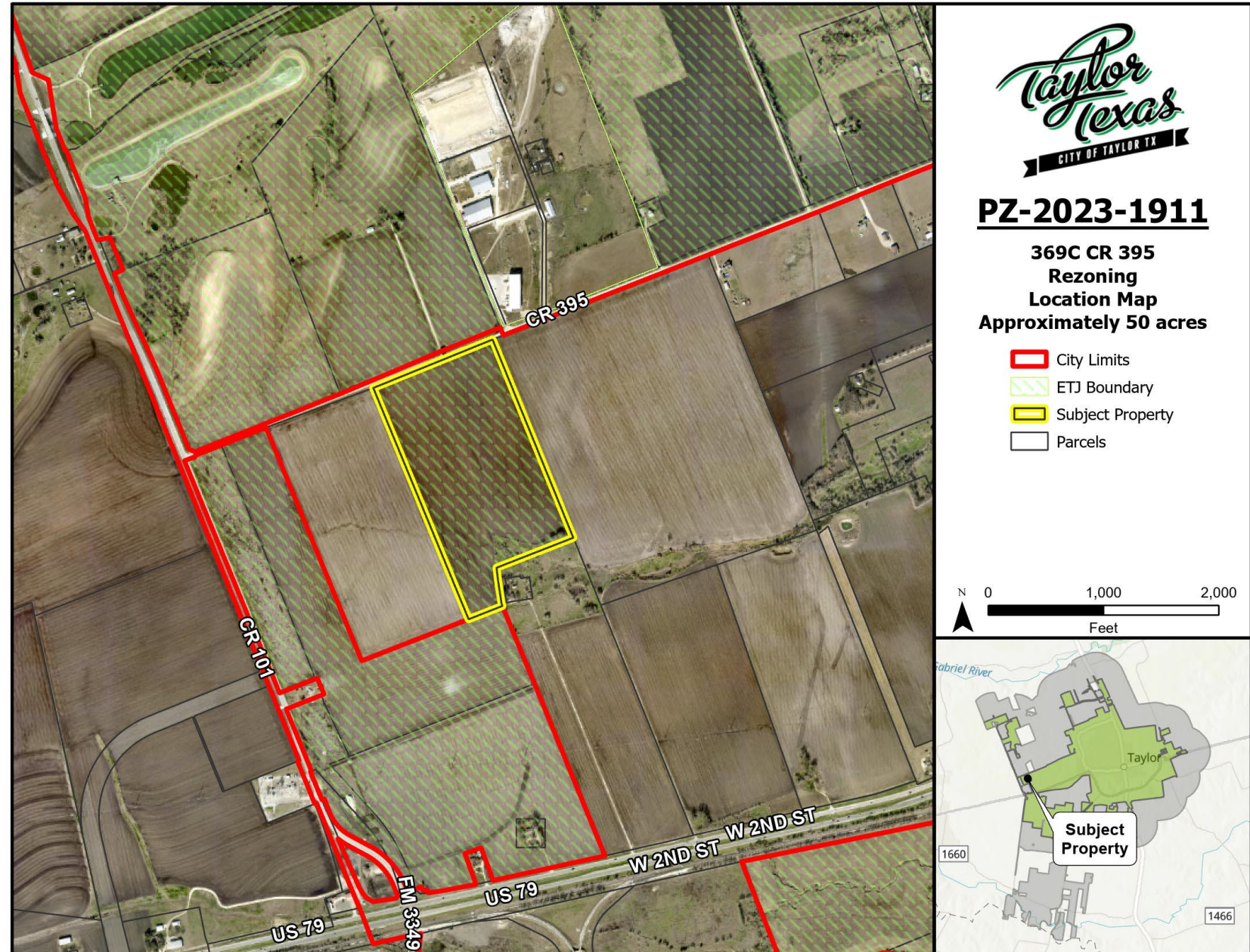
Location Map

Proposed Place Type:

P2- Rural

Requested Place Type:

EC- Employment Center



Recommendation

Planning and Zoning Commission recommended **Approval** of the Place Type Change Request from P2-Rural to EC- Employment Center.

PZ-2023-1911: 1006 W. 2nd St.

Place Type Zoning Change Requests

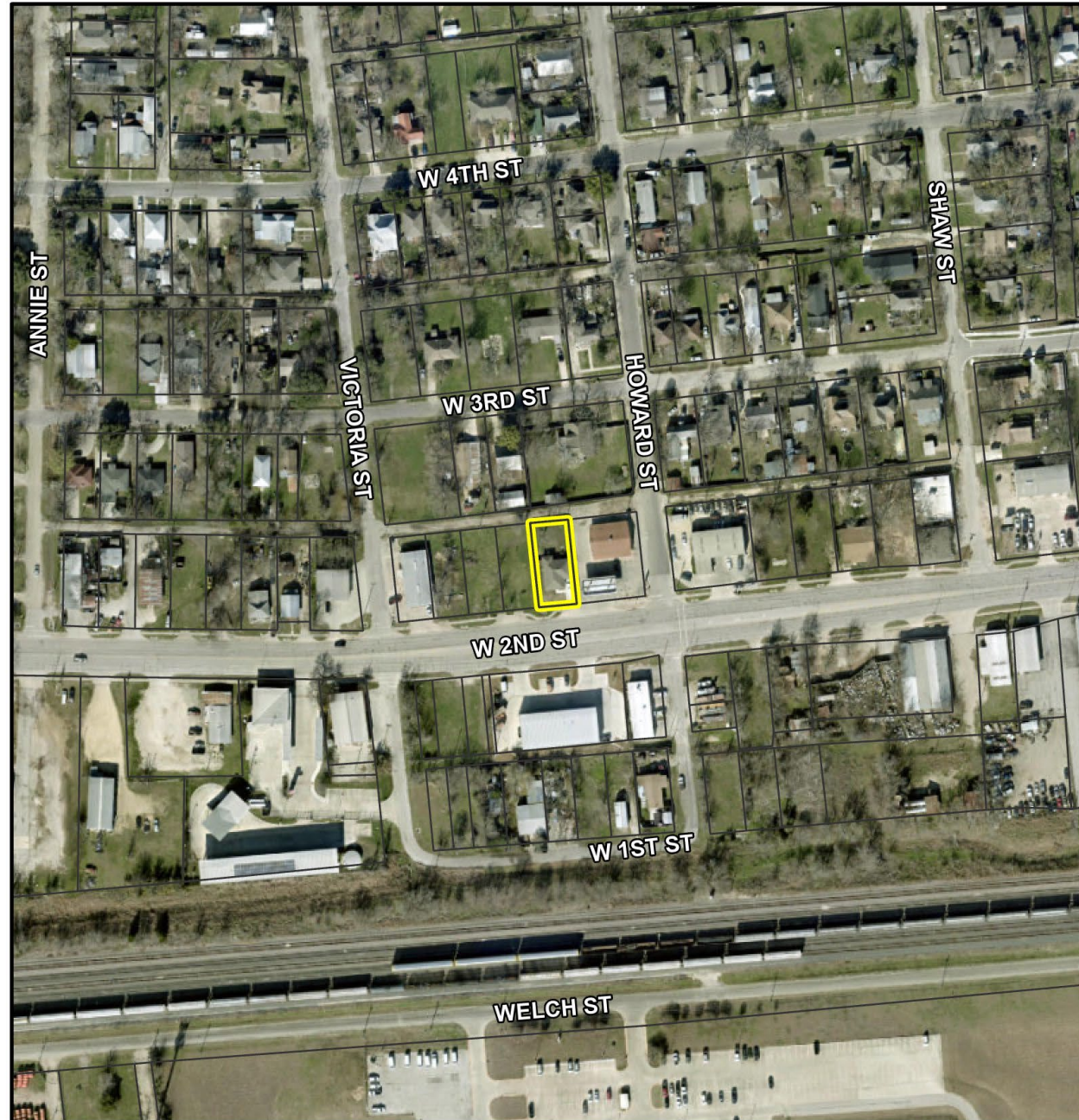
Location Map

Current Place Type:

P5 – Urban Center

Requested Place Type:

P4 - Mix



PZ-2023-1911

**1006 W 2nd St.
Rezoning
Location Map
Approximately 0.2 acres**

-  City Limits
-  Subject Property
-  Parcels



Recommendation

Staff recommended **Disapproval** of the Place Type Change Request to P4.

The Planning and Zoning Commission recommended **Approval** to the Place Type Change Request to P4.

ORDINANCE NO. 2024-04

AN ORDINANCE CHANGING THE PLACE TYPE ZONING FOR THE FOLLOWING PROPERTIES, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS: R017261 (GENERALLY LOCATED AT 819 HACKBERRY STREET) FROM P3 (NEIGHBORHOOD) TO P4 (MIX); R016445 (GENERALLY LOCATED AT 1006 W 2ND STREET) FROM P5 (URBAN CENTER) TO P4 (MIX); R015258 AND R652345 (GENERALLY LOCATED AT 510 MURPHY STREET AND 512 MURPHY STREET, RESPECTIVELY) FROM CS (CIVIC SPACE) TO P4 (MIX); R015268 (GENERALLY LOCATED NORTH OF EAST 4TH STREET AND EAST OF MURPHY STREET) FROM P4 (MIX) TO CS (CIVIC SPACE); R051473, R019206, R510028, R015568, R105636, R015559, R015558, R327608 AND R381281 (GENERALLY LOCATED AT 217 SOUTH MAIN STREET, 215 SOUTH MAIN STREET, OAK STREET, 109 BOOTH STREET, 108 EAST OAK STREET, 305 EAST MARTIN LUTHER KING BLVD, 307 EAST MARTIN LUTHER KING BLVD AND 500 SOUTH EAST CARLOS G PARKER BLVD, RESPECTIVELY) FROM P4 (MIX) TO EC (EMPLOYMENT CENTRE); R381282 AND R019150 (GENERALLY LOCATED AT 508 SOUTH EAST CARLOS G. PARKER BLVD AND SOUTH OF CR 395 AND EAST OF CR 101, RESPECTIVELY) FROM P2 (RURAL) TO EC (EMPLOYMENT CENTRE) AND, R006455 (GENERALLY LOCATED AT 4901 FM 619) FROM P2 (RURAL) TO P2C (RURAL COMMERCIAL); AMENDING THE OFFICIAL PLACE TYPE ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE PLACE TYPE ZONING CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on January 11, 2024, to consider the requests made by the applicants, whose properties are legally described in Exhibit “A” the Place Type Change Forms attached hereto and incorporated by reference herein for all purposes (“Properties”), to change the place type zoning as described above; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on December 12, 2023, to consider the place type zoning requests, and recommended approval of the place type zoning changes to the City Council; and

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

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

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

SECTION 2. The place type zoning changes of the Properties are changed from:

Place Type Zoning District P3(Neighborhood) to P4 (Mix) at 819 Hackberry Street

Place Type Zoning District P5 (Urban Center) to P4 (Mix) at 1006 W 2nd Street

Place Type Zoning District CS (Civic Space) to P4 (Mix) at 510 and 512 Murphy Street

Place Type Zoning District P4 (Mix) to CS (Civic Space) at North of E 4th St and East of Murphy Street

Place Type Zoning District P4 (Mix) to EC (Employment Center) at 217 and 215 S. Main Street, Oak Street, 109 Booth Street, 108 E. Oak Street, 305 and 307 E. Martin Luther King Jr. Blvd, W. Oak Street and 500 SE Carlos G Parker Blvd.

Place Type Zoning District P2 (Rural) to EC (Employment Center) at 508 SE. Carlos G Parker Blvd. and South CR 395 and East of CR101

Place Type Zoning District P2 (Rural) to P2C (Rural Commercial) at 4901 FM 619.

SECTION 3. The official place type zoning map of the City of Taylor, Texas, is changed to show the Properties place type zoning as described in Section 2.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2024-04 was introduced before the Taylor City Council on the 11th day of January 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2024-04, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, 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 _____ 2024.

Dianna McLean
City Clerk

EXHIBIT A

(Place Type Change Request Forms)

DRAFT



City Council Meeting

January 11, 2024

Transmittal Letter

STRATEGIC PILLAR

☒ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #: 8

Agenda Title: Hold a public hearing and introduce Ordinance 2024-03, PZ-2023-1954, regarding a request to approve a Voluntary Annexation of approximately 49.913 acres of land generally located south of CR 395 and east of CR 101.

Council Action to be taken: Hold Public Hearing and Introduce Ordinance

Department Submitted: Development Services

Staff Contact: Tom Yantis, Assistant City Manager

1. PURPOSE/DESCRIPTION

The applicant has requested a place type change request to change their property from P2-Rural in the Extraterritorial Jurisdiction of Taylor to Employment Center upon annexation.

The applicant has submitted a petition for voluntary annexation to bring the property into the City of Taylor city limits and is in process of collaborating with our Urban Designer to create an Employment Center Plan.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In summary, the applicant's request to voluntary annex 49.913 acres along with the Place Type Change Request from P2-Rural to Employment Center and create an Employment Center Plan with our Urban Design Team. The results of the Employment Center Plan will create a walkable, human-scaled environment that aligns with the city's goals to keep Taylor developed within a grid-like pattern and incorporate a variety of uses.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
Consistent with the Small Area Development Plan Special Employment District	N/A

4. RECOMMENDATION

Staff recommends approval of the voluntary annexation in conjunction with the Place Type Change Request on the 49.913 acres.

5. FUNDING SOURCE

N/A

6. TIMELINE

City Council public hearing and ordinance introduction – January 11, 2023

City Council consideration of ordinance approval – January 25, 2023

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

8a. [Letter of Intent from the Applicant](#)

8b. [Location Map](#)

8c. [Ordinance 2024-03](#)

8c.a Survey/Field Notes – [Exhibit A](#)

8c.b Service Plan – [Exhibit B](#)

8d. [Service Plan Approval Letter](#)

8e. [PowerPoint presentation](#)



2121 E. 6th St.
Austin, TX 78702
Phone: 512-779-9464
ebeals@viewpointengineering.com

RE: Annexation and Place Type Zoning Change Request for City of Taylor

To whom it may concern,

On behalf of HWY79TAYLOR LLC, it is my sincere pleasure to present an application requesting annexation into the city of Taylor and requesting Place Type – Employment Center (EC) zoning on the property, if the City accepts our proposed annexation and zoning change by providing the available utilities with paying the impact fees.

Warm Regards,

A handwritten signature in blue ink that reads "Eric Beals".

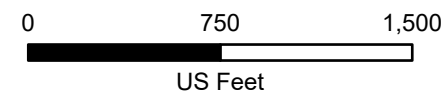
Eric Beals, P.E.
Director of Horizontal Design
ebeals@viewpointengineering.com



PZ-2023-1954

HWY79 Taylor Voluntary Annexation
Approximately 49.913 acres
Generally located south of CR 395
and east of CR 101
Location Map

-  Subject Property
-  Proposed Area for Voluntary Annexation
-  City Limits
-  ETJ Boundary
-  Parcels



ORDINANCE NO. 2024-03

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY KNOWN AS HWY79TAYLOR OF APPROXIMATELY 49.913 ACRES, LOCATED SOUTH OF COUNTY ROAD 395 AND EAST OF COUNTY ROAD 101 TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED AS WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019150, PART OF AND OUT OF THE EAVES, J.C. SUR., CITY OF TAYLOR EXTRATERRITORIAL JURISDICTION, TAYLOR, WILLIAMSON COUNTY, TEXAS WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS , AND PRIVILIGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.

WHEREAS, the Taylor City Council conducted a public hearing on January 11, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to annex approximately 49.913 acres from the Extra-Territorial Jurisdiction referred to as the HWY79Taylor; and

WHEREAS, §43.0671 of the Texas Local Government Code and the Charter of the City of Taylor, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state.

WHEREAS, the procedures prescribed by the Texas Local Government Code and Charter of the City of Taylor, Texas, and the laws of this state have been duly followed with respect to the following territory, consisting of approximately 49.913 acres, generally located south of County Road 395 and east of County Road 101 in the extraterritorial jurisdiction of the City of Taylor and further described in Exhibit “A”.

WHEREAS, the City Council, after the public hearing, approves the request for Voluntary Annexation.

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

SECTION 1. That the heretofore described property is hereby annexed to the City of Taylor, Williamson County, Texas, and that the boundary limits of the City of Taylor be and the same are hereby extended to include the above described territory within the city limits of the City of Taylor, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Taylor and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.

SECTION 2. A service plan or agreement for the property annexed is hereby adopted and attached as Exhibit “B”.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the annexation of approximate 49.913 acres known as HWY79Taylor.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2024-03 was introduced before the Taylor City Council on the 11th day of January 2024.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2024.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, 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. 2024-03, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2024, 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 _____ 2024.

Dianna McLean
City Clerk

EXHIBIT A

(Legal Description/Survey)

EXHIBIT B

(Service Plan)

JAMES C. EAVES SURVEY

ABSTRACT NO. 213

WILLAMSON COUNTY

COUNTY ROAD 395

FOUND 1/2" IRON ROD W/RED CAP MARKED "WILLIAMSON COUNTY"

N 68°32'49" E 1110.90'

15' WIDE ELECTRIC UTILITY EASEMENT 2004042683

50' WIDE PETROLEUM PIPELINE EASEMENT 1792/113

FOUND 1/2" IRON ROD W/RED CAP MARKED "WILLIAMSON COUNTY"

49.913 ACRES

CARROL NEAL BACHMAYER, JOINT INDEPENDENT EXECUTOR OF THE ESTATE OF ELISE AUGUSTA BACHMAYER, ET AL TO CARROL NEAL BACHMAYER, ET AL 50.433 ACRES JULY 26, 2017 INSTRUMENT NO. 2017069605

M. MOORE FAMILY FARMS, LLC 115.66 ACRES 2018102968

NOTES:

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.
2. THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT:
A) ACCESS EASEMENT - 226/200
B) TEXAS POWER & LIGHT COMPANY - 239/082
C) TEXAS POWER & LIGHT COMPANY - 238/552
D) TEXAS POWER & LIGHT COMPANY - 282/457
E) TEXAS POWER & LIGHT COMPANY - 296/625
F) TEXAS POWER & LIGHT COMPANY - 372/167
G) TEXAS POWER & LIGHT COMPANY - 522/119
3. THE FOLLOWING EASEMENTS APPLY AS SHOWN AND GRANT THE RIGHT OF INGRESS & EGRESS:
H) KOCH REFINING COMPANY - 1792/113
I) ONCOR ELECTRIC DELIVERY COMPANY - 2004042683

LEGEND

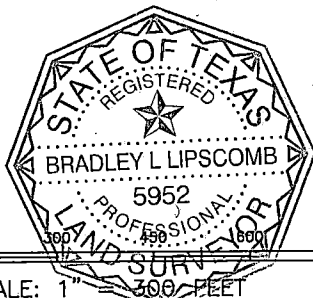
- x- BARBED WIRE FENCE
- P- OVERHEAD POWERLINE
- O 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952"
- 1/2" IRON ROD FOUND UNLESS NOTED

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. SAID PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAP NOS. 48491C0530F & 48491C0540F, WILLIAMSON COUNTY, TEXAS, DATED DECEMBER 20, 2019. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF JUNE, 2020.

BRADLEY L. LIPSCOMB, RPLS.



SCALE: 1" = 300 FEET



GF No. 20059480

SURVEYING, INC. FIRM REGISTRATION NO. 10007900
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

49.913 ACRES

JAMES C. EAVES SURVEY
ABSTRACT NO. 213
WILLIAMSON COUNTY, TEXAS

Completion Date: 6/29/20	Drawn By: KH
Scale: 1"=300'	Surveyed by: BL/RV
Project No.: S20-169	Checked by: BL

VOLUNTARY ANNEXATION SERVICE PLAN

This **Voluntary Annexation Service Plan** ("**Service Plan**"), which is incorporated by reference as additional terms, conditions, and provisions of that certain, shall constitute, and is hereby deemed to be, the written agreement between the City of Taylor, Texas ("City") and HWY79Taylor LLC ("Owner") required by Section 43.0672 of the Texas Local Government Code relating to the provision of municipal services to the Property upon enactment by the City of an ordinance annexing the Property into the City's corporate limits in response to the Company's voluntary petition requesting annexation ("**the Petition**") delivered to the City pursuant to Section 43.0671 of the Texas Local Government Code. For purposes of this Service Plan, the Property, as described in Exhibit "A" to the Petition, shall be referred to as the "**Annexed Area**".

The City will provide the Annexed Area with Municipal Services in compliance with the Texas Local Government Code in accordance with the following schedule A-K:

- A. **CODE ENFORCEMENT, BUILDING INSPECTION, ETC.:** The City will provide code enforcement, building inspection services, and permit issuances to the area immediately upon annexation to the Annexed Area and in accordance with Article IV, Article V.
- B. **EMERGENCY MEDICAL SERVICES:** Emergency Medical Services will be provided to the Annexed Area by Williamson County EMS and the City's Fire Department. Said services will be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area and in accordance with City budget appropriations.
- C. **FIRE:** The City has a full-time career fire department under the direction of the Fire Chief, and Assistant Fire Chief to provide fire protection and paramedic-level emergency medical services. Upon the effective date of the annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the proposed Annexed Area in accordance with City budget appropriations.
- D. **POLICE:** The City provides municipal police protection to its businesses and residents, including routine patrols throughout the City and law enforcement services upon call. Upon the effective date of the Annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Property and in accordance with City budget appropriations.

- E. WATER SERVICE AND MAINTENANCE OF WATER FACILITIES:** Water service will be provided in accordance with the applicable codes and departmental policy as development occurs in the area. Inspection of water distribution lines will be provided under the statutes of the State of Texas. Any water service will be provided by the City utility department on the same terms, conditions, and requirements as are applied to all similarly situated areas and customers of the City and subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. Water services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with City codes and ordinances.
- F. SANITARY SEWER SERVICE AND MAINTENANCE:** Sanitary sewer service will be provided in accordance with applicable City codes and departmental policy as development occurs within the Area. Any sewer service will be provided by the City utility department on the same terms, conditions, and requirements applied to all similarly situated areas and customers of the City, subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its policies. Sanitary sewer services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with applicable codes and ordinances.
- G. SOLID WASTE COLLECTION:** Solid Waste Collection services will be provided to the Annexed Area upon annexation in accordance with ordinances and City policies in effect at the time of annexation and within the City's budget appropriations.
- H. MAINTENANCE OF ROADS, STREET, AND STREET LIGHTING:** The City will begin maintenance of current roads and streets within the Annexed Area and as required by city ordinance upon the effective date of the Annexation. Such streets and roads shall be maintained in their current condition and on the same basis as other areas in the City with topography, land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Any such resurfacing or upgrade shall be made in accordance with current City policies and adopted Standard Construction Details or as approved by the City Engineer. The City will coordinate any request for street lighting with electric providers in accordance with City policy.
- I. PUBLIC LIBRARY SERVICES AND OTHER PUBLICLY OWNED FACILITIES, BUILDINGS AND SERVICES:** At this time there are no public library services in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public library and other publicly owned facilities, buildings, and services within the City on the same basis as other residents of the City upon annexation with such privileges being provided within the City budget appropriations.

- J. PARKS, PLAYGROUNDS AND OTHER PUBLIC RECREATION FACILITIES AND SERVICES:** At this time there are no parks, playgrounds, or other public recreation facilities in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public parks, playgrounds, and other recreational facilities and services of the City on the same basis as other residents of the City upon annexation and in accordance with City budget appropriations.
- K. GENERAL MUNICIPAL ADMINISTRATION:** General municipal administration services will be available to the Annexed Area upon the effective date of the Annexation. This Service Plan provides for full municipal services to the Annexed Area that are adequate to serve the Annexed Area on the same basis as municipal services are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Further, said municipal services are equal to or greater than the services and level of such services in existence in the Annexed Area immediately preceding the effective date of Annexation. This Service Plan does not constitute a right to a superior level of services in the Annexed Area; provided.



December 27, 2023

HWY79Taylor LLC
Attn: Kalyan Chaganti
1001 Blustery Court
Flour Mound, Texas 75028

RE: Voluntary Annexation of unannexed property consisting of 49.913 acres of land generally located south of CR 395 and east of CR 101 in the Extraterritorial Jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District part of Parcel R019150 part of and out of the Eaves, J.C. Sur, City of Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Dear Mr. Chaganti,

Please find the enclosed Voluntary Annexation Service Plan associated with the above referenced annexation. Please sign and return this document signifying your receipt and acceptance of the service plan.

A copy of this Voluntary Annexation Service Plan will also be available at the public hearing associated with the annexation on January 11, 2024 at 6:00 P.M. in the City of Taylor City Council Chambers located at 400 Porter Street, Taylor, Texas, 76574.

If you have any questions, please contact the Development Services Department at (512) 352-3675.

Sincerely,

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

Brenda Joyas, CNU-A
Senior City Planner
Development Services Department - City of Taylor

Enclosed (1): PZ-2023-1954 HWY79Taylor Voluntary Annexation Service Plan Received and Accepted by:

X _____

Kalyan Chaganti

Signature: Kalyan Chaganti
Kalyan Chaganti (Dec 27, 2023 18:04 EST)

Email: chagantikalyan@gmail.com

City of Taylor City Council

January 11, 2024



PZ-2023-1954

Voluntary Annexation

HWY79Taylor



Development Process

1. Annexation

2. Comprehensive Plan Amendment – Growth Sector, Future Land Use, Transportation Master Plan

3. Rezoning – Proposed uses and compliance with the Comprehensive Plan

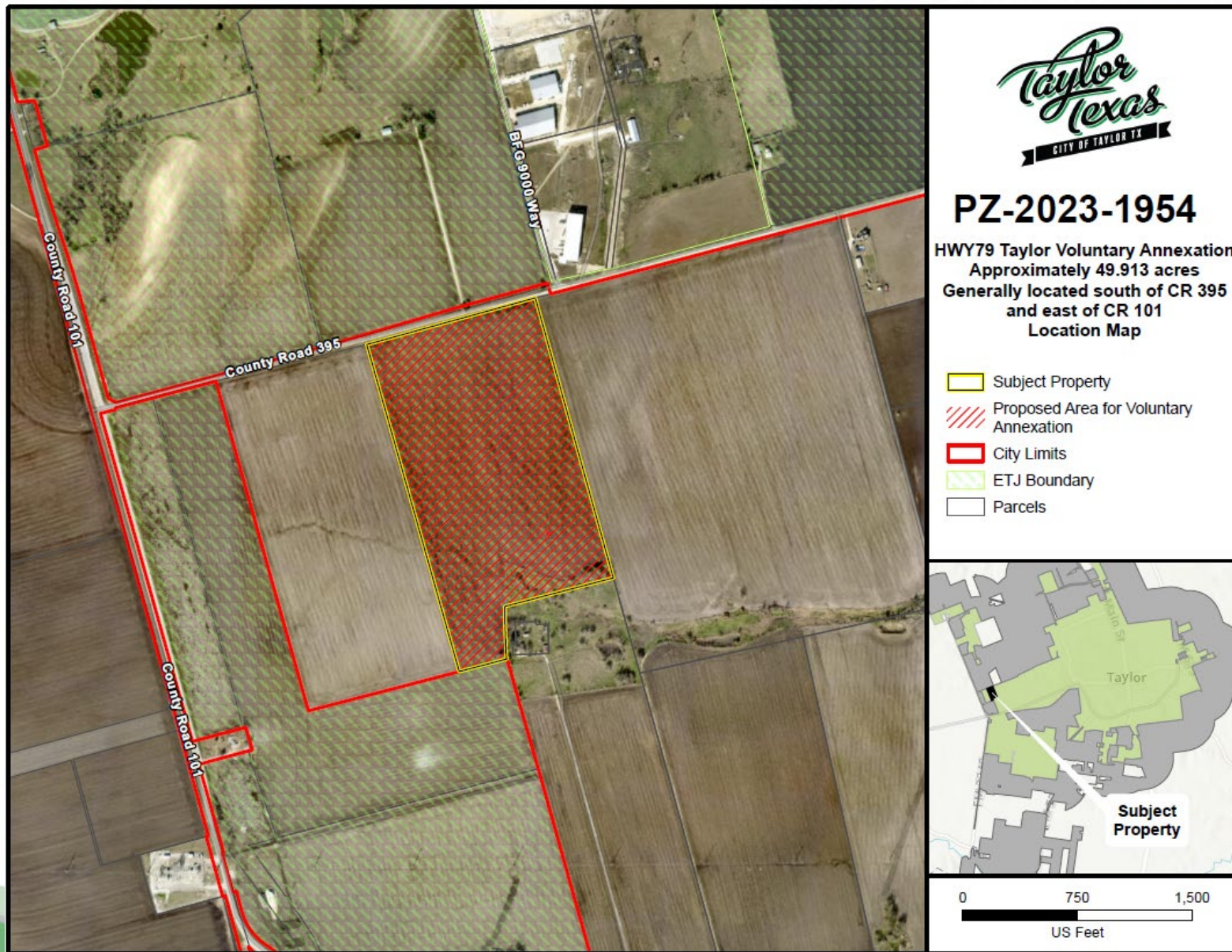
4. Platting – Division of land into lots (identifying lot boundaries, streets, easements)

5. Subdivision Improvement Plans – Installation of public improvements (water, wastewater, drainage, roadways)

6. Final Plat – After approved and accepted infrastructure improvements.

7. Building Permit – Layout of building(s) on lot(s) and detailed construction drawings.

Location Map



Staff Recommendation

Staff recommended **Approval** of the proposed Voluntary Annexation on approximately 49.913 acres of land known as HWY79Taylor, generally located south of CR 395 and east of CR 101, more particularly described as the Williamson Central Appraisal District Parcel R019150.



City Council Meeting January 11, 2024 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 10

Agenda Title: Receive update on draft resolution and ordinances regarding the referendum, charter petition items and staff recommended charter items.

Council Action to be taken: Approve presentation and current drafts as presented.

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Deputy City Manager

1. PURPOSE/DESCRIPTION

For this item Council will receive an update presentation on the drafted referendum resolution, charter petition ordinance and staff recommended charter item ordinance. The goal will be to review these and make any changes.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

At the December 14, 2023 Council meeting, an update was provided on the referendum, and charter petition. At the meeting, it was discussed that Attorney Charley Zech would be in attendance to go over the drafted resolutions and ordinances needed to begin the process to call for an election in May.

The goal of this item will be to go over each item, answer any questions and make sure we have everything needed to move forward with the adoption of these items in early February. The ordinances will have a first reading at the second meeting in January.

Altogether there will be three special elections, along with the general election for seats in District 2 and 3 for the May 2024 election.

General Election:

Election for District 2 and 3 Council Seats

Charter Petition Propositions:

Proposition A

Shall Section 4.5 of the City Charter be amended to set council compensation at \$125 for each councilmember and the Mayor per meeting rather than established by ordinance?

Measure A

Sec. 4.5. - Compensation.

Each Councilmember and the Mayor shall receive compensation of \$125 each for attendance at City Council meetings ~~established by ordinance~~ provided Council members shall not receive compensation for more than two (2) meetings in any one month. Councilmembers shall be entitled to reimbursement of necessary expenses incurred in the performance of their official duties when approved by the Council.

Proposition B

Shall Section 8.1 of the City Charter be amended to require a minimum period of 72 hours between meetings from the time a non-emergency ordinance is introduced to the time it can be adopted?

Measure B

Sec. 8.1. - Enactment.

Each proposed ordinance shall first be introduced in written form and shall not contain more than one subject clearly stated in the title or ordinance caption, except general appropriation ordinances may contain various subjects and accounts for which money is to be appropriated. Each proposed non-emergency ordinance shall be adopted by the City Council in any City Council meeting subsequent to and not less than 72 hours after the meeting in which the proposed non-emergency ordinance was introduced. Proposed emergency ordinances may be adopted by the City Council in the same meeting in which the proposed emergency ordinance is introduced, provided the proposed emergency ordinance receives a unanimous vote of all Councilmembers present when a vote regarding passage of the emergency ordinance is taken. An emergency ordinance is an ordinance deemed by the City Council necessary for the immediate preservation of public peace, property, health, safety, or necessary to maintain the usual daily operation of the City. Emergency ordinances shall state within the ordinance the emergency requiring immediate adoption by the City Council without introduction in a prior City Council meeting.

Propositions C

Additional note in the resolution and issues: Should Proposition C be approved then the Mayor shall be first elected by the citizens as the at-large position in May of 2026 and until such time the Mayor shall be continued to be elected by City Council.

The City of Taylor has a Consent Decree Order from 1985, which provides for how the Mayor is selected. After the election, Council will need to consider how to move forward on the charter items as they are subject to the legal review and this Decree Order from 1985.

Shall Section 7.1 of the City Charter be amended to designate that the councilmember elected to the At-Large position shall serve as the Mayor?

Measure C

Sec. 7.1. - Generally

The governing body of the City shall consist of a five (5) member City Council under which four (4) of the Councilmembers are elected from the particular single-member district in which they reside, and one (1) City Councilmember is elected at large by the qualified voters of the City. The Councilmember elected to the at large position shall also serve as the Mayor. ~~A Mayor shall be elected by the five (5) total elected Councilmembers, from among its members each of whom serve at the pleasure of the City Council.~~ The Mayor shall preside at meetings of the City Council, be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no administrative duties. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor. The City Council shall meet regularly at least once every month at such times and places as the Council may prescribe by rule. Special meetings may be held on the call of the Mayor or of the City Council. The City Council shall see that all ordinances necessary and proper for carrying out the powers and duties herein specified are passed, and that they are enforced by the City Manager. The City Council shall promote the welfare of the City and its inhabitants in any way deemed proper subject only to limitations imposed by the Constitution, State law, and by this Charter.

Proposition D

Shall Section 7.1 of the City Charter be amended to require that all meetings of the City Council shall be held within the City of Taylor?

Measure D

Sec. 7.1. - Generally

The governing body of the City shall consist of a five (5) member City Council under which four (4) of the Councilmembers are elected from the particular single-member district in which they reside, and one (1) City Councilmember is elected at large by the qualified voters of the City. A Mayor shall be elected by the five (5) total elected Councilmembers, from among its members each of whom serve at the pleasure of the City Council. The Mayor shall preside at meetings of the City Council, be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no administrative duties. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor. The City Council shall meet regularly at least once every month at such times and places as the Council may prescribe by rule. Special meetings may be held on the call of the Mayor or of the City Council. The City

Council shall see that all ordinances necessary and proper for carrying out the powers and duties herein specified are passed, and that they are enforced by the City Manager. All City Council meetings presided over by the Mayor or Mayor Pro Tem in their duties as an elected official shall be held within the city limits of the City of Taylor. The City Council shall promote the welfare of the City and its inhabitants in any way deemed proper subject only to limitations imposed by the Constitution, State law, and by this Charter.

Referendum:

Proposition E

Shall Ordinance 2023-40, setting councilmember compensation at \$500.00 per regular meeting and setting mayor compensation at \$750.00 per regular meeting, be repealed?

Recommended Charter Change

Proposition F

Shall Section 6.4 of the City Charter be amended to require the City Council to establish polling places consistent with the requirements of state law?

Measure F

Sec. 6.4. - Polling places.

Polling places shall be established by the City Council consistent with the requirements of state law.

~~The polling place for the election of City Councilmembers will be at a convenient location within each respective district. For all other elections the City Council may from time to time, create and designate such polling places within the City as may be deemed proper~~

At the January 25th meeting, the plan is to have the first reading of the ordinances for the initiatives. After discussion with legal charter changes must be made by ordinance. At the February 8th meeting, all the ordinance and resolutions will be on the agenda to pass and call for the election in May 2024.

After the election, Council will need to review the results. All items are subject to Council approval and legal review.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• NA	• NA

4. RECOMMENDATION

Staff recommends approval of the update as presented.

5. FUNDING SOURCE

General Fund

6. TIMELINE

January 25th First Reading of Ordinances
February 8th Pass Ordinances and Resolutions

7. OTHER OPTIONS (In order of preference)

NA

8. ATTACHMENTS

- 10a. [Ordinance 2024-05](#) Ordering Election on Charter Amendments
- 10b. [Ordinance 2024-06](#) Ordering Election on Charter Amendment Related to Polling Places
- 10c. [Resolution R24-03](#) Ordering Election on Referendum
- 10d. [1985 Consent Decree](#)
- 10e. [PowerPoint presentation](#)

ORDINANCE NO. 2024-05

AN ORDINANCE ORDERING A SPECIAL ELECTION TO BE HELD IN THE CITY OF TAYLOR, TEXAS, ON SATURDAY, MAY 4, 2024, FOR THE PURPOSE OF AMENDING THE CITY CHARTER.

WHEREAS, Section 9.004, Texas Local Government Code requires City Council to order an election on amendments to the charter when proposed charter amendments are supported by a petition signed by a number of qualified voters of the municipality equal to at least five percent of the number of qualified voters of the municipality or 20,000, whichever number is the smaller; and

WHEREAS, proposed charter amendments were submitted to the City by petition, and it was determined that the number of signatories was equal to at least five percent of the number of qualified voters of the City of Taylor.

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

1. A special election is hereby ordered to be held in the City of Taylor, Texas, on Saturday, May 4, 2024, for the purpose of considering certain charter amendments submitted by petition by the citizens of Taylor.
2. This special election shall be held in conjunction with the City's general election on the same date.
3. The following measures, with underlined language being additions (added) to the Charter and strike-through language being deletions (~~deleted~~) from the Charter, shall be submitted to the qualified voters of the City in accordance with Section 9.004 of the Texas Local Government Code and other applicable laws.

Proposition A

Shall Section 4.5 of the City Charter be amended to set council compensation at \$125 for each councilmember and the Mayor per meeting rather than established by ordinance?

Measure A

Sec. 4.5. - Compensation.

Each Councilmember and the Mayor shall receive compensation of \$125 each for attendance at City Council meetings ~~established by ordinance~~ provided Council members shall not receive compensation for more than two (2) meetings in any one month. Councilmembers shall be entitled to reimbursement of necessary expenses incurred in the performance of their official duties when approved by the Council.

Proposition B

Shall Section 8.1 of the City Charter be amended to require a minimum period of 72 hours between meetings from the time a non-emergency ordinance is introduced to the time it can be adopted?

Measure B

Sec. 8.1. - Enactment.

Each proposed ordinance shall first be introduced in written form and shall not contain more than one subject clearly stated in the title or ordinance caption, except general appropriation ordinances may contain various subjects and accounts for which money is to be appropriated. Each proposed non-emergency ordinance shall be adopted by the City Council in any City Council meeting subsequent to and not less than 72 hours after the meeting in which the proposed non-emergency ordinance was introduced. Proposed emergency ordinances may be adopted by the City Council in the same meeting in which the proposed emergency ordinance is introduced, provided the proposed emergency ordinance receives a unanimous vote of all Councilmembers present when a vote regarding passage of the emergency ordinance is taken. An emergency ordinance is an ordinance deemed by the City Council necessary for the immediate preservation of public peace, property, health, safety, or necessary to maintain the usual daily operation of the City. Emergency ordinances shall state within the ordinance the emergency requiring immediate adoption by the City Council without introduction in a prior City Council meeting.

Propositions C

Shall Section 7.1 of the City Charter be amended to designate that the councilmember elected to the At-Large position shall serve as the Mayor?

Measure C

Sec. 7.1. - Generally

The governing body of the City shall consist of a five (5) member City Council under which four (4) of the Councilmembers are elected from the particular single-member district in which they reside, and one (1) City Councilmember is elected at large by the qualified voters of the City. The Councilmember elected to the at large position shall also serve as the Mayor. ~~A Mayor shall be elected by the five (5) total elected Councilmembers, from among its members each of whom serve at the pleasure of the City Council.~~ The Mayor shall preside at meetings of the City Council, be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no administrative duties. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor. The City Council shall meet regularly at least once every month at such times and places as the Council may prescribe by rule. Special meetings may be held on the call of the Mayor or of the City Council. The City Council shall see that all

ordinances necessary and proper for carrying out the powers and duties herein specified are passed, and that they are enforced by the City Manager. The City Council shall promote the welfare of the City and its inhabitants in any way deemed proper subject only to limitations imposed by the Constitution, State law, and by this Charter.

Proposition D

Shall Section 7.1 of the City Charter be amended to require that all meetings of the City Council shall be held within the City of Taylor?

Measure D

Sec. 7.1. - Generally

The governing body of the City shall consist of a five (5) member City Council under which four (4) of the Councilmembers are elected from the particular single-member district in which they reside, and one (1) City Councilmember is elected at large by the qualified voters of the City. A Mayor shall be elected by the five (5) total elected Councilmembers, from among its members each of whom serve at the pleasure of the City Council. The Mayor shall preside at meetings of the City Council, be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no administrative duties. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor. The City Council shall meet regularly at least once every month at such times and places as the Council may prescribe by rule. Special meetings may be held on the call of the Mayor or of the City Council. The City Council shall see that all ordinances necessary and proper for carrying out the powers and duties herein specified are passed, and that they are enforced by the City Manager. All City Council meetings presided over by the Mayor or Mayor Pro Tem in their duties as an elected official shall be held within the city limits of the City of Taylor. The City Council shall promote the welfare of the City and its inhabitants in any way deemed proper subject only to limitations imposed by the Constitution, State law, and by this Charter.

PASSED and APPROVED by the City Council of the City of Taylor this the ____ day of ____, 2024.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

ORDINANCE NO. 2024-06

AN ORDINANCE ORDERING A SPECIAL ELECTION TO BE HELD IN THE CITY OF TAYLOR, TEXAS, ON SATURDAY, MAY 4, 2024, FOR THE PURPOSE OF AMENDING SECTION 6.4 OF THE CITY CHARTER.

WHEREAS, Section 9.004, Texas Local Government Code authorizes the City Council to order an election on amendments to the charter.

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

1. A special election is hereby ordered to be held in the City of Taylor, Texas, on Saturday, May 4, 2024, for the purpose of considering an amendment to Section 6.4 of the City Charter.
2. This special election shall be held in conjunction with the City's general election on the same date.
3. The following measure, with underlined language being additions (added) to the Charter and strike-through language being deletions (~~deleted~~) from the Charter, shall be submitted to the qualified voters of the City in accordance with Section 9.004 of the Texas Local Government Code and other applicable laws.

Proposition F

Shall Section 6.4 of the City Charter be amended to require the City Council to establish polling places consistent with the requirements of state law?

Measure F

Sec. 6.4. - Polling places.

Polling places shall be established by the City Council consistent with the requirements of state law.

~~The polling place for the election of City Councilmembers will be at a convenient location within each respective district. For all other elections the City Council may from time to time, create and designate such polling places within the City as may be deemed proper.~~

PASSED and APPROVED by the City Council of the City of Taylor this the ____ day of ____, 2024.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

DRAFT

RESOLUTION NO. R24-03

A RESOLUTION ORDERING A SPECIAL ELECTION TO BE HELD IN THE CITY OF TAYLOR, TEXAS, ON SATURDAY, MAY 4, 2024, FOR THE PURPOSE OF SUBMITTING AN ORDINANCE TO CITIZENS OF TAYLOR, TEXAS FOR THEIR CONSIDERATION OF REPEAL.

WHEREAS, Section 15.2 of the City of Taylor's charter requires City Council to order an election referring an adopted ordinance to citizens for their consideration for repeal if at least ten percent (10%) of the number of qualified voters residing in the City according to the most recent official list of qualified voters for the City sign a petition asking that the ordinance be submitted to a referendum vote of the people; and

WHEREAS, a proposed ordinance has been submitted to the City Council to refer an adopted ordinance to a vote of the people and it was determined that the number of signatories was equal to at least ten percent of the number of qualified voters of the City of Taylor.

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

1. A special election is hereby ordered to be held in the City of Taylor, Texas, on Saturday, May 4, 2024, for the purpose of considering a referendum on Ordinance 2023-40, attached hereto as Exhibit A.
2. This special election shall be held in conjunction with the City's general election on the same date.
3. Ordinance No. 2023-40 is hereby ordered to be submitted to the voters in the form of the following proposition.

Proposition E

Shall Ordinance 2023-40, setting councilmember compensation at \$500.00 per regular meeting and setting mayor compensation at \$750.00 per regular meeting, be repealed?

PASSED and APPROVED by the City Council of the City of Taylor this the ____ day of _____, 2024.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

DRAFT

EXHIBIT A
Ordinance 2023-40

DRAFT

FILED

IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION

APR 30 2 24 PM '85
CHARLES A. VANDERKAM, CLERK
BY *[Signature]* DEPUTY

FERMAN M. THOMPSON, LILLIE
MAE GRIFFIN and LORENZO
OLIVAREZ, SR.

VS.

THE CITY OF TAYLOR

§
§
§
§
§
§

CIVIL ACTION NO.

A-84-CA-44

CONSENT DECREE

The plaintiffs, FERMAN M. THOMPSON, LILLIE MAE GRIFFIN, and LORENZO OLIVAREZ, SR., on January 27, 1984, instituted the above styled Civil Action No. A-84-CA-44 against the defendant, THE CITY OF TAYLOR, alleging that the at-large electoral system for electing commissioners of the City of Taylor violates the fourteenth and fifteenth amendments to the United States Constitution and the Voting Rights Act of 1965, as amended, 42 U.S.C.A. §1971(a) and §1973. Plaintiffs asked that the court (a) enjoin Taylor from holding elections for commissioners under the at-large system in the future; (b) direct that a plan be established dividing Taylor into fairly drawn districts from which members of the Board of Commissioners would be elected such that the voting strength of Black and Mexican-American voters is not minimized or diluted; (c) grant plaintiffs their costs, including reasonable attorney's fees; and (d) grant such other and additional relief as justice may require.

It now appears to the court that the plaintiffs and the defendant have agreed to resolve this matter in its entirety and have waived hearings, findings of fact, and conclusions of law. Accordingly, the plaintiffs and the defendant apply for and consent to the entry of this order. Such action on the part of the defendant is not to be construed as an admission of any liability or violation of law.

The parties have submitted to the court a plan for election of commissioners to the Commission of the City of Taylor, Texas, as agreed upon by the parties in settlement of this action. Such plan adopts a district system, as is provided for in article 977, et seq., of the Revised Civil Statutes of the State of Texas, and as is more fully detailed in Exhibit "1" attached hereto.

The court held a hearing on the proposed election plan on January 29, 1985. Plaintiffs appeared in person and by counsel; defendant City of Taylor appeared through its city manager and by counsel. Having considered the evidence and arguments of counsel, the court finds that the plan attached as Exhibit "1" for electing commissioners to the Taylor City Commission is fair and reasonable, in accord with the Constitution and laws, and its effect on all the citizens of Taylor is neither unreasonable nor proscribed but in the best interest of all, regardless of race or ethnicity.

The court also finds that the plan attached as Exhibit "1" for electing commissioners to the Taylor City Commission is

constitutional and meets the requirements of the Voting Rights Act by ensuring each voter in the City of Taylor an equal right to vote without regard to race, color, or membership in a language minority group. The court is of the opinion that such plan should be approved by this court and subsequently submitted to the United States Attorney General for preclearance pursuant to Section 5 of the Voting Rights Act of 1965. It is accordingly

ORDERED, ADJUDGED AND DECREED that the plan attached hereto as Exhibit "1" for the election of members to the Commission of the City of Taylor, Texas, is approved, and that such plan shall be effective for the election of members to the Commission of the City of Taylor in the election scheduled for April of 1986. Nothing in this order shall be construed as prohibiting any further change in the method of selecting members to the Commission of the City of Taylor, Texas, nor as prohibiting any future changes in the boundary lines of the districts created pursuant to this order, providing that such future changes are in conformity with applicable law.

The parties have agreed and jointly requested that the court order the City of Taylor to pay plaintiffs' counsel, the Legal Aid Society of Central Texas, the amount of \$1,428.57 for costs and the amount of \$2,514.30 as attorney's fees. The court finds such is reasonable and appropriate. It is therefore

ORDERED, ADJUDGED AND DECREED that plaintiffs' counsel recover from the City of Taylor the amount of \$1,428.57 as costs

and the amount of \$2,514.30 as attorney's fees. It is further ORDERED that such fees are to be paid on or before the expiration of thirty days from the date of the signing of this order, and, if not paid in full by that date, any unpaid sum shall accumulate interest at the legal rate.

Any relief not granted herein is expressly denied.

Signed this 30 day of April, 1985.

Philip Sandeen
PHILIP SANDEEN
UNITED STATES MAGISTRATE

APPROVED AS TO FORM AND CONTENT:

LEGAL AID SOCIETY OF CENTRAL TEXAS
611 East 6th Street, Suite 300
Austin, Texas 78701

BY: Fred Fuchs
FRED FUCHS

BY: Rodney L. Nelson
RODNEY L. NELSON
ATTORNEYS FOR PLAINTIFFS

SMALL, CRAIG & WERKENTHIN
2500 InterFirst Bank Tower
Austin, Texas 78701

BY: Robert Neblett, III
ROBERT NEBLETT, III
ATTORNEYS FOR THE CITY OF TAYLOR

PLAN FOR ELECTION OF COMMISSIONERS
TO THE CITY COMMISSION OF THE
CITY OF TAYLOR, TEXAS

1. The Taylor City Commission shall consist of five members. The previous at-large method of electing City Commissioners is changed to a mixed 4-1 system under which four of the Commissioners are to be elected from the particular single-member district in which they reside, and one City Commissioner to be elected at-large by the entire electorate of the City of Taylor. A chairman of the City Commission may be elected by the five total elected Commissioners from among themselves following an election. A voter residing in one of the four districts created by this plan will be entitled to vote for the Commissioner running for election in the district in which he or she resides and for the Commissioner running for election at-large. In the districts designated as District No. 1 and District No. 2, hereafter, the polling place for the election of City Commissioners will be at a convenient location situated within each respective district. The election of Commissioners from the four districts will be pursuant to article 977, et seq., of the Texas Revised Civil Statutes, and other applicable law of the State of Texas, unless contrary to the provisions set forth herein.

2. The boundary lines for each such district shall be as follows:

District No. 1

BEGINNING at the intersection of the centerline of Thorndale Road and the eastern City Limits line;

THENCE West-Southwest along Thorndale Road to its intersection with the centerline of Main Street, also known as State Highway 95;

THENCE South along the centerline of Main Street to its intersection with the centerline of the main Missouri-Pacific railroad tracks situated just South of First Street;

THENCE West along the centerline of the Missouri-Pacific railroad tracks to the centerline of Park Street;

THENCE South along the centerline of Park Street to its intersection with the centerline of Dickey Street;

THENCE East along the centerline of Dickey Street to its intersection with the centerline of South Main Street, also known as State Highway 95;

THENCE South along the centerline of South Main Street to its intersection with the southern boundary line of the City Limits of the City of Taylor;

THENCE East along the southern boundary line of the Taylor City Limits to its intersection with the eastern boundary line of the Taylor City Limits;

THENCE North along the eastern boundary line of the Taylor City Limits until the point of beginning at the intersection of the eastern boundary line with the centerline of Thorndale Road.

District No. 2

BEGINNING at the intersection of the centerline of South Main Street, also known as State Highway 95, and the southern boundary line of the Taylor City Limits;

THENCE North along Main Street to its intersection with the centerline of Dickey Street;

THENCE West along the centerline of Dickey Street to its intersection with the centerline of Park Street;

THENCE North along the centerline of Park Street to its intersection with the centerline of the main track of the Missouri-Pacific railroad tracks just south of First Street;

THENCE East along the centerline of the main track of the Missouri-Pacific railroad tracks to its intersection with the centerline of Main Street, also known as State Highway 95;

THENCE North along the centerline of Main Street, also known as State Highway 95, to its intersection with the centerline of 7th Street;

THENCE West along the centerline of West 7th Street to its intersection with the centerline of Sloan Street;

THENCE South along the centerline of Sloan Street to its intersection with the centerline of West 2nd Street;

THENCE West along the centerline of West 2nd Street to its intersection with the centerline of Debus Road;

THENCE North along the centerline of Debus Road to its intersection with the centerline of West Lake Blvd.;

THENCE West along the centerline of West Lake Blvd. past its intersection with State Highway 427 and continuing to follow the western boundary line of the Taylor City Limits from that point, around the Taylor Municipal Airfield, then heading South and then East to the point of beginning at the intersection of the southern boundary line of the Taylor City Limits with the centerline of South Main Street.

District No. 3

BEGINNING AT THE intersection of the centerline of West Lake Blvd. with its initial intersection with the western boundary line of the Taylor City Limits;

THENCE East-Northeast along the centerline of Lake Blvd. to its intersection with the centerline of Turner Road;

THENCE North along the centerline of Turner Road to its intersection with the northern boundary line of the Taylor City Limits;

THENCE West along the northern boundary line of the Taylor City Limits to its intersection with the western boundary line of the Taylor City Limits;

THENCE South along the western boundary line of the Taylor City Limits until the point of beginning at the intersection of the western boundary line with the centerline of West Lake Blvd.

District No. 4

BEGINNING at the intersection of the centerline of West Lake Blvd. with its initial intersection with the western boundary line of the Taylor City Limits;

THENCE East-Northeast along the centerline of Lake Blvd. to its intersection with the centerline of Debus Road;

THENCE South along the centerline of Debus Road to its intersection with the centerline of West 2nd Street;

THENCE East along the centerline of West 2nd Street to its intersection with the centerline of Sloan Street;

THENCE North along the centerline of Sloan Street to its intersection with the centerline of West 7th Street;

THENCE East along the centerline of West 7th Street to its intersection with the centerline

of Main Street, also known as State Highway 95;

THENCE North along the centerline of Main Street, also known as State Highway 95, to its intersection with the centerline of Thorndale Road;

THENCE East-Northeast along the centerline of Thorndale Road to its intersection with the eastern boundary line of the Taylor City Limits;

THENCE North along the eastern boundary line of the Taylor City Limits to its intersection with the northern boundary line of the Taylor City Limits;

THENCE West along the northern boundary line of the Taylor City Limits to its intersection with the centerline of Turner Road;

THENCE South along the centerline of Turner Road until its intersection with the centerline of Lake Blvd.;

THENCE West along the centerline of Lake Blvd. to the point of beginning at the intersection of Lake Blvd. with the western boundary line of the Taylor City Limits.

Each such district is further delineated on the map attached hereto as Exhibit "A".

3. The first election under this plan shall be held on the first Saturday in April 1986. The plan will be implemented as is set out hereafter in detail:

- a) In the April 1986 election, in lieu of the three at-large commission seats whose terms then expire, district elections for three-year terms will occur

in Districts 1 and 4. Additionally, an at-large city-wide election of a commissioner for a one-year term only will occur.

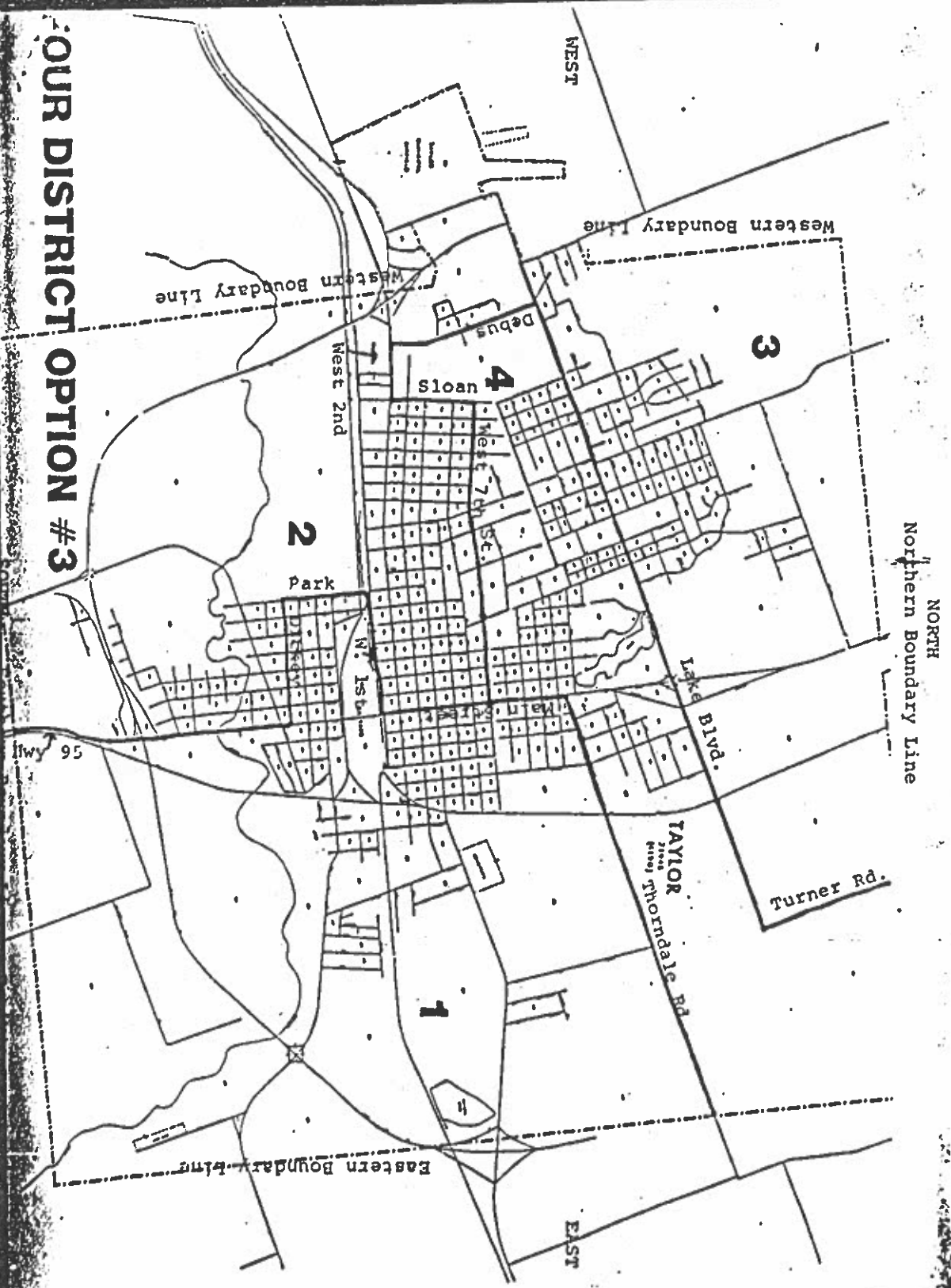
- b) In the April 1986 election, an election for those two at-large commission seats for which commissioners were elected at-large in the April 1985 election will occur in Districts 2 and 3 for two-year terms.
- c) In the April 1987 election, an at-large city-wide election will occur for a three-year term for the at-large commission seat with its one-year term then expiring.
- d) Thereafter, as the regular three-year commission seats expire, an election will occur to fill the vacant seat for the next three-year term. For example, in April 1988, Districts 2 and 3 will elect district commissioners for three-year terms; in April 1989, Districts 1 and 4 will elect district commissioners for three-year terms; in April 1990, the at-large commission seat will stand for election for a three-year term. This rotating cycle will continue thereafter.

4. All elections under this plan will be by plurality vote. All qualified voters of the City of Taylor may vote for the at-large commissioner. No voter may vote for a district commission

seat unless such voter is both a qualified voter of the City of Taylor and a resident of the district from which the district commissioner is being elected. A candidate for a district commission seat must be a resident of the district from which the district commissioner is being elected.

END OF PLAN FOR ELECTION OF COMMISSIONERS
TO THE CITY COMMISSION OF THE
CITY OF TAYLOR, TEXAS

OUR DISTRICT OPTION #3



0250 2596

Receive update on draft resolution and ordinances regarding the charter petition items, staff recommended charter item and referendum

01/11/2024



Draft Ordinance Language with Charter Initiative Items

Proposition A

Shall Section 4.5 of the City Charter be amended to set council compensation at \$125 for each councilmember and the Mayor per meeting rather than established by ordinance?

Measure A

Sec. 4.5. - Compensation.

Each Councilmember and the Mayor shall receive compensation of \$125 each for attendance at City Council meetings ~~established by ordinance~~ provided Council members shall not receive compensation for more than two (2) meetings in any one month. Councilmembers shall be entitled to reimbursement of necessary expenses incurred in the performance of their official duties when approved by the Council



Proposition B

Proposition B

Shall Section 8.1 of the City Charter be amended to require a minimum period of 72 hours between meetings from the time a non-emergency ordinance is introduced to the time it can be adopted?

Measure B

Sec. 8.1. - Enactment.

Each proposed ordinance shall first be introduced in written form and shall not contain more than one subject clearly stated in the title or ordinance caption, except general appropriation ordinances may contain various subjects and accounts for which money is to be appropriated. Each proposed non-emergency ordinance shall be adopted by the City Council in any City Council meeting subsequent to and not less than 72 hours after the meeting in which the proposed non-emergency ordinance was introduced. Proposed emergency ordinances may be adopted by the City Council in the same meeting in which the proposed emergency ordinance is introduced, provided the proposed emergency ordinance receives a unanimous vote of all Councilmembers present when a vote regarding passage of the emergency ordinance is taken. An emergency ordinance is an ordinance deemed by the City Council necessary for the immediate preservation of public peace, property, health, safety, or necessary to maintain the usual daily operation of the City. Emergency ordinances shall state within the ordinance the emergency requiring immediate adoption by the City Council without introduction in a prior City Council meeting



Proposition C

Propositions C

Shall Section 7.1 of the City Charter be amended to designate that the councilmember elected to the At-Large position shall serve as the Mayor?

Measure C

Sec. 7.1. - Generally

- The governing body of the City shall consist of a five (5) member City Council under which four (4) of the Councilmembers are elected from the particular single-member district in which they reside, and one (1) City Councilmember is elected at large by the qualified voters of the City. The Councilmember elected to the at large position shall also serve as the Mayor. A Mayor shall be

- ~~• elected by the five (5) total elected Councilmembers, from among its members each of whom~~

- ~~• serve at the pleasure of the City Council.~~ The Mayor shall preside at meetings of the City Council, be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no administrative duties. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor. The City Council shall meet regularly at least once every month at such times and places as the Council may prescribe by rule. Special meetings may be held on the call of the Mayor or of the City Council. The City Council shall see that all ordinances necessary and proper for carrying out the powers and duties herein specified are passed, and that they are enforced by the City Manager. The City Council shall promote the welfare of the City and its inhabitants in any way deemed

proper subject only to limitations imposed by the Constitution, State law, and by this Charter.

*City continue current Mayor selection process, until May 2026

*Consent Decree Order 1985- Provided for how Mayor is elected through the Consent Decree.

All charter items subject to adoption by Council after the election and subject to legal review



Proposition D

Proposition D

Shall Section 7.1 of the City Charter be amended to require that all meetings of the City Council shall be held within the City of Taylor?

Measure D

Sec. 7.1. - Generally

The governing body of the City shall consist of a five (5) member City Council under which four (4) of the Councilmembers are elected from the particular single-member district in which they reside, and one (1) City Councilmember is elected at large by the qualified voters of the City. A Mayor shall be elected by the five (5) total elected Councilmembers, from among its members each of whom serve at the pleasure of the City Council. The Mayor shall preside at meetings of the City Council, be recognized as head of the City government for all ceremonial purposes and by the governor for purposes of military law, but shall have no administrative duties. The Mayor Pro Tem shall act as Mayor during the absence or disability of the Mayor. The City Council shall meet regularly at least once every month at such times and places as the Council may prescribe by rule. Special meetings may be held on the call of the Mayor or of the City Council. The City Council shall see that all ordinances necessary and proper for carrying out the powers and duties herein specified are passed, and that they are enforced by the City Manager. All City Council meetings presided over by the Mayor or Mayor Pro Tem in their duties as an elected official shall be held within the city limits of the City of Taylor. The City Council shall promote the welfare of the City and its inhabitants in any way deemed proper subject only to limitations imposed by the Constitution, State law, and by this Charter.



Proposition E

Referendum:

Proposition E

Shall Ordinance 2023-40, setting councilmember compensation at \$500.00 per regular meeting and setting mayor compensation at \$750.00 per regular meeting, be repealed?



Proposition F

Recommended Charter Change:

Proposition F

Shall Section 6.4 of the City Charter be amended to require the City Council to establish polling places consistent with the requirements of state law?

Measure F

Sec. 6.4. - Polling places.

Polling places shall be established by the City Council consistent with the requirements of state law.

~~The polling place for the election of City Councilmembers will be at a convenient location within each respective district. For all other elections the City Council may from time to time, create and designate such polling places within the City as may be deemed proper~~



Other items and next steps

Next Steps:

If good with drafts, January 25th First Reading of Ordinances

February 8th Call Election via Resolutions and Ordinances

May 4th Election

After elections: City Council will need to review results and all items subject to adoption by Council after the election and subject to legal review



Questions





City Council Meeting January 11, 2024 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 11
Agenda Title: Receive update presentation from Taylor College

Council Action to be taken: Receive update

Department Submitted: City Management

Staff Contact: Jeff Jenkins, Deputy City Manager

1. PURPOSE/DESCRIPTION

For this item, Temple College would like to provide an update regarding the current programs they are providing in Taylor and what is on the horizon.

The presenters from Temple College will be:

Billie Loguidice, External Relations and STEM Advisor
Dr. Susan Guzman-Trevino, Provost and Vice-President of Academic Affairs
DeDe Griffin, Vice-President of Workforce Development

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This is an update from Temple College regarding all their educational efforts and workforce training they are doing in Taylor.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• NA	• NA

4. RECOMMENDATION

Receive update.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

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

NA

8. ATTACHMENTS

11a. [PowerPoint presentation](#)

Strong Partnerships Build Strong Communities

“There is no power for change greater than a community discovering what it cares about.”

Margaret Wheatley



Temple College, the Modern Community College

- Certification & Degree Offerings in Critical High-Wage, High-Demand Fields
- State of the Facilities, Technology, & Equipment
- Automated Processes & Cross-training
- Top Industry Recognized Programs, Training & Instruction

Building a 21st Century Career & Economic Ecosystem
With **NEW:**

Opportunities
Experiences
Partnerships

- Front Door Experience & Support Services
- Philanthropic Support & Resources
- Innovation

- Workforce/ Employer Partnerships
- University Partnerships
- State & Federal Partnerships



The Changing Landscape Taylor and Central Texas



- Temple College at Taylor Campus
 - Electromechanical Engineering Technology (Industry 4.0, Electronics & Semiconductor Industries)
 - Multi-craft Training – Electrical, Mechanical Pneumatics, Hydraulics, Automation & Sensors
 - CADD Engineering Technology
 - Architectural & Construction Technology pathway: Unity, Architectural 3D Design/build Labs
 - Mechanical Engineering Technology pathway: CADD, Unity, Robotics, Prototyping, Engineering Design
 - Short-term Training – Industry Recognized Certifications
 - Certified Production Technician (CPT) Certification
 - New Community Education Coordinator
 - Adult Offerings
 - Embedding Certifications in Adult Education Courses
 - Adult Enrichment Courses
 - GED & ESL
 - Family Literacy
 - STEM Camps & Elementary Adoption
 - Rural Capital Workforce Solutions On-site

Earn a certificate or an Associates Degree with industry recognized credentials while you're still in high school!

- | | |
|--|--|
| • Safety (OSHA, 3M, NCCER) | • Fundamentals of Electricity (NC3) |
| • Certified Production Technician (MSSC) | • Mechatronics (NC3) |
| • AutoCAD User (Autodesk) | • Dremel 3D Printing (NC3) |
| • Inventor (Autodesk) | • Greenlee Wire Pathways & Bending (NC3) |
| • Revit (Autodesk) | • Industrial Maintenance Certification (NCCER) |
| • Industry 4.0 (NC3) | |

Temple College at Taylor Center

Serving Taylor – 25 years - opened in 1997

Data since 2002...

- **More than 2,581** College Credentials earned at the Taylor Center
- **More than 8,412** Students have taken a course at the Taylor Center
- **More than 154,639** College credits earned by students at the Taylor Center

What's Coming to Taylor...

Precision Agriculture & Sustainable Natural Resources



June 10-14 or July 21-27

- Amazing Machines
- Spy Bots/Drones
- Video Production

Construction Technology



2024 Summer Camps



July 8-12

- Battle Bots
- Forensic Science
- **LEGO®** | Movie Making

July 9

- Painting Class

Multi-Tech Medical Assistant: CMA+NCT+EKG+Phlebotomy AND...Summer Camps



With a grant through our Hispanic Serving Institution designation, Temple College and Taylor ISD have partnered to provide a college advisor to serve high school students by:

1. Providing post-secondary advising
2. Next steps to enrolling in Temple College
3. Texas Success Initiative testing, Parent info nights, FAFSA/ApplyTX graduation requirements, college and job fairs
4. Workshops and Guest Speakers that bring opportunities for young people



HSI
Hispanic Serving Institute
MSI
Minority Serving Institute

Summer Bridge

Two (2) weeks of hands-on STEM activities to inspire and prepare students for a successful transition into college.



Taylor High School Football vs. Rockdale High School



Temple College and Taylor ISD Partnership: Legacy Early College High School



High-wage, High-demand industry-
recognized certifications (IBC), certificates
and degrees available on-site.

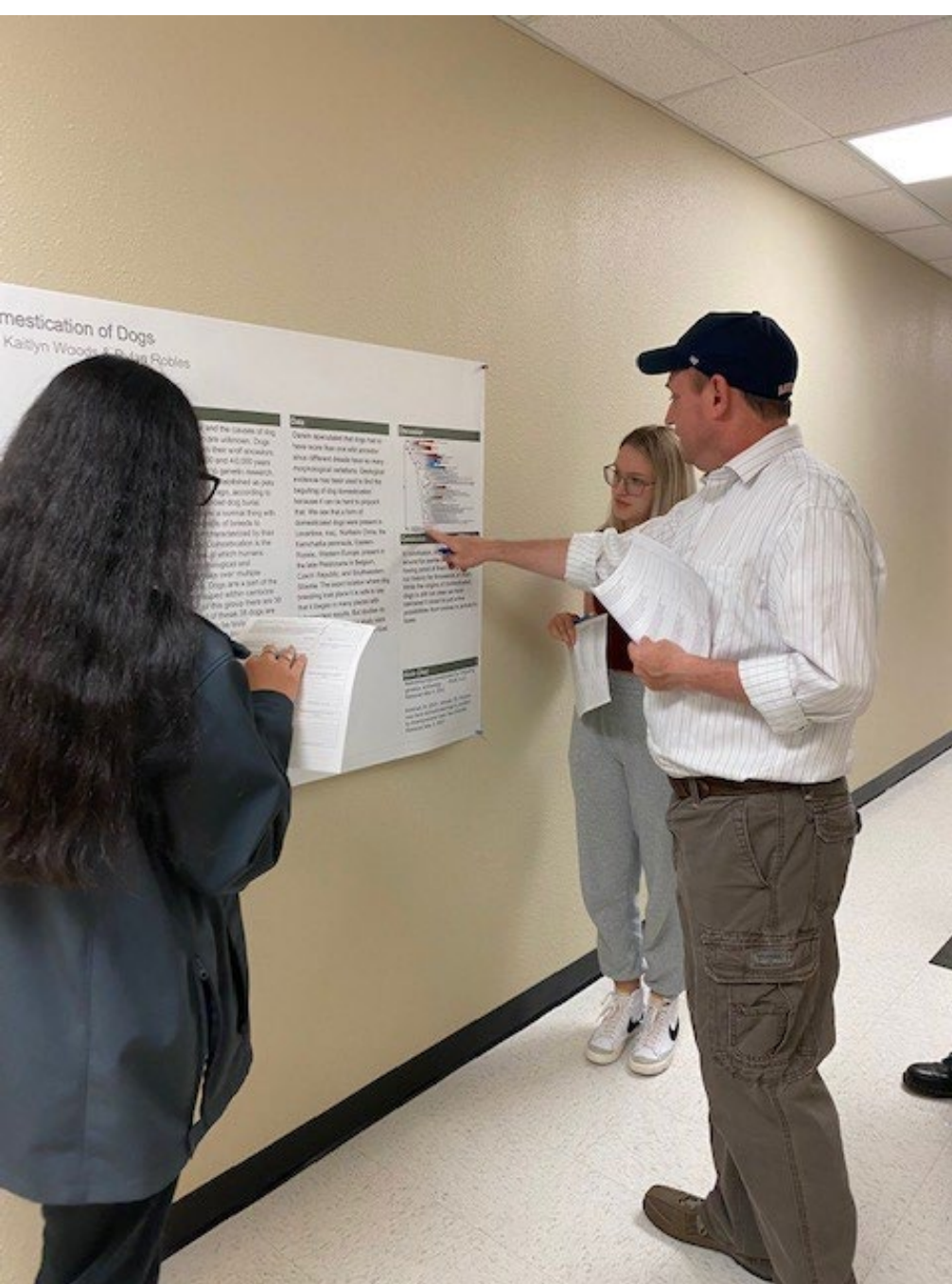


Legacy ECHS



- In 2006, Taylor ISD and Hutto ISD partnered to establish the first rural Early College High School (ESCHS) in Texas.
- Early college high schools blend high school and college in a rigorous yet supportive program, compressing the time it takes to complete a high school diploma and the first two years of college.
- Named by the inaugural class, Legacy ECHS students have truly taken on the challenge and opportunities of education.





- Legacy students earn their associate degree before they graduate from high school.
- Many Legacy ECHS graduates are accepted into competitive selection schools:

Texas A&M University
The University of Texas at Austin
Texas Tech University
Texas State University

- Other graduates go directly into the workforce to places such as Samsung.

Developing Your Future Workforce





City Council Meeting

January 11, 2024

Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 12

Agenda Title: Presentation to Council of Airport Master Plan

Council Action to be taken: Receive presentation

Department Submitted: Public Works (Airport)

Staff Contact: Jim Gray, Public Works Director
Stacey Batch, Airport Manager

1. PURPOSE/DESCRIPTION

The purpose of this presentation is to provide Council with an overview of the Master Plan for the Airport. Presentation by JViatic.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Taylor Municipal Airport currently does not have an executed Airport Master Plan.

- A completed Airport Master Plan will allow the Taylor Municipal Airport move forward with a concise and well-organized development plan that allows for the proper sequencing of growth at the airport.
- TxDOT Aviation, City leaders and Staff suggested that the airport move forward with a Master Plan to help guide the City and airport in a concentrated plan that considers future growth and development. This will allow better planning with federal and state funding.
- Council approved the resolution on January 13, 2022, to have JViatic provide a Master Plan for the Airport.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Gives the airport directional plan to move forward with growth and development. • Provides an inventory and analysis of current assets that enhances the future development of the airport.	• No guidance to the airport or City on future projects and costs.

4. RECOMMENDATION

Receive presentation.

5. FUNDING SOURCE

90% TxDOT Aviation Grant – 10% TxDOT Airport funding Group 1 ARPA – Total cost to City \$0.

6. TIMELINE

Next steps are TxDOT and FAA approval.

7. OTHER OPTIONS (In order of preference)

Reject presentation.

8. ATTACHMENTS

12a. [Master Plan PowerPoint](#)



TAYLOR MUNICIPAL AIRPORT

MASTER PLAN



City Council Briefing

January 11, 2024

Project Overview and Status



Summary of the Visioning Exercise

Value of the Airport

- Improved access to Taylor with proximity to Austin
- Well-positioned to support growing technology-based industry
- Economic asset for the City and region

2033 Vision

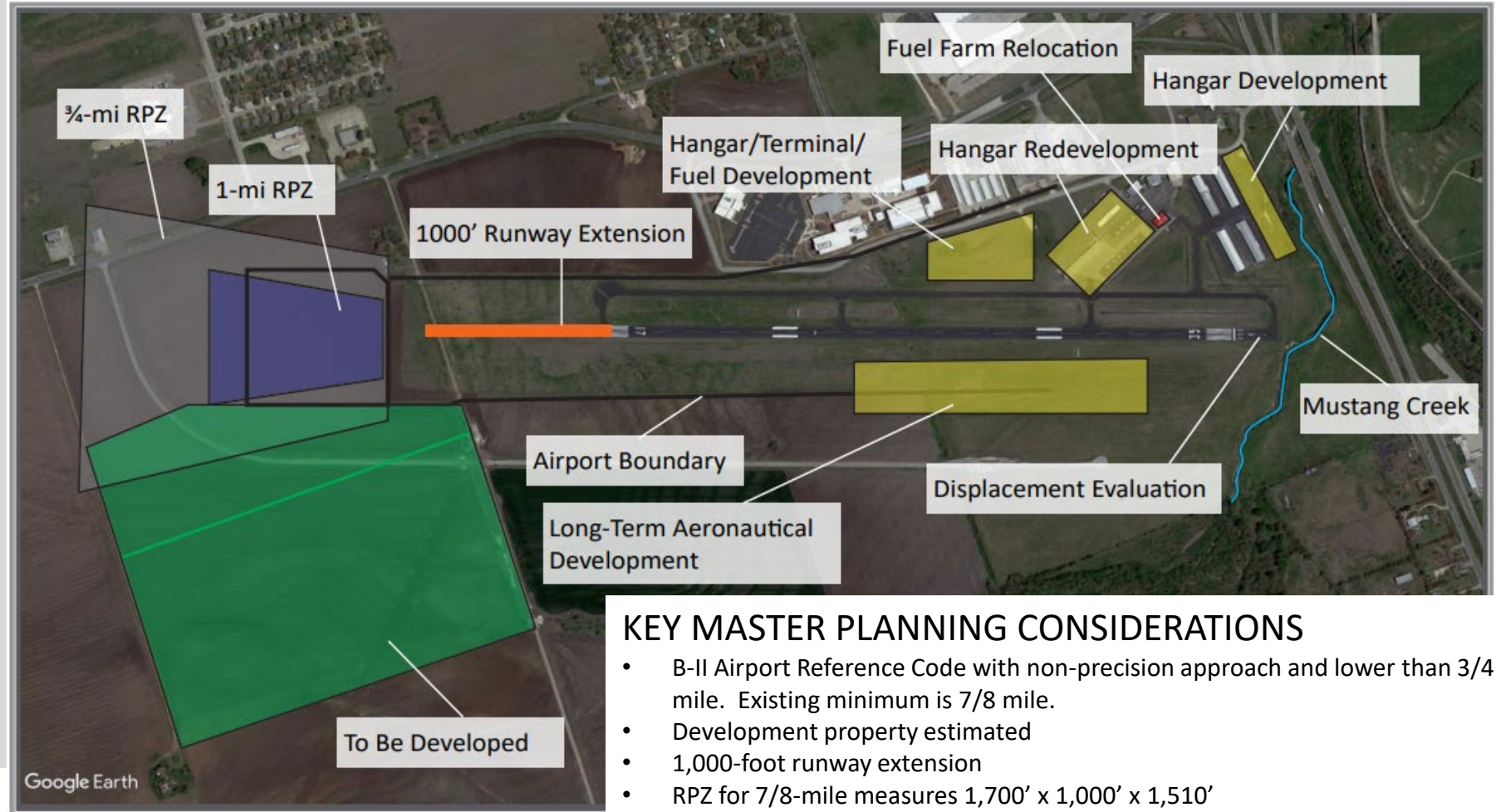
- Small-town airport with advanced services and amenities
- Extended runway to accommodate corporate aircraft
- Welcoming and well-designed terminal facility
- Convenient fueling facilities and service options
- Full range of hangar options to accommodate a wide range of based aircraft
- Competitive pricing, great facilities, and exceptional customer service

**Best Little Airport in
Central Texas**



Goals of the Master Plan

- Establish a flexible and sustainable vision to meet the demands of today and tomorrow
- Maximizes use of runway and airport property
- Addresses areas of concern
- Builds stakeholder understanding and advocacy
- Prepares for the next generation of flight
- Others?



KEY MASTER PLANNING CONSIDERATIONS

- B-II Airport Reference Code with non-precision approach and lower than 3/4 mile. Existing minimum is 7/8 mile.
- Development property estimated
- 1,000-foot runway extension
- RPZ for 7/8-mile measures 1,700' x 1,000' x 1,510'
- Increasing minimums to one mile would reduce RPZ to 1,000' x 500' x 700'

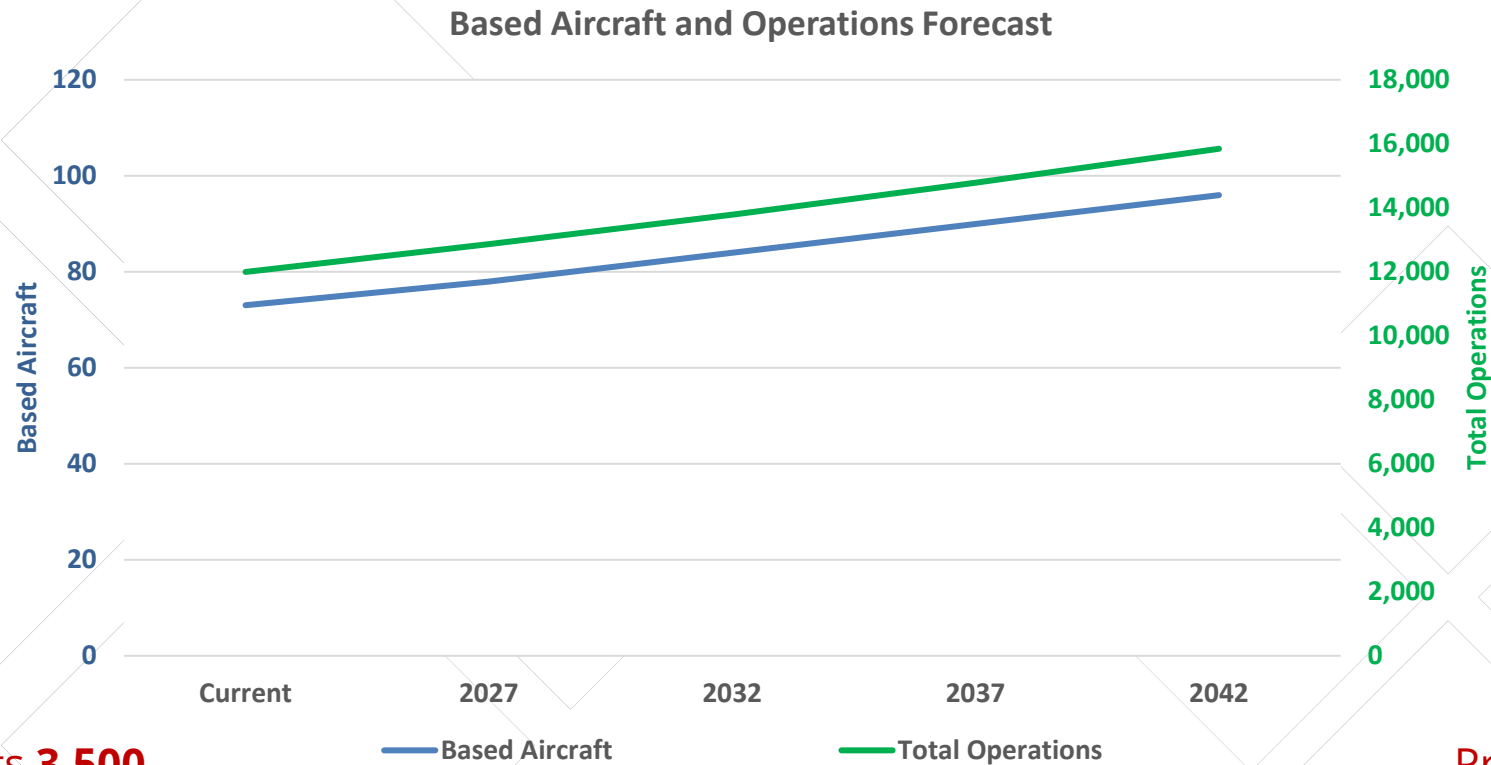
Forecasting Approval

Based Aircraft Projections

Expected to increase from 73 to 96 over the 20-year period

Operations Projections

Expected to increase from 12,000 to 15,847 over the 20-year period



NEW

Virtower software reports **3,500 – 4,500** monthly operations

Projections are within FAA forecast tolerances

Critical Design Aircraft

- Based on 500 operations.
- Taylor is designated as B-II and is expected to retain that designation.
- Critical Design Aircraft expected to transition from King Air 200 (turboprop) to Cessna Citation V (jet).

Aircraft Approach Category (AAC)	
Approach Category	Approach Speed
A	< 91 knots
B	91 knots - < 121 knots
C	121 knots - < 141 knots
D	141 knots - < 166 knots
E	166 knots or more

Aircraft Design Group (ADG)		
Design Group	Wingspan	Tail Height
I	< 49 feet	< 20 feet
II	49 feet - < 79 feet	20 feet - < 30 feet
III	79 feet - < 118 feet	30 feet - < 45 feet
IV	118 feet - < 171 feet	45 feet - < 60 feet
V	171 feet - < 214 feet	60 feet - < 66 feet
VI	214 feet - < 262 feet	66 feet - < 80 feet

Establishes airfield design criteria – runway length, safety areas, protection zones, etc.

A-I



Cessna 150

A-II



Pilatus PC-12

B-I



Beechcraft King Air 100

B-II



Citation V

B-III



ATR 72

C-I



Lear 60

C-II



CL 604 Challenger

C-III



Airbus 319

D-II



Gulfstream IV (G450)

D-IV



Boeing 757

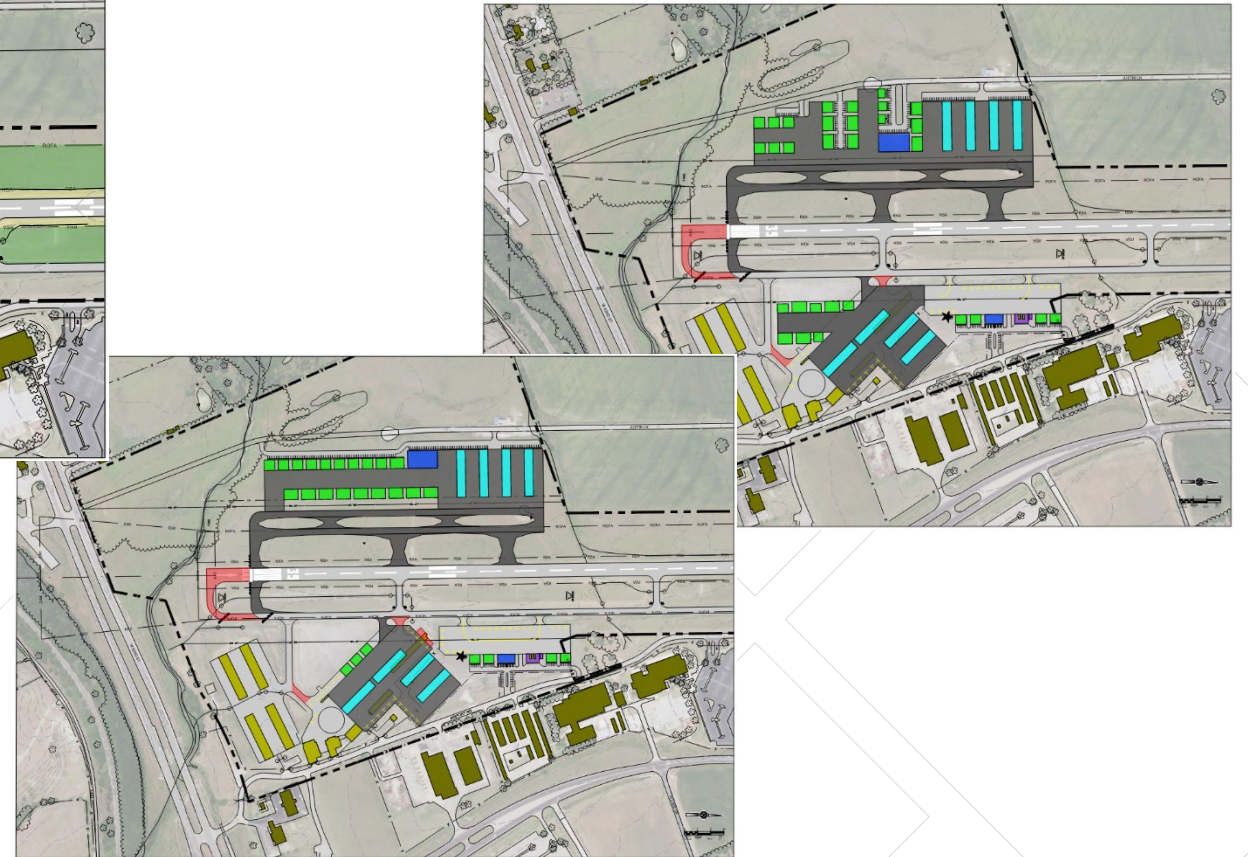
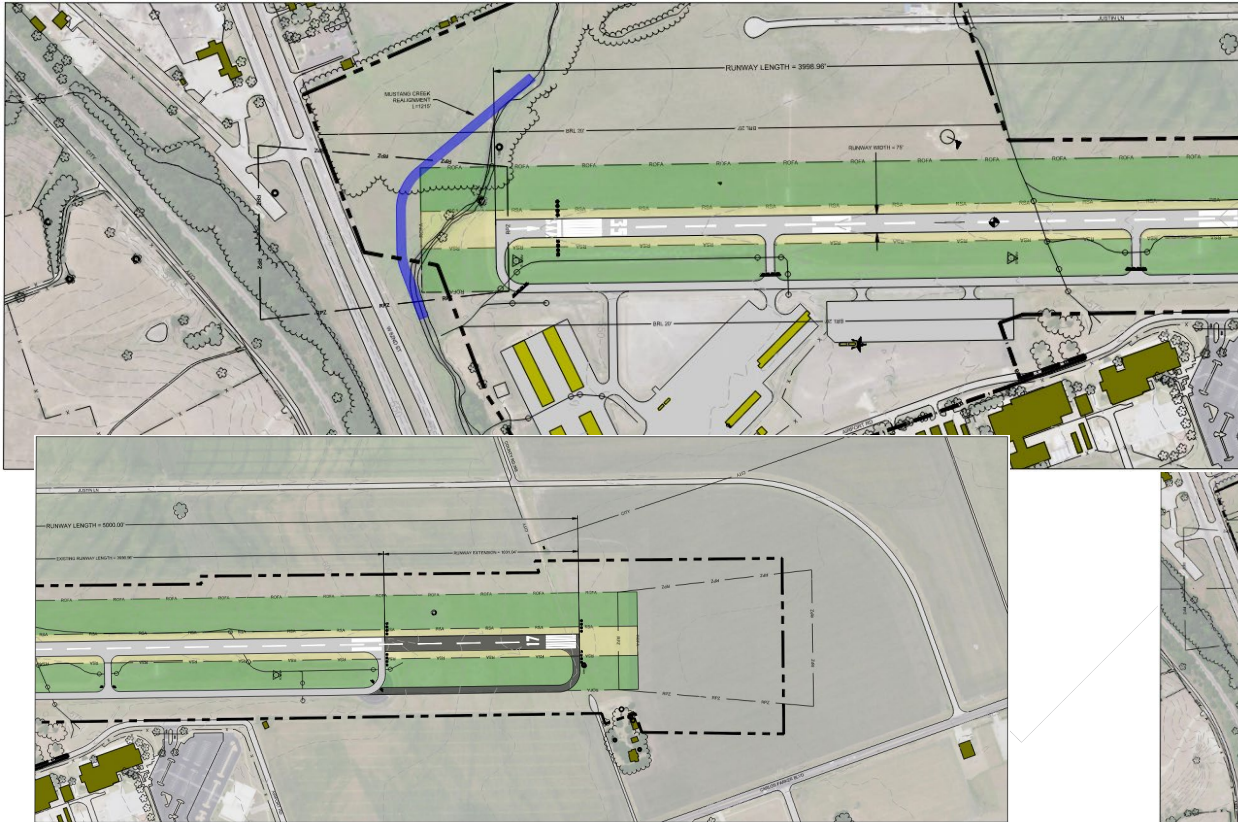
Facility Requirements

Facility	Future Requirement
Runway	Extend Runway 17/35 by at least 1,000 feet or more.
Runway Protection	Address the non-standard RSA condition at the Runway 35 end.
Pavement Strength	Increase runway, taxiway and apron pavement strength to 30,000 lbs.
Taxiway	Realign apron-to-taxiway connector to avoid direct runway access. Extend parallel taxiway with runway extension.
Landing Aids	Relocate landings aids and lights associated with runway extension. Install REILs at each runway end. New GPS approach to Runway 35, possible increased minima on Runway 17 approach
Communications	Change Common Traffic Advisory Frequency (122.8 MHz) to a different frequency.
Weather Reporting	Relocate/Avoid AWOS with any development on the west side of the Airport.

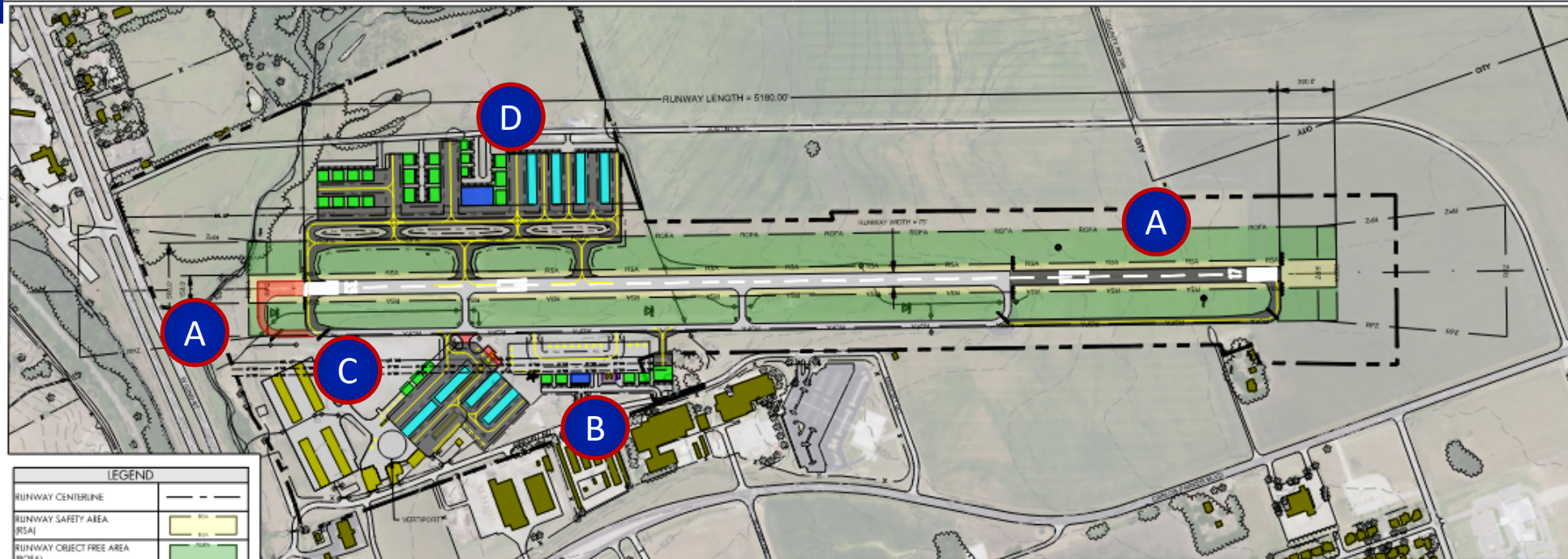
Facility	Future Requirement
Terminal Building	Construct new terminal building at least 6,250 square feet. Include Restaurant.
Auto Parking and Roadway Access	Provide at least 30 additional vehicle parking spaces at new terminal. Also, install an airport sign, unique to T74, near the entrance of the Airport.
Hangar Development	Construct at least 30,000 square feet of T-hangar space (2 - 12-unit structures) and 36,000 square feet of box/corporate hangar space (5 large hangars).
Apron Development	Provide 212,000 square feet of additional aircraft apron space with additional hangar development
Fuel Storage and Dispensing System	New fuel system being installed near new apron. (2 – 12,000-gallon tanks).
Fencing, Gates, Security Systems	Install additional controlled access gates at any new access points.

4 – Airfield alternatives to extend the runway

3 - Landside alternatives to accommodate demand and maximize long-term opportunities



Recommended Plan and Phasing



LEGEND	
RUNWAY CENTERLINE	---
RUNWAY SAFETY AREA (RSA)	Yellow
RUNWAY OBJECT FREE AREA (ROFA)	Green
RUNWAY PROTECTION ZONE (RPZ)	White
PROPERTY LINE	---
EXISTING CONTOURS	---
EXISTING RUNWAY/TAXIWAY/APRON	Grey
FUTURE RUNWAY/TAXIWAY/APRON	Dark Grey
EXISTING HANGARS	Light Green
EXISTING BUILDINGS OFF-AIRPORT	Dark Green
FUTURE HANGARS	Light Green
FUTURE THANGARS	Light Green
FUTURE TERMINAL	Blue
FUTURE FUEL FARM	Purple
PAVEMENT REMOVAL	Red

NOTES	
EXISTING RUNWAY CONDITIONS	
- RW-17 BASED ON RDC OF BII (VISIBILITY NOT LESS THAN 1-MILE)	
- RW-35 BASED ON RDC OF BII (VISUAL)	
- RUNWAY WIDTH = 75'	
- ROFA WIDTH = 500' X 300'	
- RSA WIDTH = 1500' X 300'	
- RPZ DIMENSIONS	
- RW-17 = 500' X 700' X 1000'	
- RW-35 = 500' X 700' X 1000'	

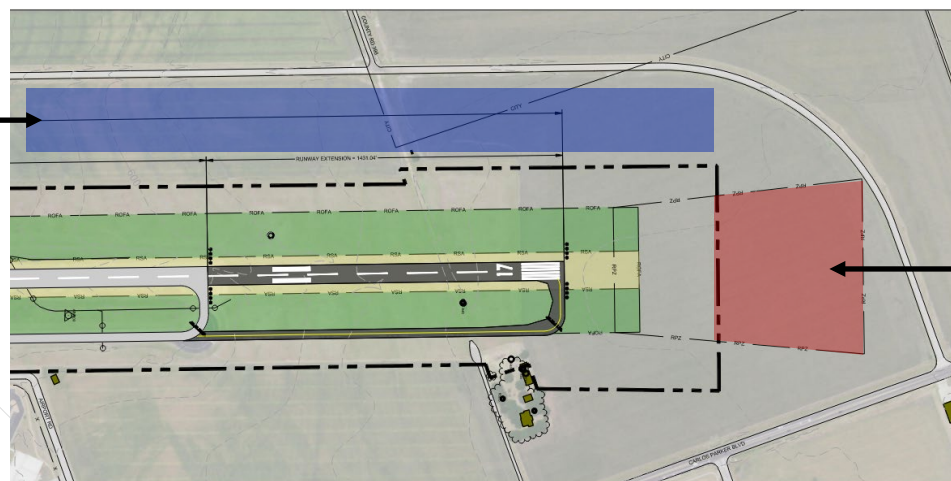
Item	Project	Estimated Cost	Phasing / Timeframe
A	Rwy/Twy Extension & Displacement Removal	\$4,172,000	0-5 Years
B	New East Apron Development	\$12,047,000	0-5 Years
C	Existing Southeast Apron Development	\$13,256,000	5-10 Years
D	West Side Development	\$52,777,000	10-20 Years

A. Runway/Taxiway Extension, Displacement Removal

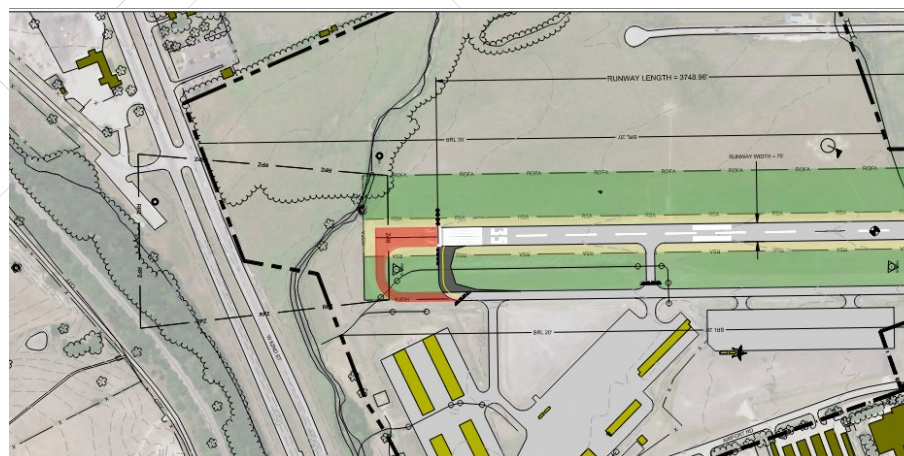
Steps for a Runway Extension

- Runway Length Analysis – support by operations data or LOIs from users/tenants
- Necessary property acquisitions, zoning ordinances
- Environmental Assessment (12-18 months, \$100-\$200k)
- State Level Review – cost, projects, airports within 30-miles, other issues
- Federal Level Review – eligibility, documentation, forecasts/demand, benefit cost analysis, funding priorities

Non-aeronautical
requires 7460



Ownership or
Avigation Easement



KEY PLANNING CONSIDERATIONS

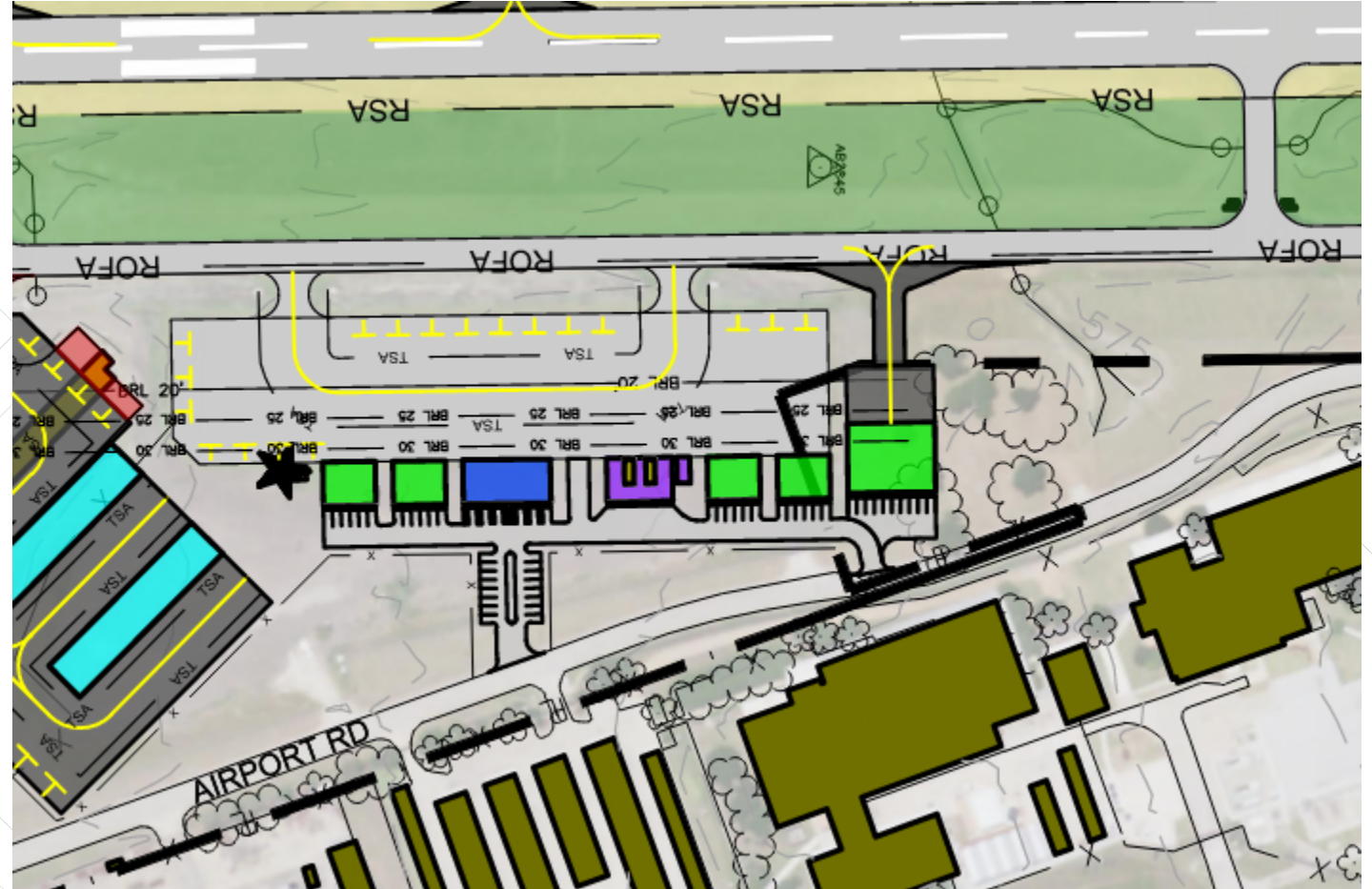
- B-II Airport Reference Code with non-precision approaches of 1-mile or greater.
- Increasing minimums to one mile would reduce RPZ to 1,000' x 500' x 700'
- EDC-purchased property allocated to Airport
- Displacement removal and extension results in 5,180' runway length

Cost: \$ 4,172,000

Phase: 0-5 years

B. New East Apron Development

- Consistent with current Terminal Area Development Plan
- Terminal Building with restaurant, offices, meeting room, flight planning, etc.
- Fuel farm with self-serve pump and fuel truck parking
- 5 Box hangars for larger tenants/businesses
- Vehicle access and parking
- Additional tiedowns for based and transient aircraft parking



Cost: \$ 12,047,000 Phase: 0-5 years

C. Existing Southeast Apron Development

- Modifications to current Terminal Area Development Plan
- Maintains new and old apron separation due to topography
- 4 10-unit T-hangars, aligned on expanded apron to maximize aircraft flow and tiedowns
- 3 Box hangars for larger tenants/businesses
- Designated vertiport
- Fuel tanks replaced with tiedowns
- Modified taxiway connector
- Maintains area for stormwater



Cost: \$ 13,256,000 Phase: 5-10 years

D. West Side Development

- Large Terminal/FBO building with maintenance hangar, offices, flight training facilities, etc.
- 4 10-unit T-hangars
- 20 box hangars to accommodate a large variety of aircraft and businesses
- Extension of Justin Lane to Hwy 79 as entrance to west side
- Vehicle access and parking
- Taxiway/apron allows for efficient aircraft flow and staging
- Multiple runway connectors



Cost: \$ 52,777,000 Phase: 10-20+ years

ALP Snapshot

TAYLOR MUNICIPAL AIRPORT

TAYLOR, TEXAS
AIRPORT LAYOUT PLAN
NOVEMBER 2023



SPONSOR APPROVAL	
NAME	_____
TITLE	_____
DATE	_____



WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL



TAYLOR MUNICIPAL AIRPORT
(T74)
TAYLOR, TEXAS

DES: VB	ISSUE RECORD		
DR: VB	NO.	BY	DATE
CH: TD			
APP: TD			

DRAFT

2023 AIRPORT LAYOUT
PLAN

NOTES

1. EXISTING AND FUTURE CONDITIONS SHOWN AS (E/F)
2. ALL ROAD ELEVATIONS INCLUDE TRUNKWAY ADJUSTMENTS OF 20 FOR HIGHWAYS, 15 FOR INTERCITIES/HIGHWAYS, 10 FOR OTHER PUBLIC ROADS AND 5 FOR PRIVATE ROADS
3. ALL VERTICAL ELEVATIONS NAD83 AND MEAN SEA LEVEL (MSL)
4. ALL HORIZONTAL COORDINATES: NAD83/1983
5. VERTICAL CURVE DATA: ALL ADJUSTED TO DESIGN STANDARDS AND SURVEYS SUBJECT AREA NO. 150/130/30
6. BUILDING RESTRICTION LINE (BRL) SHOWS APPLICABLE OPERATIONAL RESTRICTIONS (E.G. SIGN, AND SIGNAGE) DESIGN, ROPS, AND PART 77 TRANSPORTATION SURVEYS ESTABLISHED AS PER SET)

SOURCES

THE SITE PLAN AND LINE WORK IS BASED ON THE PLANIMETRIC MAPPING INFORMATION COLLECTED BY RECONSTRUCTION IN 2022.

CONTOUR SOURCE: 2020, 3DPE WORK PROJECT "LEASAS HANA MMS, 2019"

TxDOT CONDITIONALLY APPROVED

NAME _____

TITLE _____

DATED _____

CASE NO _____

SPONSOR APPROVAL

NAME _____

TITLE _____

DATED _____

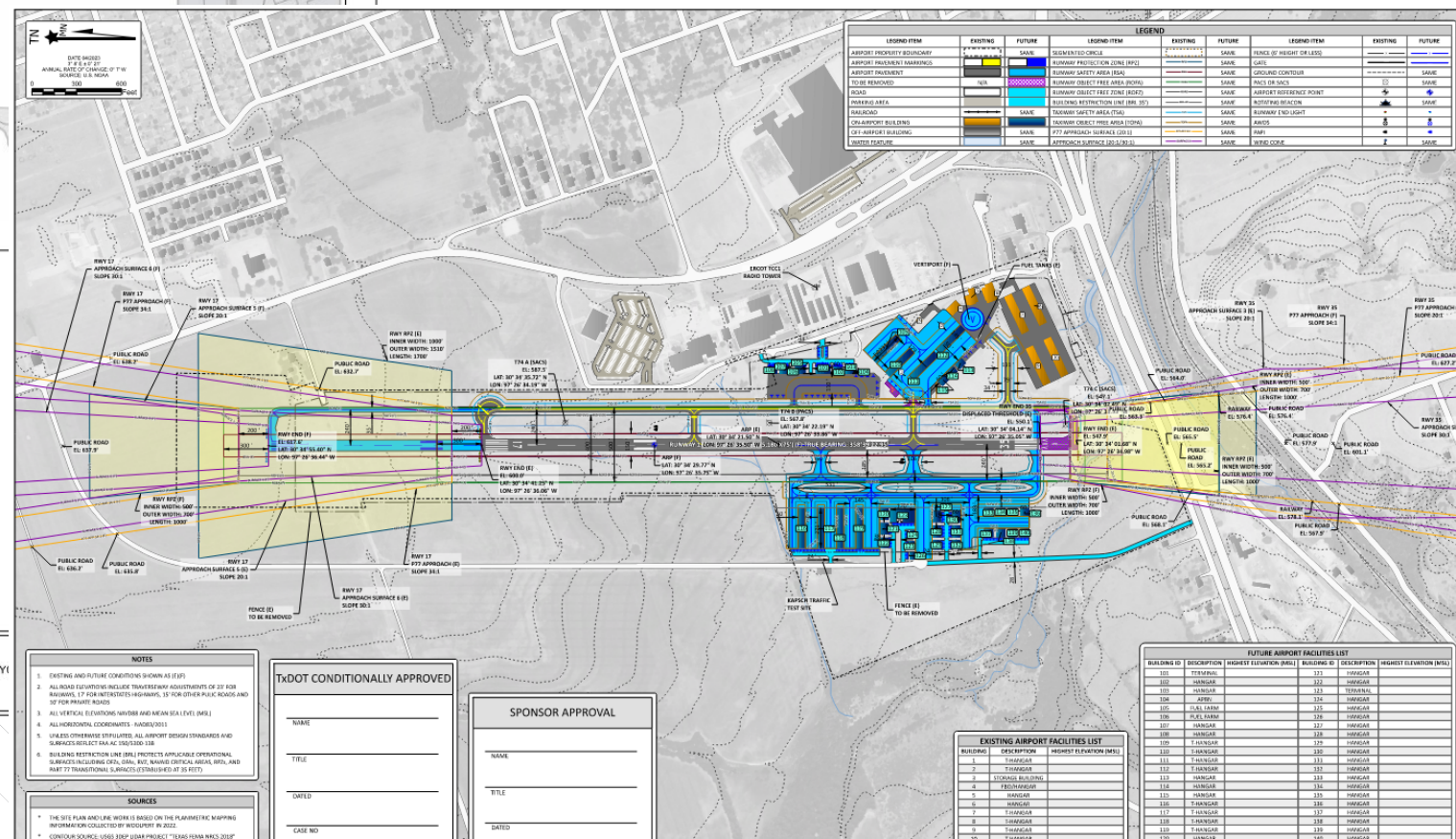
DES: VB	ISSUE RECORD		
DR: VB	NO.	BY	DATE
CH: TD			
APP: TD			

DRAFT

2023 AIRPORT
PLAN

FUTURE AIRPORT LAYOUT PLAN

SHEET NO.
4 of 11



Next Steps

- Complete Implementation Plan Chapter
- Finalize Airport Layout Plan Set
 - Submit to TxDOT for review/approval
- Deliver final Master Plan documents

Questions, Comments?



Thank You



City Council Meeting January 11th, 2024 Transmittal Letter

STRATEGIC PILLAR

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

Agenda Item #: 13

Agenda Title: **Consider agreement with the C.T. Brannon Corporation for Architectural/Engineering Services for the Doris Roznovak Aquatic Center reconstruction.**

Council Action to be taken: Take action on agreement.

Department Submitted: Parks and Recreation

Staff Contact: Tyler Bybee, Parks and Recreation Director

1. PURPOSE/DESCRIPTION

Presentation and consideration on agreement for architectural/ Engineering services for the Doris Roznovak Aquatic Center Renovation project

2. BACKGROUND / PRIOR COUNCIL ACTIONS TAKEN

The City of Taylor continues to grow and with managing this growth, the city needs to ensure we provide adequate quality of life facilities. The current Doris Roznovak Aquatic Center has major structural flaws that have led to large amounts of water loss. In the Summer 2022 the City engaged Councilman Hunsaker Aquatics to perform an audit of the pool. The findings of this audit revealed major structural flaws to the pool shell, stainless steel edging and underdeck pipe breaks. Reconstruction of the pool was recommended, and the city issued a Certificate of Obligation to fund the pool reconstruction in July of 2022 in the amount of \$5,325,000.

To address the failing pool structures, an RFQ was issued to select a firm to assist with programming, planning, design, and reconstruction of a new Aquatic Center. The RFQ was awarded to the C.T Brannon Corporation at the November 16th, 2023 City Council Meeting. The agreement and scope of work have been negotiated and finalized with staff seeking approval to move forward.

3. STAFF ANALYSIS (How and Why)

Brannon has divided their scope of work into six phases:

- Conceptual Phase
- Schematic Design
- Design Development

- Construction Documents
- Bidding and Negotiation
- Contract Administration

Brannon has provided the attached preliminary schedule that meets the goals of a May 2025 opening of the new facility. The total design/engineering fee per this agreement is \$232,000. Staff plans to bring an agreement with HDR Engineering for Project Management and Inspection to Council at a future meeting.

4. RECOMMENDATION

Staff recommends approval of agreement

5. FUNDING SOURCE

Certificate of Obligation 2023

6. TIMELINE

Attached

Tentative Construction start date September 2024

Tentative new pool opening May 2025

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

N/A

8. ATTACHMENTS

13a. [PowerPoint Presentation](#)

13b. [Agreement/Scope of work](#)

13c. [Preliminary Schedule](#)

*Consider agreement with the
C.T. Brannon Corporation for
Architectural/Engineering
Services for the Doris Roznovak
Aquatic Center reconstruction.*

City Council Meeting Presentation
January 11th, 2023

History of the Project

- At the May 2022, Council/Staff Retreat we discussed the major issues that were present at the Aquatic Center. Those included water loss, failing of the stainless-steel edging around pool, and other possible structural issues.
- In the Summer 2022 the City engaged Councilman Hunsaker Aquatics to perform an audit of the pool. The findings of this audit revealed major structural flaws to the pool shell, stainless-steel edging and underdeck pipe breaks. Reconstruction of the pool was recommended, and the city issued a Certificate of Obligation to fund the pool reconstruction in July of 2022 in the amount of \$5,325,000.

Information Gathering

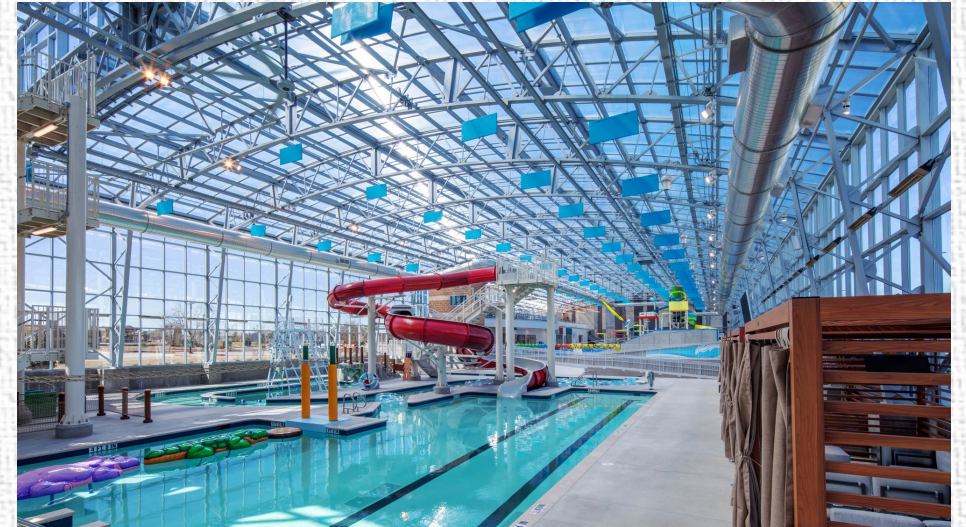
- After the Debt issue, staff began exploring options to reconstruct the pool. The idea of a Design/build project was explored and a 3 pool options that were estimated to fit the budget were created and discussed at multiple Parks board meetings. In the Spring/ Summer of 2023, staff engaged the community on their wants/wishes for a new pool. This included an online survey and engagement at multiple community events.

Request for Qualifications

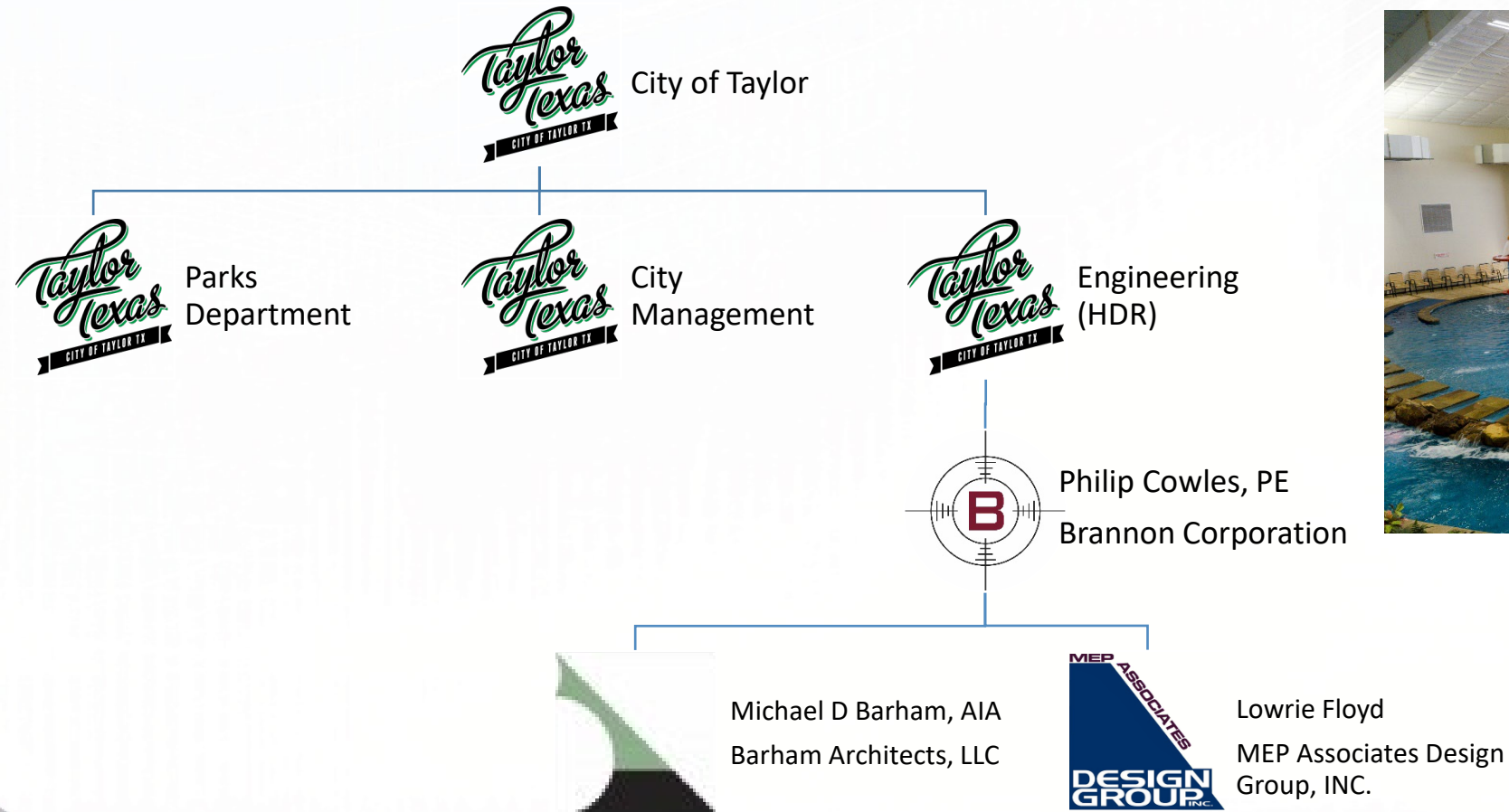
- The idea of a Design/Build project was deemed not the best path forward and staff engaged in a more traditional Design/Bid/Build format for the project. A Request for Qualifications was issued to select a firm to assist with programming, planning, design, and reconstruction of a new Aquatic Center. The RFQ was awarded to the C.T Brannon Corporation at the November 16th, 2023 City Council Meeting. The agreement and scope of work have been negotiated and finalized with staff seeking approval tonight to move forward.



- Celebrating 46 years: 1977-2023
- We have experience with:
 - Municipal waterparks
 - For profit private waterparks
 - Kalahari Round Rock, Typhoon Texas Pflugerville, Bryan Aquatic Center Renovations
- We aim to create a unique solution for your site, budget and project scope.
- We diagnose existing facilities and propose project specific designs.



ORGANIZATION CHART



Project Scope

Brannon has divided their scope of work into six phases:

- Conceptual Phase
- Schematic Design
- Design Development
- Construction Documents
- Bidding and Negotiation
- Contract Administration

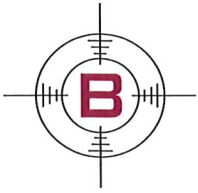
Proposed Timeline and Financials

- Brannon has provided preliminary schedule that meets the goals of a May 2025 opening of the new facility.
- The total design/engineering fee per this agreement with Brannon is \$232,000.
- Staff plans to bring an agreement with HDR Engineering for Project Management and Inspection on this project Council at a future meeting.

Recommendation

- Staff recommends approval of agreement with the C.T. Brannon Corporation for Architectural/Engineering Services for the Doris Roznovak Aquatic Center reconstruction.

Questions??



THE C.T. BRANNON CORPORATION

AQUATIC CONSULTANTS

| CIVIL ENGINEERS

| AIRPORT CONSULTANTS

STATE OF TEXAS§

COUNTY OF WILLIAMSON §

ENGINEERING AGREEMENT

This is an Agreement entered into by and between the **CITY OF TAYLOR** (hereinafter called "OWNER") and **THE C.T. BRANNON CORPORATION** a corporation of Tyler, Smith County, Texas (hereinafter called the "ENGINEER") acting herein by and through **Travis A. Bozick, P.E., Vice President** and **Robert A. Breedlove, P.E., Vice President**.

SECTION 1: PROJECT DEFINITION AND SCOPE OF WORK:

- 1.01 The Owner's project is generally identified as AQUATIC FACILITY RENOVATION (hereinafter called "Project").
- 1.02 The Owner employs the Engineer and Engineer agrees to perform the professional services identified in **Attachment I, Scope of Work**.
- 1.03 Engineer may furnish services in addition to the services listed above in Section 1.02, if authorized by Owner. Owner shall not be responsible for Engineering fees and costs for services in addition to the services listed in Section 1.02 unless duly authorized Owner. Additional Services may include:
 - A. Significant changes in the scope, size, complexity, phasing, or character of construction of the Project requested in writing by Owner.
 - B. Revisions, elected by the Owner after giving previous approval of studies, reports, design documents, drawings or specifications. No additional fees shall be owed the Engineer by Owner if the revision(s):
 - 1) is required by regulating authorities or to bring the design into compliance with applicable codes or ordinances
 - 2) is required as a result of the Engineer's error or omission.
 - C. Additional time and expense necessitated by out-of-county (Smith County) travel required by the Engineer to visit the Project site or consultation in the Owner's office.
 - D. Time and expense when serving as expert witness or consulting with the Owner regarding actual or potential litigation concerning the Project. Owner shall not be responsible for the cost of Engineer's time or expenses incurred by Engineer if a claim has been made against the Engineer or the Engineer is a party to the litigation.
 - E. Service provided by a Resident Project Representation (RPR) during the construction phase of the Project. If requested in writing by the Owner, one or more full-time RPR will be furnished and directed by the Engineer in order to provide more extensive representation at the project site during the construction phase. This paragraph, however, shall not restrict the Owner from employing other persons for the purpose of full or part time inspection of the project.

- F. Additional or extended services during the construction made necessary by:
 - 1) work damaged by fire, flood, wind, vandalism, acts of God, or other cause by construction
 - 2) prolongation of the construction contract time by more than 25 percent
 - 3) acceleration of work schedules involving services beyond normal working hours
 - 4) construction contract default due to delinquency or insolvency of the construction contractor.
- G. Additional services in connection with the Project not otherwise provided for in the above scope of work for this agreement.
- H. Additional copies of plans and specifications.
- I. Furnishing of additional copies (beyond the basic construction contract sets) of reports and additional prints of drawings, specifications, and construction contract documents.
- J. Investigations involving detailed consideration of operation, maintenance, and overhead expenses; and the preparation of rate schedules, earnings and expense statements, feasibility studies, appraisals, and valuations; detailed quantity surveys of material and labor; and material audits or inventories required for certification of force account construction performed by the Owner.
- K. The preparation of instruction manuals or of operation and maintenance manuals beyond those furnished with fixtures and equipment incorporated into the job.
- L. Preparation of boundary survey, plats, legal descriptions, or deeds; record search, abstracting of ownership or other related surveyor work.

SECTION 2: FEES AND EXPENSES:

2.01 Basis of Payment – Fixed Fee

- A. Owner shall pay Engineer for the engineering services described in Attachment I, Scope of Work a fixed fee in the amount of Two Hundred Thirty-Two Thousand Dollars and No Cents (\$232,000.00). The schedule of payment based on the total fee earned at the completion of each phase is:

1) Conceptual Design	\$ 34,800
2) Schematic Design	\$ 23,200
3) Design Development	\$ 46,400
4) Construction Documents	\$ 69,600
5) Bidding & Negotiation	\$ 23,200
6) Contract Administration	\$ 34,800
- B. The portion of the compensation amount billed monthly shall be (1) based upon Engineer's estimate of the percentage of the total services actually completed and/or (2) based upon the detailed invoices for those employees working on the Project. Cumulatively the partial invoices shall not exceed the fixed fee stated above unless changes in the scope of work are authorized by Owner.

2.02 Additional Services: For additional services, Owner shall pay Engineer an amount equal to the cumulative hours charged to the Project by each class of Engineer's employees multiplied by their standard hourly rates for each applicable labor designation, plus reimbursable expenses and Engineer's consultants' charges, if any. Engineer's standard hourly rates are attached as Attachment II. The hourly rate sheet may be updated on a yearly basis.

- A. The anticipated fee for each site visit in excess of the number included in the attached Scope of Work is \$2,000.00. This fee does not include time for preparation of site reports or other documentation.

SECTION 3: PAYMENT PROCEDURES:

- 3.01 Engineer shall submit a detailed invoice to Owner each month for services performed and expenses incurred during the prior month.
- 3.02 Payments shall be made payable to The C. T. Brannon Corporation and remitted to the mailing address: P.O. Box 7487, Tyler, Texas 75711, or physical address: 1321 S. Broadway Ave., Tyler, Texas 75701.
- 3.03 Engineer's invoice is due and payable upon receipt.
- 3.04 Engineer reserves the right to stop work on the Project if payment of an invoice is past due.
- 3.05 Payment of an invoice shall not be withheld from Engineer for Engineering fees and expenses based on the Contractor's failure to perform; nor shall Engineer's fees be reduced in the event the amounts owing under any Construction Contract are reduced by change order, settlement, or litigation.
- 3.06 Payment for services rendered by Engineer is not contingent on receipt by Owner of any project financing, settlement, capitalization, grant awards or other funding.
- 3.07 Engineer agrees to "Paid when Paid" terms, within reason. Regardless, Engineer shall be paid the full amount of his invoice within 90 to 120 days past the date of said invoice. Ultimately, payment by the Owner to the Engineer shall not be contingent on Owner's receipt of payment or funding from a third party.

SECTION 4: TERMINATION:

- 4.01 If the Owner fails to make payments to the Engineer in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Engineer's option, cause for suspension of performance of services under this Agreement. If the Engineer elects to suspend services, the Engineer shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Engineer shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Engineer all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Engineer's services. The Engineer's fees for the remaining services and the time schedules shall be equitably adjusted.
- 4.02 If the Owner suspends the Project, the Engineer shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Engineer shall be compensated for expenses incurred in the interruption and resumption of the Engineer's services. The Engineer's fees for the remaining services and the time schedules shall be equitably adjusted.
- 4.03 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Engineer, the Engineer may terminate this Agreement by giving not less than seven days' written notice.
- 4.04 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.
- 4.05 The Owner may terminate this Agreement upon not less than seven days' written notice to the Engineer for the Owner's convenience and without cause.

SECTION 5: ADDITIONAL OBLIGATIONS OF ENGINEER:

- 5.01 The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be of the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties or guarantees, express or implied, under this Agreement or otherwise, in connection with Engineer's services.
- 5.02 Subject to the foregoing standard of care, Engineer and its' consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

SECTION 6: ADDITIONAL OBLIGATIONS OF OWNER:

- 6.01 Owner shall furnish, at the Owner's expense, all information, reports, data, surveys and instructions available to Owner and required by Engineer to perform this Agreement.

The Engineer may use such information, requirements, reports, data, surveys and instructions in performing his services and is entitled to rely upon the accuracy and completeness thereof.
- 6.02 Owner shall make all necessary provisions for Engineer to lawfully enter upon public and private lands required for Engineer to perform his work under this Agreement. Owner shall obtain all easements, right-of-way, and fee simple lands required by State Regulatory Agencies and/or for the construction of the Project and bear all costs incident thereto including surveying, abstracting, easement preparation and appraisals.
- 6.03 Owner shall pay all fees imposed by local, State, or Federal regulatory agencies to review and approve of completed plans and specifications requiring regulatory approval.

SECTION 7: LIMITATIONS:

- 7.01 Engineer shall at no time supervise, direct, control, or have authority over any contractor's work. Nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor.
- 7.02 Engineer and Owner agree job site safety, compliance with OSHA regulations, safety precautions and programs incident thereto, for security or safety at the Project site is the responsibility of the contractor. Engineer shall not be obligated herein to make job site safety surveys or inspections nor to protect, notify, block or defend any other persons from hazards arising out of the construction of the Project.
- 7.03 Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract between Owner and said contractor nor shall the Engineer be responsible for any failure of a contractor to comply with any law, regulation, or contract applicable to the contractor's work on the Project.
- 7.04 All documents, including original drawings, Engineer's opinion of probable cost, specifications, field notes, and data are and remain the property of the Engineer as instruments of service. The Consultant shall retain all common law, statutory, and other reserved rights, including, without limitation, all copyrights thereto.
- 7.05 The Engineer's opinion of probable total project cost is based on the Engineer's experience and expertise. Expertise notwithstanding, the Engineer does not guarantee the accuracy of such Engineer's opinion of

probable cost as compared to the successful contractor's bid, or the final construction cost. Owner acknowledges that Engineer has no control over the cost of labor and materials, or other competitive bidding and market conditions.

- 7.06 Materials, products, and equipment specified by the Engineer shall, to the best of the Engineer's knowledge, conform to existing codes and regulations. However, some future determination may render a material, product, or equipment as unsafe, hazardous, or otherwise unacceptable for similar uses. Engineer shall not be liable for any claim, loss, cost or damage arising out of, resulting from, or in any way related to materials, products, or equipment specified by Engineer and used in the Project, provided the material, product, or equipment was legal and appropriate according to industry standards, at the time of construction. The Engineer shall have no duty or obligation under this agreement to notify the Owner of any future determination of inappropriateness of any materials, products, or equipment.
- 7.07 If Engineer or any other party encounters a Hazardous Environmental Condition, which includes the presence of asbestos, PCBs, petroleum, hazardous substances or wastes as defined by the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq., or radioactive materials, then Engineer may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the Project affected thereby until Owner: (1) abates, remediates, or removes the Hazardous Environmental Condition; and (2) warrants that the Site is in full compliance with applicable Laws and Regulations.

SECTION 8: SUCCESSORS, ASSIGNS, AND BENEFICIARIES:

- 8.01 This Agreement shall not be assigned by or transferred by Owner or Engineer without the written consent of the other.
- 8.02 Nothing contained in this Agreement shall be construed to create, impose, or give rise to any duty or personal liability owed by Owner or Engineer to any contractor, subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them, or any office or agent of any public body which may be a party hereto.
- 8.03 Nothing contained in this Agreement shall be construed to create a contractual relationship with or cause of action in favor of, a third party, against either the Owner or the Engineer. The Engineer's services under this Agreement are being performed solely for the Owner's benefit, and no other entity shall have any claim against the Engineer because of this Agreement or the performance or nonperformance of services hereunder. The Owner agrees to include a provision in all contracts with contractors and other entities involved in this project to carry out the intent of this paragraph.
- 8.04 All reports, information, data, and drawings prepared or assembled by Engineer under this Agreement shall be kept confidential by Engineer, and shall not be made available to any third party without the prior written approval of the Owner.

SECTION 9: GENERAL TERMS:

- 9.01 This agreement is to be governed by the laws of the State of Texas. Venue in the event of any legal proceeding arising under this agreement is agreed to be a court of competent jurisdiction in Williamson County, Texas.
- 9.02 All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the Owner and the Engineer survive the completion of the services hereunder and the termination of this Agreement.

- 9.03 Disputes between parties to this Agreement shall be resolved by a progressive dispute resolution process in which progression to the next alternative shall not occur until prior steps have failed to produce a resolution to the dispute. The process shall be as follows:
- A. "Cooling Off" Period: Parties agree that within five (5) days after written notice by one party to the other that a dispute has arisen, persons whose signatures are affixed to this Agreement will meet privately, without presence of legal counsel, news media, or any other persons to discuss the issues in dispute and seek resolution.
 - B. Should private discussions in the paragraph preceding fail to resolve the dispute; the parties agree to submit this dispute to non-binding mediation unless the parties mutually agree otherwise.
 - C. Non-binding mediation should be considered a condition precedent to filing a lawsuit in a court of appropriate jurisdiction.
- 9.04 This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument executed by Owner and Engineer.
- 9.05 Any provision of this Agreement later held to be legally unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect.

Authorization, instruction, or direction to commence work, whether verbal or written, constitutes acceptance of this agreement.

Attachments: Attachment I, Scope of Work
Attachment II, Engineer's Standard Hourly Rates

IN TESTIMONY WHEREOF, the parties have affixed their hands and seal this, the 2nd day of January 2024, A.D.

FOR CITY OF TAYLOR, OWNER.

By: _____
Title: _____

Date: _____

FOR THE C.T. BRANNON CORPORATION

By: 
Title: Vice Pres.

Date: Jan. 2, 2024

By: 
Title: Vice President

Date: JAN 2, 2024

Attachment I

Scope of Work

Aquatic Center

- Approximately 8,000 SF water surface area
- Beach entry with multi-level play structure and spray features
- Current channel with vortex pool
- No more than 4 lap lanes
- Waterslide with catch pool or runout
- Water-walk
- Underwater benches
- Renovations to existing office, bathhouse, fencing, and mechanical buildings with a construction cost not to exceed \$500,000. Architectural and MEP design services for the buildings will be provided by subconsultants Barham Architects, LLC and MEP Associate Design Group Inc.
- Landscape and irrigation design provided by subconsultant Bruno Land Design

We have divided the proposed project into six phases and have defined the potential scope of services for each phase.

In the Conceptual Design phase, we will review existing concepts and feedback from the City's public survey. We will provide to the City concept drawings for review.

In the Schematic Design phase, we will further develop the concept design based on City comments.

In the Design Development phase, we will coordinate with the City the utilities and mechanical spaces needed for aquatic equipment.

In the Construction Documents phase, we will prepare and provide to the City drawings and specifications for construction of the aquatic features.

In the Bidding phase, we will provide to the City a list of pre-qualified pool contractors and will review and comment on pool bids received by the Owner.

In the Contract Administration phase, we will be available to respond to requests for information (RFIs) and observe the construction work.

A description of each phase and the work to be performed within can be found on the following pages.

CONCEPTUAL DESIGN

- Review existing conceptual designs and feedback from public survey.
- Explore alternative design concepts.
- Conduct site visit with architectural and MEP subconsultants to audit the existing aquatic facility.
- Attend scoping meeting with City staff to discuss site layout, aquatic layout, building improvements, programming, goals, and objectives for the facility.
- Further develop existing concept and incorporate City feedback from scoping meeting.
- Attend workshop meeting with City staff to review concept drawings.
- Provide concept drawings to City.
- Present concept drawings to City Council.

SCHEMATIC DESIGN

- Further develop concept plan and incorporate City feedback from City Council presentation.
- Coordinate with the City to determine final site extents and layout.
- Review site survey provided by the City.
- Review geotechnical report provided by the City. Make foundation recommendations for aquatic features.
- Select multi-level play structure, spray features, and waterslide.
- Select surface skimming system.
- Attend and host virtual biweekly design update meetings.
- Provide 30% submittal to City.
- Incorporate City feedback from review of 30% submittal.

DESIGN DEVELOPMENT

- Define volumes and calculate turnover rates for aquatic features.
- Review shapes, depths, and dimensions of proposed aquatic features for safety and compliance to general marketplace standard of care.
- Calculate water and wastewater requirements of the aquatic facility and identify existing points of service.
- Verify sizes of existing rooms or structures are adequate for new aquatic equipment (mechanical rooms for example).
- Calculate the load and electrical requirements for the aquatic facility and identify existing points of service.
- Select, size, and design underwater lighting systems for aquatic features.
- Select, size, and design pump and filter circulation systems for aquatic features.
- Select, size and design backwash or drain systems as required within the aquatic mechanical spaces. Select, size, and design detention system if required to reduce backwash flow.
- Select, size, and design chemical feed systems.
- Select, size, and design chemical monitoring/control equipment and systems.
- Select, size, and design aquatic heating systems.
- Select, size, and design aquatic feature pumps and piping.
- Calculate weir overflow rates and surge tank volumes.
- Design make-up water supply and overflow piping within the aquatic mechanical spaces and to existing points of service.
- Define scope of existing building improvements / renovations.
- Attend and host virtual biweekly design update meetings.
- Provide 60% submittal to City.
- Incorporate City feedback from review of 60% submittal.

CONSTRUCTION DOCUMENTS

- Provide demolition plans for existing aquatic facility.
- Provide site plans, equipment plans, and dimension plans for aquatic features.
- Provide foundation plan for aquatic features.
- Provide grading and drainage plans for pool deck.
- Provide plumbing plans including sizes and locations of all pipes, fittings and valves for aquatic features.
- Provide mechanical equipment plans and schematics for aquatic features.
- Provide structural design for aquatic features including sections, concrete specifications, and rebar schedules.
- Provide details for aquatic structures, finishes, underwater lighting, circulation equipment, electronic controls, chemical feeders, hand rails, steps, ramps, heaters, and backwash systems.
- Provide equipotential bonding plan for the aquatic features.

- Provide architectural and MEP renovation plans for existing buildings.
- Provide landscape and irrigation plans for aquatic facility.
- Prepare detailed specifications for the purchase, fabrication, and construction of aquatic feature systems and support systems described above.
- Attend and host virtual biweekly design update meetings.
- Provide 90% submittal to City for permit review.
- Review and respond to permit review comments.
- Provide 100% submittal to City.

BIDDING & NEGOTIATION

- Prepare contracting forms and bid documents including general conditions, special provisions, and forms of advertising.
- Attend pre-bid meeting.
- Attend bid opening.
- Prepare a bid tabulation.
- Review and comment on the contractor's received bids.
- Review and provide technical assistance to the City regarding VE or alternate options proposed by contractors.

CONTRACT ADMINISTRATION

- Attend pre-construction meeting.
- Review and comment on the contractor's request for supplemental information.
- Provide sketches or other information to clarify the design intent when necessary.
- Review and comment on submittals and requests for substitution.
- Perform biweekly site visits during construction to observe the work. (10 trips anticipated)
- Perform a final site visit with architectural and MEP subconsultants and provide a punch-list to the City.

EXCLUSIONS & CLARIFICATIONS

- Project scope is based on the understanding the existing buildings will be reused and no new buildings will be included in the project.
- Building renovations may include replacement of plumbing and electrical fixtures, doors and hardware, finishes and trim.
- 2D and 3D color renderings are not included in the proposed scope of work.
- Survey and geotechnical engineering services are not included in the proposed scope of work.

Attachment II

Current Hourly Charges for Professional Services

PERSONNEL

Charges include all salaries, salary expense, overhead and profit.

Principal	\$	195.00
Dual A Operator	\$	150.00
Project Manager	\$	145.00
Licensed Engineer	\$	135.00
Graduate Engineer III	\$	105.00
Graduate Engineer II	\$	95.00
Graduate Engineer I	\$	90.00
Intern	\$	45.00
Civil Technician	\$	115.00
Resident Project Representative	\$	95.00
Construction Services Manager	\$	110.00
Construction Services Technician	\$	85.00
Office Technician	\$	80.00
Clerical	\$	65.00

EXPENSES

Reproduction		
B/W 8.5x11 per each	\$	0.15
Colored prints 8.5x11 per each	\$	1.00
Colored prints 11x17 per each	\$	1.50
"C", "D" or "E" size Bond per each	\$	5.00
"C", "D" or "E" size Vellum per each	\$	15.00
"C", "D" or "E" size Mylar Film per each	\$	15.00
Travel per mile		65.5¢ + 10%
Lodging and meals (Out of town trips)		Cost + 10%
Scanning		
"C", "D" or "E" sized Scanning of original per sheet (does not include plot)	\$	2.00

Special contracted services such as reproduction, aerial photography, GPS (Global Positioning Satellite) surveys, contract surveying, geotechnical investigations, project models and artists renderings, and contract project representation is billed at the amount invoiced to us plus ten percent (10%).

January 2, 2024

Task Name	Start Date	End Date	Duration (Days)
City Council Meeting (Award)	1/11/2024	1/12/2024	1
Conceptual Design	1/12/2024	2/23/2024	42
Site Visit	1/18/2024	1/19/2024	1
Scoping Meeting	1/25/2024	1/26/2024	1
Workshop Meeting	2/8/2024	2/9/2024	1
Concept Drawings	1/25/2024	2/22/2024	28
City Council Meeting (Presentation)	2/22/2024	2/23/2024	1
Schematic Design	2/23/2024	3/22/2024	28
Receive Site Survey	2/23/2024	2/24/2024	1
30% Submittal	2/23/2024	3/15/2024	21
City Review	3/15/2024	3/22/2024	7
Design Development	3/22/2024	4/26/2024	35
60% Submittal	3/22/2024	4/19/2024	28
City Review	4/19/2024	4/26/2024	7
Construction Documents	4/26/2024	7/19/2024	84
90% Submittal (Permit)	4/26/2024	6/7/2024	42
Permit Review	6/7/2024	7/5/2024	28
100% Submittal	7/5/2024	7/19/2024	14
Bidding & Negotiation	7/19/2024	9/13/2024	56
Prepare RFP	7/19/2024	8/2/2024	14
Advertise RFP	8/5/2024	8/6/2024	1
Pre-Bid Meeting	8/15/2024	8/16/2024	1
Advertise RFP	8/19/2024	8/20/2024	1
Bid Opening	8/29/2024	8/30/2024	1
City Council Meeting (Award)	9/12/2024	9/13/2024	1
Contract Administration	9/13/2024	5/23/2025	252
Prepare Contracts	9/13/2024	9/27/2024	14
Pre-Construction Meeting	10/3/2024	10/4/2024	1
Notice to Proceed	10/4/2024	10/5/2024	1
Construction	10/4/2024	5/23/2025	231
Substantial Completion	5/2/2025	5/3/2025	1
Final Completion	5/23/2025	5/24/2025	1